SANTA MONICA COLLEGE
2024 MAIN CAMPUS MASTER PLAN UPDATE
DRAFT ENVIRONMENTAL IMPACT REPORT
TECHNICAL APPENDICES

SANTA MONICA COLLEGE

Prepared for:

Santa Monica Community College District
1900 Pico Boulevard
Santa Monica CA 90405

Prepared by:

Parker Environmental Consultants
25350 Magic Mountain Parkway, Suite 300
Valencia CA 91355

July 2025
State Clearinghouse No. 2025010279

[Page left intentionally blank.]

Appendix A

NOP and Initial Study

SANTA MONICA COLLEGE

SANTA MONICA COMMUNITY COLLEGE DISTRICT
NOTICE OF PREPARATION AND SCOPING MEETING FOR THE SMC 2024 MAIN CAMPUS MASTER PLAN UPDATE ENVIRONMENTAL IMPACT REPORT

[CEQA Guidelines Section 15082]
January 9, 2025

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 2024 Main Campus Master Plan Update

Project Proponent/Applicant: 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 2024 Main Campus Master Plan 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, 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. Santa Monica College's Main Campus encompasses approximately 43.98 acres and is generally bounded by Pico Boulevard to the north, 18th Court to the east, Pearl Street to the south, and 16th Street to the west, and includes adjacent properties along Pico Boulevard between 16th Street and 14th Street and along Pearl Street between 17th Street and 18th Court ("Project Site"). (See Project Location Map, attached.)

The Proposed Project would include 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 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 Project would be constructed in three phases beginning in 2025 with final buildout anticipated to be completed by 2035.

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), Cultural/Historic Resources, Energy Conservation, Greenhouse Gas Emissions, Land Use and Planning, Noise, Neighborhood Effects, and Mandatory Findings of Significance. 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. (See CEQA Initial Study Checklist, attached.) The NOP and Draft Initial Study 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.

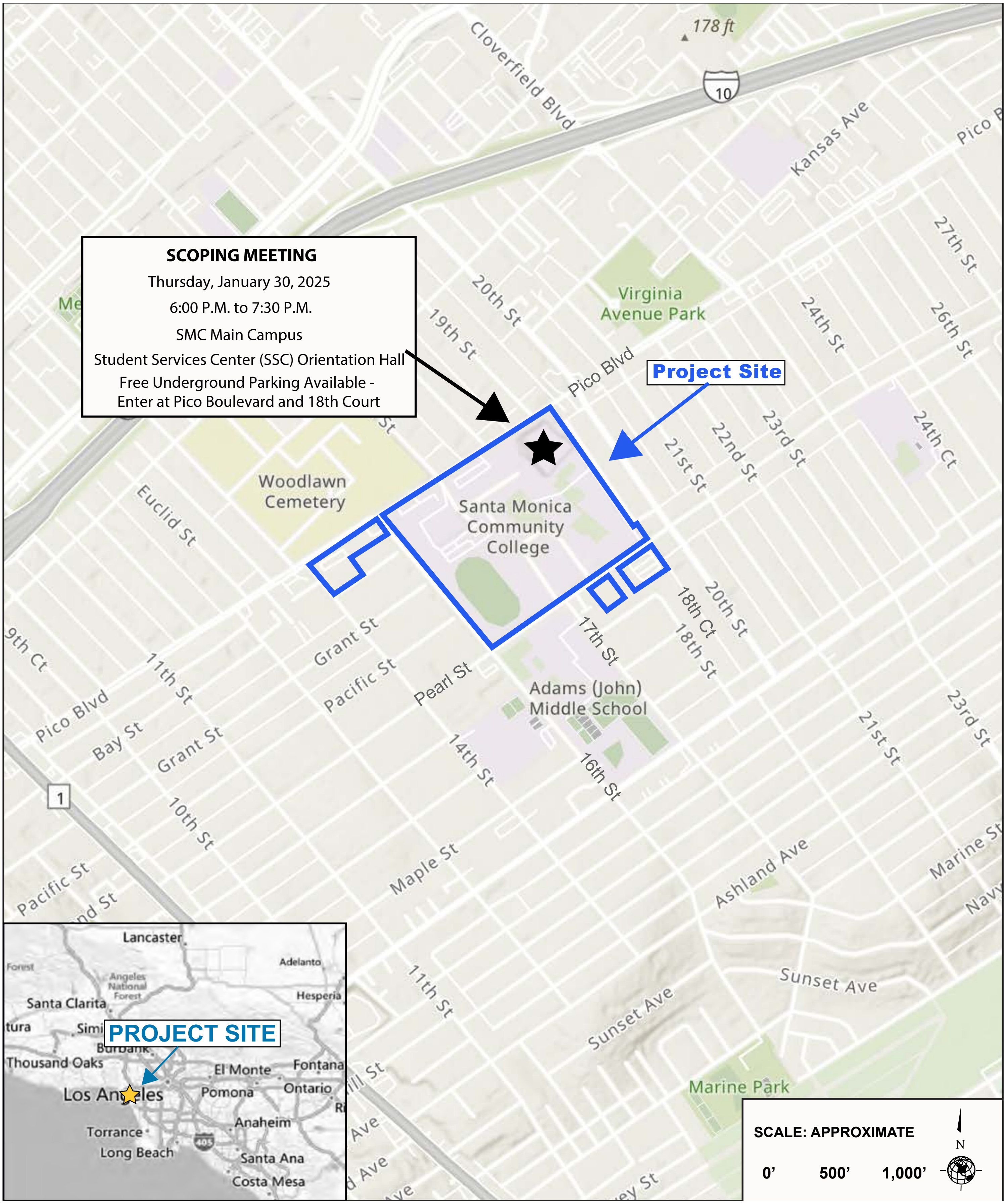
Scoping Meeting. A public scoping meeting will be held to present the Proposed Project and solicit public comments with regard to potential environmental impacts that may occur as a result of the Proposed Project. The scoping meeting will be held on Thursday January 30, 2025 from 6:00 p.m. to 7:30 p.m. at the following location: SMC Main Campus, Student Services Center (SSC) Orientation Hall, 1900 Pico Boulevard, Santa Monica, CA 90405. (The location of the scoping meeting is indicated on the Project Location Map, attached)

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 Monday February 10, 2025. Please address all comments to Mr. 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 90045

By email: 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.



SCOPING MEETING

Thursday, January 30, 2025

6:00 P.M. to 7:30 P.M.

SMC Main Campus

Student Services Center (SSC) Orientation Hall

Free Underground Parking Available -

Enter at Pico Boulevard and 18th Court

Project Site
178 ft
10
Cloverfield Blvd
Kansas Ave
Pico B
27th St
26th St
24th St
24th Ct
23rd St
22nd St
21st St
20th St
19th St
Pico Blvd
Virginia Avenue Park
Woodlawn Cemetery
Euclid St
Santa Monica Community College
18th Ct
18th St
17th St
Grant St
Pacific St
Pearl St
Adams (John) Middle School
14th St
16th St
11th St
10th St
9th Ct
Bay St
1
Maple St
Ashland Ave
Marine St
Sunset Ave
Marine Park
PROJECT SITE
Lancaster
Adelanto
Hesperia
Santa Clarita
Angeles National Forest
Thousand Oaks
Burbank
El Monte
Fontana
Ontario
Pomona
Los Angeles
Anaheim
Torrance
Long Beach
405
Santa Ana
Costa Mesa
SCALE: APPROXIMATE
0'
500'
1,000'
N

Source: ArcGIS, 2024.

SMC 2024 Main Campus Master Plan Update

Project Location Map

SANTA MONICA COLLEGE
2024 MAIN CAMPUS MASTER PLAN UPDATE
INITIAL STUDY

Prepared for:
Santa Monica Community College District

January 2025

TABLE OF CONTENTS

Page

1. Introduction ... 1
1.1. Purpose of an Initial Study ... 1
1.2 Organization of the Initial Study ... 2
1.3 CEQA Process ... 2
2. Executive Summary/Initial Study Checklist ... 4
3. Project Description ... 16
3.1 Project Summary ... 16
3.2 Environmental Setting ... 16
3.3 Project Objectives ... 27
3.4 Description of the Project ... 31
3.5 Discretionary Approvals ... 56
4. Environmental Impact Analysis ... 58
I. Aesthetics ... 58
II. Agriculture and Forestry Resources ... 59
III. Air Quality ... 62
IV. Biological Resources ... 64
V. Cultural Resources ... 67
VI. Energy ... 68
V. Geology and Soils ... 69
VI. Greenhouse Gas Emissions ... 74
VII. Hazards and Hazardous Materials ... 75
VIII. Hydrology and Water Quality ... 79
IX. Land Use and Planning ... 82
X. Mineral Resources ... 83
XI. Noise ... 84
XII. Population and Housing ... 86
XIII. Public Services ... 87
XIV. Recreation ... 89
XV. Transportation ... 90
XVI. Tribal Cultural Resources ... 92
XVII. Utilities and Service Systems ... 94
XVIII. Wildfire ... 98
XVIX. Mandatory Findings of Significance ... 99
5. References ... 101

List of Tables

Table 1 Summary of Project Site Area 17
Table 2 Existing Development On-Site (2025) Baseline 22
Table 3 Existing Parking Inventory 23
Table 4 Proposed Development Summary 32
Table 5 Phase 1 Endpoint 51
Table 6 Phase 2 Endpoint 54
Table 7 Phase 3 Endpoint 54
Table 8 Construction and Demolition Debris 97

List of Figures

Figure 1 Project Location Map 18
Figure 2 Zoning and Land Use Designations 19
Figure 3 Existing Development On-Site 24
Figure 4 Aerial Photograph of the Project Site and Surrounding Land Uses 25
Figure 5 Existing Parking Locations and Quantities 26
Figure 6 Proposed Demolition Plan 33
Figure 7 2024 Main Campus Master Plan Conceptual Plan 34
Figure 8 Illustrative Massing Exhibit – Pico 1 and 2 Buildings 37
Figure 9 Illustrative Massing Exhibit – Police Headquarters 38
Figure 10 Illustrative Massing Exhibit – Maintenance and Operations 39
Figure 11 Illustrative Massing Exhibit – Student Union 40
Figure 12 Illustrative Massing Exhibit – Pearl Street Replacement Buildings 41
Figure 13 Open Space Conceptual Plan 44
Figure 14 Proposed Pedestrian Circulation Plan 46
Figure 15 Proposed Vehicle Circulation Plan 47
Figure 16 Proposed Bicycle Circulation Plan 48
Figure 17 SMC Main Campus Sustainability Features 50
Figure 18 Phase 1 Endpoint 52
Figure 19 Phase 2 Endpoint 53
Figure 20 Phase 3 Endpoint 55

Appendices

Appendix A U.S Fish & Wildlife Service Information for Planning and Consultation (IPaC) Resource List, for the Santa Monica College Main Campus, December 21, 2024

1 INTRODUCTION

This Initial Study (IS) evaluates the potential environmental effects that could result from the construction, implementation, and operation of the Santa Monica College 2024 Main Campus Master Plan Update (the Proposed Project). This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and Santa Monica College's (SMC) policies and procedures for implementing CEQA. As the Lead Agency, SMC utilizes Appendix G of the State CEQA Guidelines as the thresholds of significance unless another threshold of significance is expressly identified in the document. Based on the analysis provided within this Initial Study, SMC has concluded that the Proposed Project may result in significant impacts on the environment and the preparation of an Environmental Impact Report (EIR) is required. This Initial Study (and the forthcoming EIR) are intended as informational documents, which are ultimately required to be considered and certified by the Santa Monica Community College District Board of Trustees, the decision-making body of the College, prior to approval of the Proposed Project.

1.1 PURPOSE OF AN INITIAL STUDY

CEQA was enacted in 1970 with several basic purposes, including: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration is appropriate. If the Initial Study concludes that neither a Negative Declaration nor Mitigated Negative Declaration is appropriate, an EIR is normally required.[1]

---

[1] *State CEQA Guidelines Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration.*

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

1. INTRODUCTION

    Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2. EXECUTIVE SUMMARY/CEQA INITIAL STUDY CHECKLIST

    Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment. This Section also includes the CEQA Initial Study Checklist identifying the environmental issue areas that may result in potentially significant impacts, less than significant impacts with mitigation incorporated, less than significant impacts, and no impacts.

3. PROJECT DESCRIPTION

    Provides a description of the environmental setting and the Proposed Project, including project characteristics and a list of discretionary actions.

4. EVALUATION OF ENVIRONMENTAL IMPACTS

    Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Proposed Project.

1.3 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California's website (http://resources.ca.gov/ceqa).

Initial Study

At the onset of the environmental review process, SMC has prepared this Initial Study to determine if the Proposed Project may have a significant effect on the environment. This Initial Study determined that the Proposed Project may have a significant effect(s) on the environment and an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the Lead Agency is starting the preparation of an EIR for the Proposed Project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the Lead Agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability will be prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Completion and Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis.

Final EIR

After the close of the 45-day review and comment period, the Lead Agency will prepare a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR, and responses to significant environmental points raised in the review and consultation process.

The Santa Monica College District Board of Trustees, as the decision-making body of SMC, will then consider the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the Proposed Project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring program.

2 EXECUTIVE SUMMARY/ CEQA INITIAL STUDY CHECKLIST

PROJECT TITLE Santa Monica College 2024 Main Campus Master Plan Update	**DATE:** January 2025
LEAD AGENCY: Santa Monica Community College District 1900 W. Pico Boulevard Santa Monica CA 90405	**RESPONSIBLE/TRUSTEE AGENCIES:** Regional Water Quality Control Board, Los Angeles Region South Coast Air Quality Management District

PROJECT LOCATION

The Project Site is located at SMC's Main Campus at 1900 Pico Boulevard, in the City of Santa Monica, CA. SMC's Main Campus encompasses approximately 43.98 acres generally bounded by Pico Boulevard to the north, 18th Court to the east, Pearl Street to the south, and 16th Street to the west, and includes adjacent properties along Pico Boulevard between 16th Street and 14th Street and along Pearl Street between 17th Street and 18th Court (See Project Location Map, attached.)

ENVIRONMENTAL SETTING:

The Santa Monica College (SMC) campus system is located within the Cities of Santa Monica, Malibu, and Los Angeles, California. All of the SMC campuses are located in urbanized areas served by existing infrastructure, including roadways, utility services, and public services. The campus sites are bounded by a mix of uses, including commercial, industrial, and residential uses depending on the particular campus.

SMC is an accredited public two-year community college originally established in 1929. It currently serves approximately 32,000 students on seven campuses (Main Campus, Center for Media and Design Campus, Bundy Campus, Performing Arts Center Campus, Airport Arts Campus, Emeritus Campus, and the SMC-Malibu Campus) and through on-line courses.

The SMC Main Campus is currently developed with 1,065,931 square feet of existing gross floor area (655,278 assignable square feet (asf)), and supporting facilities including Corsair Field, swimming pools, parking structures, and other maintenance support facilities. There are currently two ongoing building projects on the Project Site that are currently under construction. These active projects include Building 9, the new Math and Science building, which is expected to open by late 2024 and the new Art Replacement building, which is expected to open by late 2025. The Main Campus contains a total of approximately 2,860 parking spaces and is supported by a series of shuttle parking lots, parking at other campus locations, and an extensive network of bus and shuttle services.

PROJECT DESCRIPTION:

The SMC 2024 Main Campus Master Plan Update proposes the demolition of approximately 360,100 gross square feet (gsf) of existing temporary and permanent buildings, and the new construction of approximately 265,216 gsf (172,990 asf) of new development including the Pico 1 Building (76,474 gsf), the Pico 2 Building (99,742 gsf), a new police headquarters (12,000 gsf), a new student union (42,000 gsf), a new maintenance and operations facility (26,000 gsf), and replacement structures for the existing Pearl Street buildings which will be programmed at a later date (9,000 gsf). The Proposed Project would also include a total of 207,073 gsf of 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.

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ 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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ 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 ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ 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 NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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.

- ☒ Aesthetics
- ☐ Agriculture & Forestry Resources
- ☒ Air Quality
- ☐ Biological Resources
- ☒ Cultural Resources
- ☒ Energy
- ☐ Geology / Soils
- ☒ Greenhouse Gas Emissions
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology / Water Quality
- ☒ Land Use / Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population / Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☐ Tribal Cultural Resources
- ☐ Utilities / Service Systems
- ☐ Wildfire
- ☒ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)
On the basis of this initial evaluation, the lead agency:

☐ finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ finds 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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ finds the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ finds 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 ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ finds 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 NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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 that 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 "Earlier Analysis," as described in (5) below, may be 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:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist 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.

   c) 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:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

CEQA INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in 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))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 or conversion of forest land to non-forest use?	☐	☐	☐	☒
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native 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 a 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?	☐	☐	☐	☒
V. CULTURAL RESOURCES: Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
d. Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐
VI. ENERGY: Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐
VII. GEOLOGY AND SOILS. Would the project:				
a. Directly or indirectly cause 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.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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 create a significant hazard to the public or the environment?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition if impervious surfaces, in a manner which would? i. Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) 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; or iv) impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒
XI. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
XII. MINERAL RESOURCES. Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
XIII. NOISE. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or 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?	☐	☐	☒	☐
XIV. POPULATION AND HOUSING. Would the project:				
a. Induce substantial unplanned 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?	☐	☐	☐	☒
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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:				
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒
XVI. RECREATION.				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
XVII. TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐
XVIII. TRIBAL CULTURAL RESOURCES.				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. 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?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐
XX. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Proposed Project consists of the adoption and implementation of the Santa Monica College (SMC) 2024 Main Campus Master Plan Update ("Proposed Project") by the Santa Monica Community College District (SMCCD) Board of Trustees. The 2024 Main Campus Master Plan Update is an update to the Career and Educational Facilities 2010 Master Plan (last amended in June 2020), and outlines a renewed framework for the college's future growth and development amidst changes in educational modalities, new opportunities, and optimized use of financial resources for SMC's Main Campus. It is intended to be a living document that provides for the long range planning framework for SMC's Main Campus and flexibility to accommodate changes in future conditions.

The 2024 Main Campus Master Plan Update would include 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 including the Pico 1 Business Replacement Building (76,474 gsf), the Pico 2 Drescher Hall Replacement Building (99,742 gsf), a new police headquarters (12,000 gsf), a new student union building (42,000 gsf), a new maintenance and operations (M&O) building (26,000 gsf), and replacement structure(s) for the Pearl Street buildings (9,000 gsf) ("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 Project would be constructed in three phases beginning in 2025 with final buildout anticipated to be completed by 2035.

3.2 ENVIRONMENTAL SETTING

a) Project Location

The Project Site includes SMC's Main Campus, located at 1900 Pico Boulevard[2] in the City of Santa Monica, CA. Santa Monica College's Main Campus encompasses approximately 43.98 acres generally bounded by Pico Boulevard to the north, 18th Court to the east, Pearl Street to the south, and 16th Street to the west, and includes adjacent properties along Pico Boulevard between 16th Street and 14th Street, and along Pearl Street between 17th Street and 18th Court ("Project Site"). A summary of the Project Site's property addresses, Los Angeles County Assessor's Parcel Numbers (APNs), and associated lot areas are summarized in Table 1, Summary of Project Site Area, below. The location of the Project Site is depicted Figure 1, Project Location Map.

---

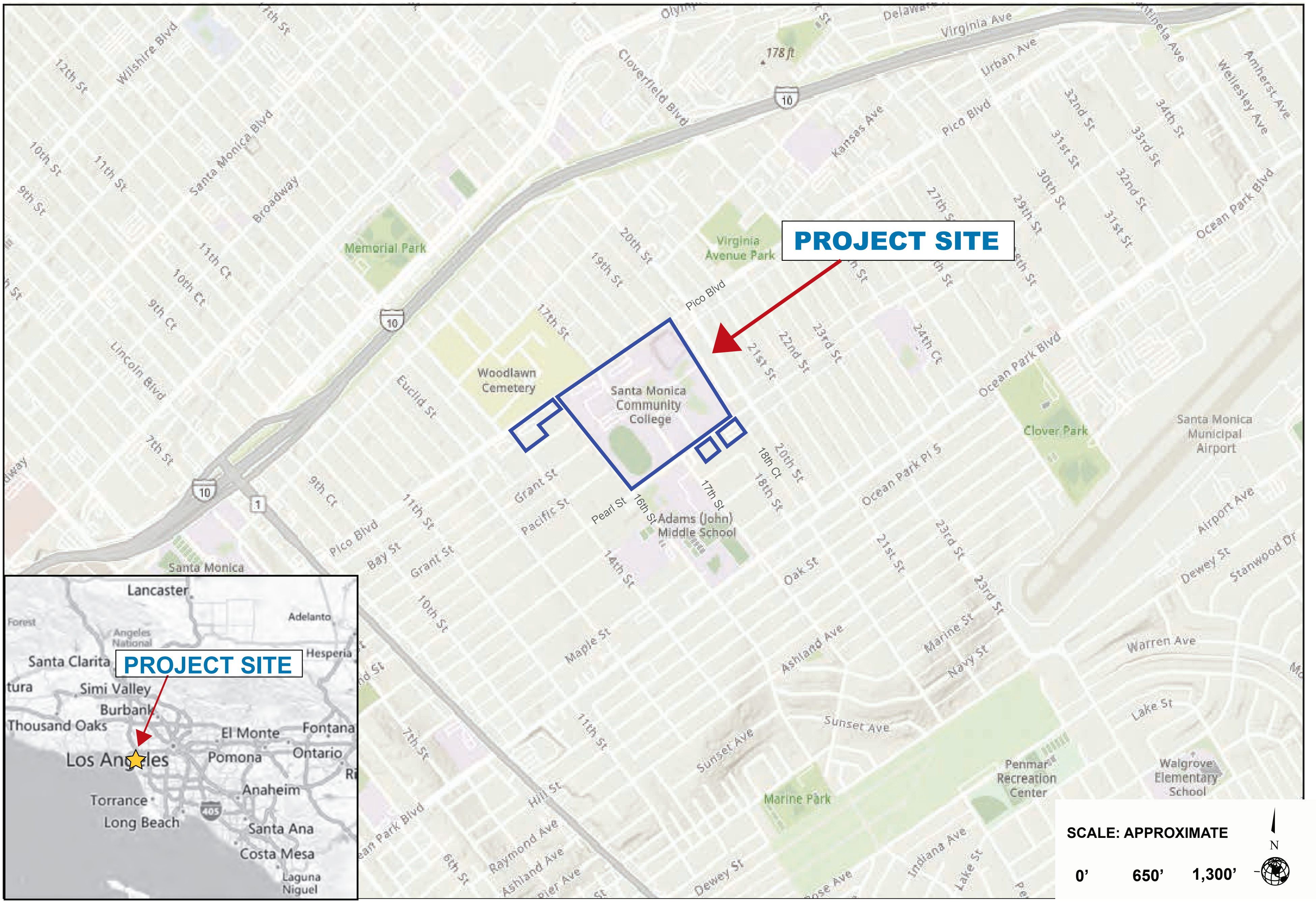
[2] *1900 Pico Boulevard is the SMC Campus' primary address. For a list of all of the property addresses associated with the Main Campus, see Table 1, Summary of Project Site Area, below.*

Table 1
Summary of Project Site Area

Property Addresses	APN	Existing Land Use	Lot Area (square feet)	Lot Area (acres)
1702 Pico Boulevard	4273-001-908	SMC Main Campus	1,735,195	39.82
1530 Pico Boulevard 1516 Pico Boulevard	4284-034-905 4284-034-901	SMC Foundation and surface parking	15,940	0.37
1510 Pico Boulevard	4284-034-902	SMC Facilities Planning	9,820	0.23
1410 Pico Boulevard 2019 14th Street 2023 14th Street	4284-034-900 4284-034-904 4284-034-903	SMC Art Complex	71,860	1.65
1714 Pearl Street 1718 Pearl Street	4273-022-901 4273-022-900	SMC Campus Police Buildings A and B	13,000	0.30
1724 Pearl Street	4273-022-902	SMC Campus Police Annex	6,500	0.15
1734 Pearl Street	4273-022-903	SMC Campus Events	6,500	0.15
1738 Pearl Street	4273-022-905	SMC Auxiliary Services	6,500	0.15
1744 Pearl Street	4273-022-904	SMC Environmental Center and Greenhouse	7,765	0.18
NA	4273-021-901	SMC Parking Lot 5	42,550	0.98
		Total	**1,915,630**	**43.98**

Source(s):
City of Santa Monica, SaMoMAP, website: https://samomap.santamonica.gov, accessed December 2024; Los Angeles County Assessor map page, Main Campus, website: https://maps.assessor.lacounty.gov/Geocortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4273-001; Pico Boulevard additional properties, website: https://maps.assessor.lacounty.gov/Geocortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4284-034; Pearl Street additional properties, website: https://maps.assessor.lacounty.gov/Geocortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4273-022, accessed December 2024.

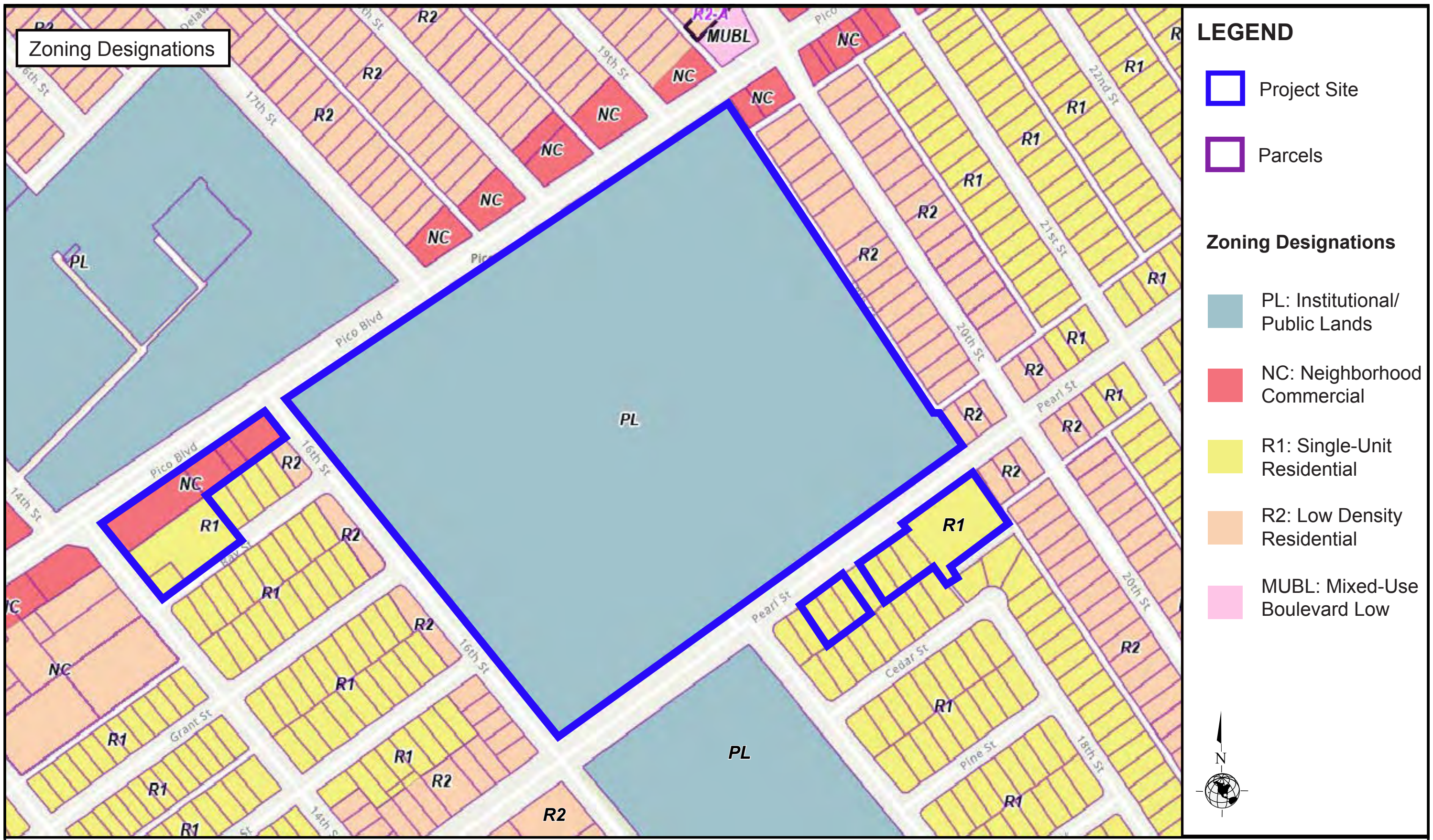
As noted above, the Project Site is located within the City of Santa Monica. The Main Campus area bounded by Pico Boulevard to the north, 18th Court to the east, Pearl Street to the south, and 16th Street to the west is zoned PL – Institutional / Public Lands and has a Land Use and Circulation Element (LUCE) General Plan land use designation of Institutional / Public Lands. The properties along the south side of Pico Boulevard between 14th Street and 16th Street are zoned Neighborhood Commercial and R1- Single Unit Residential with corresponding General Plan land use designations of Neighborhood Commercial and Single Family Housing. The properties on the south side of Pearl Street are zoned R-1 Single Unit Residential with a corresponding General Plan land use designation of Single Family Housing. Figure 2, Zoning and Land Use Designations, shows the existing land use designation on the Project Site and in the surrounding area.

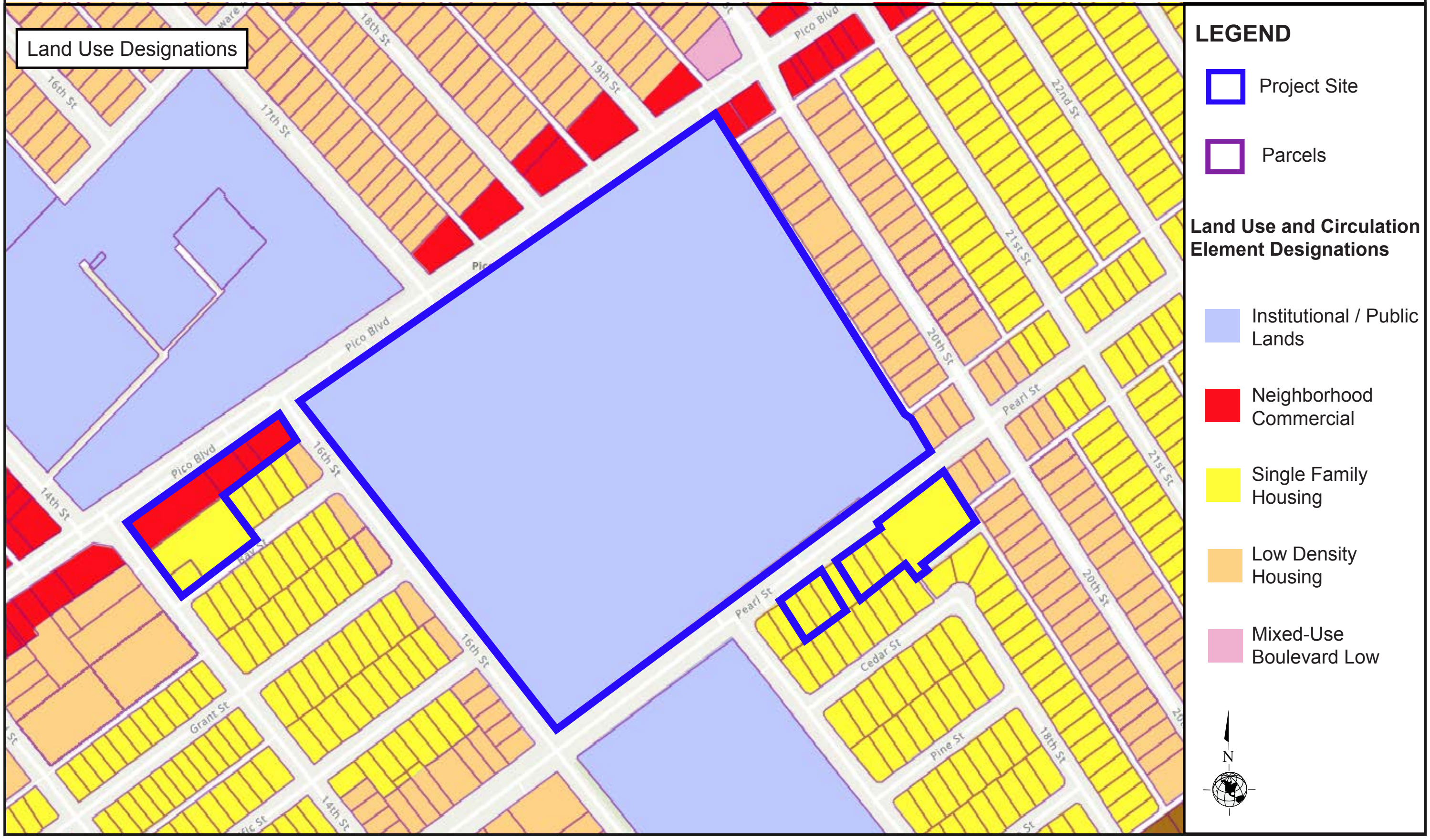


PROJECT SITE
Santa Monica Community College
Woodlawn Cemetery
Adams (John) Middle School
Virginia Avenue Park
Memorial Park
Clover Park
Santa Monica Municipal Airport
Marine Park
Penmar Recreation Center
Walgrove Elementary School
Pico Blvd
Ocean Park Blvd
Ocean Park Pl S
Pearl St
16th St
17th St
18th Ct
18th St
20th St
21st St
22nd St
23rd St
24th Ct
Grant St
Pacific St
Euclid St
Oak St
Maple St
Ashland Ave
Marine St
Navy St
Sunset Ave
Warren Ave
Lake St
Airport Ave
Dewey St
Stanwood Dr
Wilshire Blvd
Santa Monica Blvd
Broadway
Lincoln Blvd
Cloverfield Blvd
Kansas Ave
Virginia Ave
Urban Ave
Bundy Dr
10
1
178 ft
Lancaster
Adelanto
Santa Clarita
Hesperia
Simi Valley
Burbank
Thousand Oaks
Los Angeles
El Monte
Fontana
Pomona
Ontario
Anaheim
Torrance
Long Beach
Santa Ana
Costa Mesa
Laguna Niguel
405
SCALE: APPROXIMATE
0'
650'
1,300'
N

Source: ArcGIS Maps, 2023.

Figure 1
Project Location Map


Zoning Designations
LEGEND
Project Site
Parcels
Zoning Designations
PL: Institutional/ Public Lands
NC: Neighborhood Commercial
R1: Single-Unit Residential
R2: Low Density Residential
MUBL: Mixed-Use Boulevard Low
PL
NC
R1
R2
MUBL
Pico Blvd
Pearl St
Cedar St
Pine St
Grant St
14th St
16th St
17th St
18th St
19th St
20th St
21st St
22nd St
N


Land Use Designations
LEGEND
Project Site
Parcels
Land Use and Circulation Element Designations
Institutional / Public Lands
Neighborhood Commercial
Single Family Housing
Low Density Housing
Mixed-Use Boulevard Low
Pico Blvd
Pearl St
Cedar St
Pine St
Grant St
14th St
16th St
17th St
18th St
19th St
20th St
21st St
22nd St
N

Source: SaMoMAP, City of Santa Monica, Department of City Planning, 2023.

Figure 2
Zoning and Land Use Designations

b) Regional and Local Access

(1) Regional Access

Regional access to the Project Site is provided by the Santa Monica Freeway (I-10). The Santa Monica Freeway generally runs in an east-west direction approximately 0.4 mile to the north of the Project Site. Regional access to the Project Site is also provided by the San Diego Freeway (I-405). The San Diego Freeway generally runs in a north-south direction approximately 2.8 miles to the east of the Project Site.

(2) Local Access

Local street access to the Project Site is provided by Pico Boulevard, Pearl Street, 18th Court, and 16th Street. Pico Boulevard is a two-way street providing two travel lanes in each direction. Street parking is predominately restricted along Pico Boulevard adjacent to the Project Site, with the exception of minimal metered parking spaces. Pearl Street is a two-way street providing one travel lane in each direction. Street parking is provided along the north and south sides of Pearl Street. There is one designated bike lane on the south side of the street. 18th Court is a two-way alley providing access to residential parking spaces for the residences fronting 20th Street. 16th Street is a two-way street providing one travel lane in each direction with metered street parking on the east side of the street and permit only parking on the west side of the street. There is one designated bike lane on the east side of the street.

(3) Project Site Access

As shown in Figures 3 and 4, vehicular access to the SMC Main Campus is provided from driveways along Pico Boulevard, 16th Street, and Pearl Street. The existing site driveways provide access to and from the parking structures and surface parking lots.

Along Pico Boulevard there is one separate ingress driveway to enter Parking Structure 4, located at the corner of Pico Boulevard and 16th Street, and one separate egress driveway to exit Parking Structure 4. Additionally, there is a one-lane ingress and two-lane egress driveway at the intersection of Pico Boulevard and 17th Street which provides access to Parking Structure 3. There is another ingress/egress driveway providing access to a surface parking lot along Pico Boulevard. There is an additional one-lane ingress and two-lane egress driveway along Pico Boulevard to provide access to the subterranean parking structure under the Student Services Center. There is one ingress/egress driveway along Pico Boulevard which provides access to the surface parking lot along the eastern border of the SMC Main Campus, along the north side of Pearl Street.

Along 16th Street there are four authorized personnel only ingress/egress driveways and one egress only driveway to exit the parking structure located at the corner of Pico Boulevard and 16th Street.

Along Pearl Street there is one ingress/egress driveway which provides access to the surface parking lot along the eastern border of the SMC Main Campus. There are three additional ingress/egress driveways for authorized personnel only.

Vehicular access to the additional properties located along Pico Boulevard is provided from an ingress/egress driveway along 16th Street, three ingress/egress driveways along Pico Boulevard, and one ingress/egress driveway along 16th Street.

Vehicular access to the additional properties located along Pearl Street is provided from six driveways along the south side of Pearl Street. There is one ingress/egress driveway which provides access to a surface parking lot on the south side of Pearl Street.

(4) Public Transit

The Main Campus is supported by an extensive network of bus and light rail connections. The Project Site is served by bus lines operated by the City of Santa Monica's Big Blue Bus (BBB). Specifically, a total of six bus lines serve the Project Site and nearby area, including BBB local lines 7, 8, 16, 42, 44, and Rapid 7. These lines serve Santa Monica and the greater Los Angeles area and have stops located adjacent to the Project Site along Pico Boulevard and 20th Street. Additionally, Los Angeles County Metropolitan Transportation Authority's (Metro's) 17th Street Station at 17th Street and Colorado provides access to Metro's E Line. The 17th Street Station is located 0.7 miles to the north of the Project Site.

Ridership for SMC students and staff is free on the Big Blue Bus at all times and for all lines through a program funded by SMC. Ridership for all SMC students is free on Metro buses and light rail through Metro's GoPass program, funded by Metro.

c) Existing Uses

The SMC Main Campus is currently developed with 1,065,931 square feet of existing gross floor area (655,278 assignable square feet (asf)),[3] and supporting facilities including Corsair Field, swimming pools, parking structures, and other maintenance support facilities. A detailed inventory of the existing buildings and facilities is provided in Table 2, Existing Development On-Site (2025 Baseline). Figure 3, Existing Development On-Site, provides a building location map. Figure 4, Aerial Photograph of the Project Site and Surrounding Uses, provides an aerial image of the existing conditions on-site and within the surrounding neighborhood.

As shown in Figure 4, Aerial Photograph of the Project Site and Surrounding Uses, there are currently two ongoing building projects on the Project Site that are currently under construction. These active projects include Building 9, the new Math and Science building, which is expected to open by late 2024 and the new Art Replacement building (labeled as Building TBD in Table 2 and Figure 3), which is expected to open by late 2025. The environmental analysis in this EIR assumes a 2025 baseline for existing uses on the Project Site, which includes completion and full buildout of these two ongoing projects.

Including the two ongoing projects discussed above, there are a total of 2,860 vehicle parking spaces located in a combination of above grade and below grade parking structures and surface parking lots. A summary of the existing parking inventory is provided in Table 3, Existing Parking Inventory, below. A location map depicting the location and access points to the existing on-site parking is provided in Figure 5, Existing Parking Layout.

---

[3] *The term "assignable square footage or "(asf)" is defined as usable square footage within a physical space (measured from finished wall to finished wall). The term "gross square footage" (or "gsf") is defined as the square footage that includes all unusable space within a building (i.e., corridors, custodian closets, inside walls, utility spaces, etc.).*

Table 2
Existing Development On-Site (2025 Baseline)

Bldg #	Land Uses	Floor Area	
		ASF	GSF
1	Pico Classroom Complex	12,175	18,014
3	Art Complex	15,065	22,127
5	Maintenance and Operation (M&O) Extension [a]	4,811	6,450
6	Business	36,332	53,772
7	Greenhouse	1,188	1,470
8	Gymnasium	32,628	48,618
9	New Math & Science [b]	69,565	110,991
12	Library & Media Center	78,020	108,673
13	Theater Arts	13,609	27,423
14	Core Performance Center	28,736	53,333
17	Math Complex	27,308	44,872
18	Stadium Shops / Facilities Offices	17,043	23,236
19	Student Health & Activities [c]	42,882	59,644
20	Life & Physical Sciences Complex	56,801	98,400
21	Humanities & Social Science	35,180	65,747
22	Drescher Hall	64,761	111,145
23	Pico Village	8,190	8,640
26	Campus Events	1,206	1,600
27	Campus Police B	1,111	1,400
27	Campus Police A	1,310	1,990
28	Campus Police Annex	1,877	2,000
28	Campus Police Sub-Annex	1,073	1,504
29	Environmental Center	959	1,400
30	Auxiliary Services	1,685	1,890
32	Pico Annex 1510	4,808	14,970
33	Pico Annex 1516	1,939	2,825
44	Faculty Village	1,177	1,920
45	Student Services Center	73,119	140,000
TBD	Art Replacement [b]	20,720	31,877
	Total	**655,278**	**1,065,929**

Notes: asf = assignable square feet, gsf = gross square feet.

[a] Formerly known as ESL.

[b] The 2025 Baseline conditions includes two projects that were under construction upon completion of this master plan report: Math and Science (9), which will open in late 2024 and the Art Replacement (TBD) which is scheduled to open late 2025.

[c] Also known as the Cayton Center or as the Cafeteria.

Source: Santa Monica College Master Plan 2024 Update, DLR Group, April 2024.

Vegetation on the Main Campus consists of ornamental landscaping that includes trees, turf, and shrubs, garden areas, and the Main Quad green space. Vegetation on the Pico Boulevard properties consists of ornamental landscaping that includes trees and shrubs fronting the surrounding roadways. Vegetation on the Pearl Street properties consists of ornamental landscaping that includes trees, turf, and shrubs fronting the surrounding roadways and rear yards.

Table 3
Existing Parking Inventory

Parking Type	Location		Spaces
Parking Structures	Parking Structure 2		499
	Parking Structure 3		1,279
	Parking Structure 4		650
Surface Parking	North of Pearl Street	Lot 1	148
		North of Business	22
		Facilities	11
		1510 Pico (Facilities Planning)	14
		1516 Pico (SMC Foundation)	8
		Art Replacement	17
	South of Pearl Street	Lot 5	187
		Campus Police	18
		Individual Lots	7
		Total	**2,860**

Notes:

[a] *The location of each parking structure and surface parking lot is depicted in Figure 4 Existing Parking Layout.*

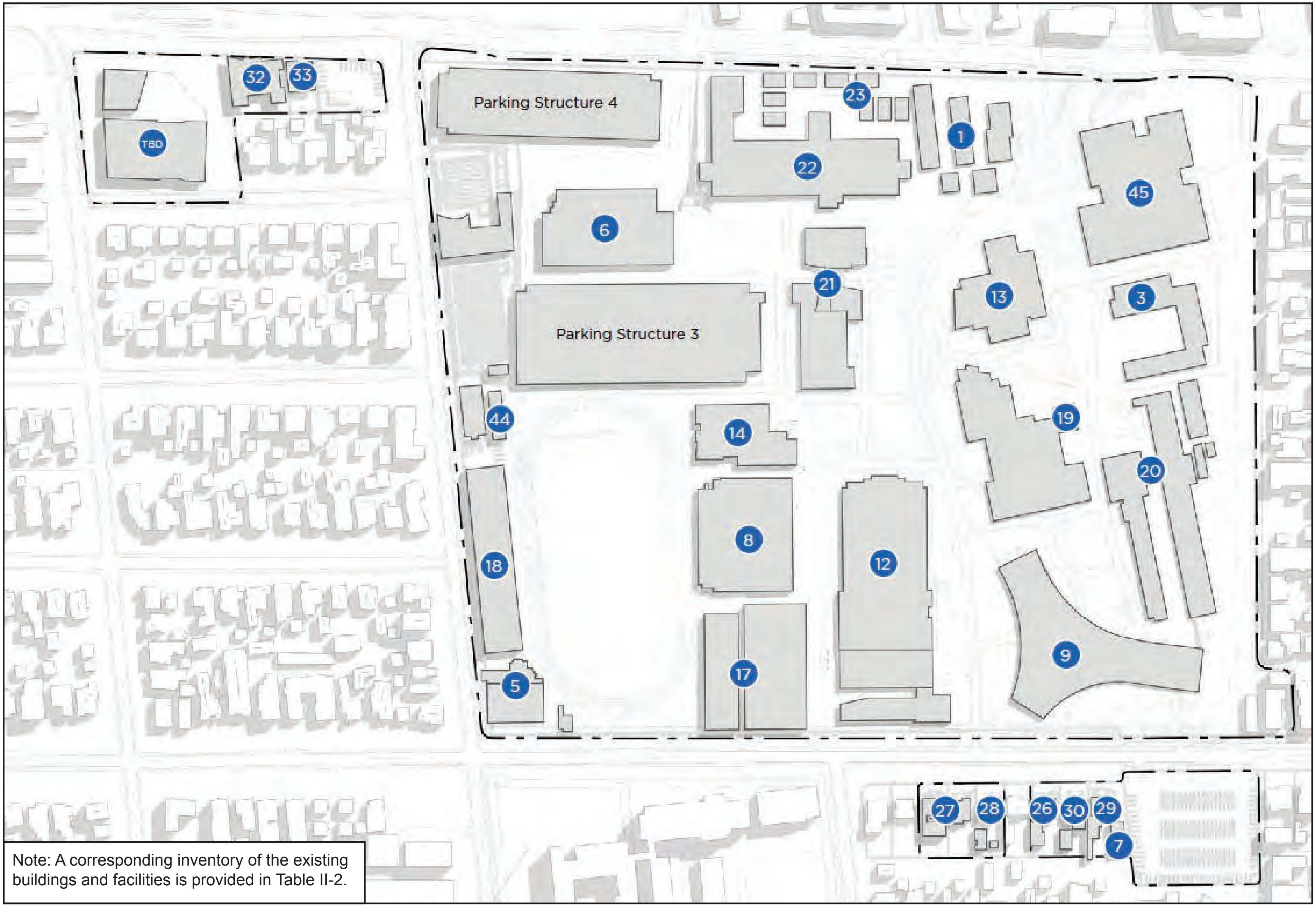
Source: Santa Monica College Master Plan 2024 Update, DLR Group, April 2024.

d) Surrounding Uses

As shown in Figure 4, the properties surrounding the Project Site include commercial, retail, institutional, and residential land uses. Below is a description of the existing conditions surrounding the Main Campus portion of the Project Site.

North: Abutting the Project Site to the north is Pico Boulevard. There are commercial and residential properties fronting Pico Boulevard, which are zoned Neighborhood Commercial (NC) with a corresponding LUCE land use designation of Neighborhood Commercial. Further north, are residential properties which are zoned R2 with a LUCE land use designation of Low Density Housing. Also to the north of the Project Site fronting Pico Boulevard is the Woodlawn Cemetery. This property is zoned PL with a LUCE land use designation of Institutional/Public Lands.

West: Abutting the Project Site to the west is 16th Street. Further west, past 16th Street, are residential properties. These properties are zoned R2 and R1 and have LUCE land use designations of Low Density Housing and Single Family Housing, respectively. Also west of the Main Campus are the SMC Pico Boulevard properties (Art Complex, Facilities Planning, the SMC Foundation, and associated parking). These properties are zoned NC and R1 and have LUCE land use designations of Neighborhood Commercial and Single Family Housing, respectively.

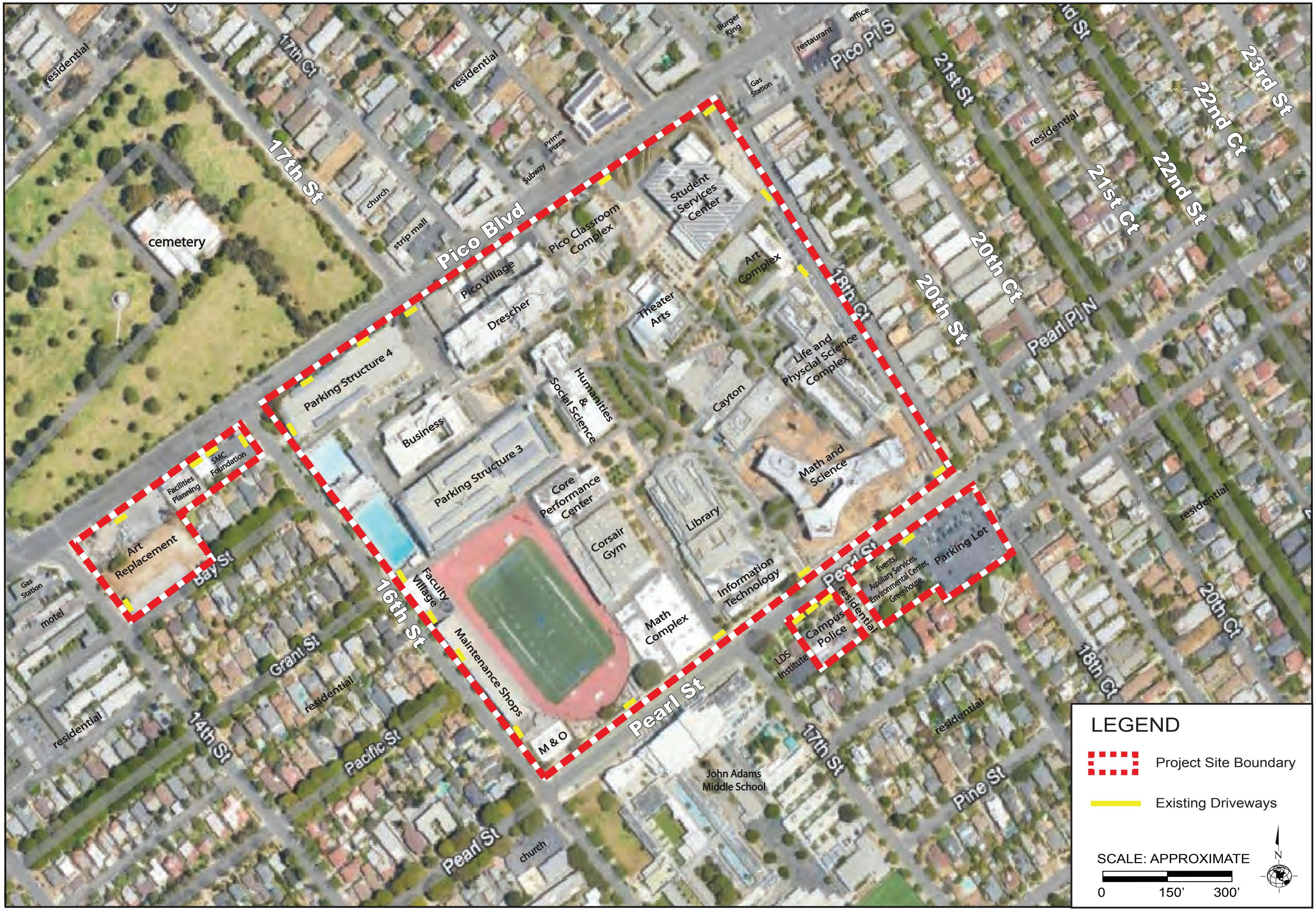


32
33
TBD
Parking Structure 4
23
1
22
45
6
21
13
3
Parking Structure 3
44
14
19
20
8
12
18
9
17
5
27
28
26
30
29
7

Note: A corresponding inventory of the existing buildings and facilities is provided in Table II-2.

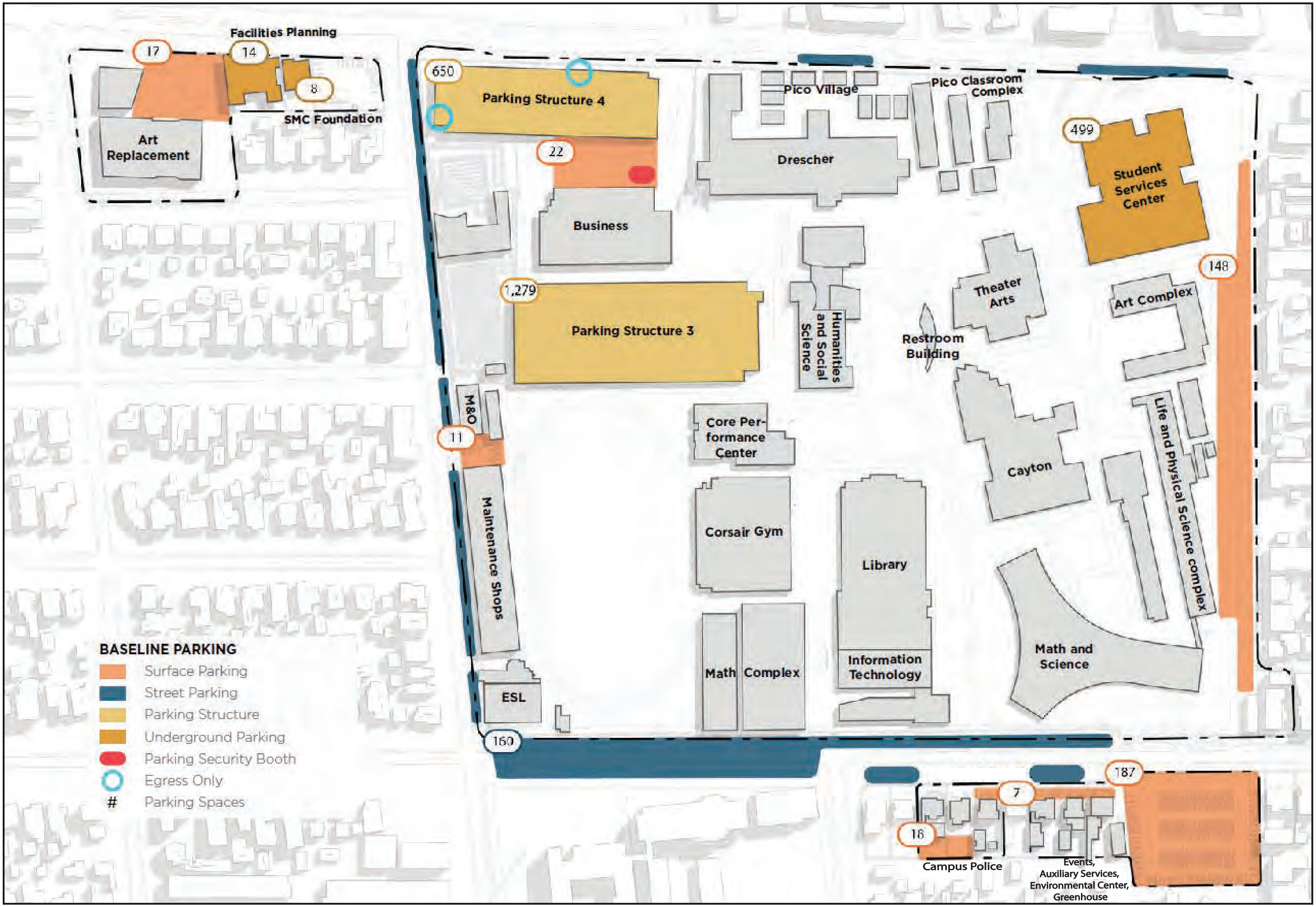
Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 3
Existing Development On-Site


residential
17th Ct
residential
Burger King
restaurant
office
Pico Pl S
21st St
23rd St
22nd Ct
Gas Station
Prime Pizza
Subway
residential
cemetery
17th St
church
strip mall
Pico Blvd
Student Services Center
Pico Classroom Complex
21st Ct
22nd St
Pico Village
Drescher
Art Complex
Theater Arts
18th Ct
20th Ct
20th St
Pearl Pl N
Parking Structure 4
Humanities & Social Science
Life and Physcial Science Complex
Cayton
Business
Math and Science
SMC Foundation
Facilities Planning
Parking Structure 3
Core Performance Center
Library
residential
Art Replacement
Bay St
Corsair Gym
Information Technology
Pearl St
Events, Auxiliary Services, Environmental Center, Greenhouse
Parking Lot
Gas Station
Faculty Village
16th St
residential
Campus Police
motel
Math Complex
LDS Institute
20th Ct
Grant St
Maintenance Shops
18th Ct
residential
Pearl St
residential
14th St
M & O
residential
Pacific St
17th St
John Adams Middle School
Pine St
Pearl St
church
LEGEND
Project Site Boundary
Existing Driveways
SCALE: APPROXIMATE
0
150'
300'
N

Source: Google Earth, Aerial View, 2022.

Figure 4
Aerial Photograph of the Project Site and Surrounding Land Uses


Facilities Planning
17
14
8
SMC Foundation
Art Replacement
650
Parking Structure 4
22
Business
1,279
Parking Structure 3
Pico Village
Pico Classroom Complex
Drescher
499
Student Services Center
Humanities and Social Science
Theater Arts
Restroom Building
148
Art Complex
M&O
11
Core Performance Center
Cayton
Life and Physical Science complex
Maintenance Shops
Corsair Gym
Library
Math and Science
ESL
Math Complex
Information Technology
160
187
7
18
Campus Police
Events, Auxiliary Services, Environmental Center, Greenhouse
BASELINE PARKING
Surface Parking
Street Parking
Parking Structure
Underground Parking
Parking Security Booth
Egress Only
# Parking Spaces

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 5
Existing Parking Locations and Quantities

East: Abutting the Project Site to the east is 18th Court. Further east, past 18th Court, are residential properties zoned R2 with a LUCE land use designation of Low Density Housing. Also east of 18th Court are commercial properties zoned NC with a LUCE land use designation of Neighborhood Commercial.

South: Abutting the Project Site to the south is Pearl Street. Further south, past Pearl Street, are residential properties zoned R1 and have a LUCE land use designation of Single Family Housing. John Adams Middle School is also located south of the Project Site, and is zoned PL with a LUCE land use designation of Institutional/Public Lands. Additionally, the SMC Pearl Street properties and an SMC surface parking lot are located south of the Main Campus and are zoned R1 with a LUCE land use designation of Single Family Housing.

3.3 PROJECT OBJECTIVES

California Environmental Quality Act (CEQA) Guidelines Section 15124(b) states that the project description shall contain “a statement of the objectives sought by the proposed project.” CEQA Guidelines Section 15124(b) further states that “the statement of objectives should include the underlying purpose of the project.” The Santa Monica College Main Campus Master Plan 2024 Update (“2024 Campus Master Plan Update”) builds on and retains the objectives of the SMC Career and Educational Facilities Master Plan 2010 Update (“2010 Master Plan Update”) and additionally lists eight goals that were developed as a guide to physical planning of the Main Campus.

The 2010 Master Plan Update identifies the guiding principles and parameters for future development; promotes sustainability; makes provisions for a superior educational environment; identifies long-term planning goals for SMC facilities that assist the District in preparing students for careers in a global economy, including the teaching of specific curricula; and identified program improvements for specific projects.

The 2024 Campus Master Plan Update preserves the goals of the 2010 Master Plan Update and provides a framework for identifying the required improvements to the SMC Main Campus environment, facilities, and infrastructure to support students and elevate the campus experience. As such, the underlying purpose of the Proposed Project is to redevelop portions of the existing SMC Main Campus and adjacent SMC buildings to support the goals of the SMC 2024 Master Plan. The Proposed Project’s specific objectives are as follows:

1. Modernize academic and student spaces to provide excellent environments for learning, studying, collaborating, and gathering that support the engagement and success of students.
    a. Increase classroom space standards to 25 asf/station minimum and potentially to 35 asf/station.
    b. Equip classrooms and learning spaces with flexible furniture that ensures active and collaborative learning.
    c. Ensure access to natural daylight, views to outdoors, as well as thermal and acoustical comfort.
    d. Provide space for centralized tutoring services to streamline the student experience.
    e. Integrate areas of scholastic interest (Culture, History, and Language; Education; and Business) in buildings that will best accommodate those fields of study.

2. Achieve a more cohesive, first-class, state-of-the-art educational environment by addressing aging, dysfunctional and outdated buildings and facilities on the Main Campus that were designed for different purposes, in some instances were intended to be temporary, and have generally outlived their useful lives and do not best serve the students. This would entail strategically replacing, renovating, or demolishing various structures on campus that are not conducive to meeting SMC's educational mission in their current condition, while at the same time achieving a net decrease in asf (172,990 asf of new construction and 237,888 asf of buildings to be demolished) through greater efficiencies and comprehensive planning.
    a. Proposed Master Plan Project A: Pico 1 and 2 Buildings, Bus Arrival Plaza, Marquee, and Open Space.

       Demolish Drescher Hall, Pico Classroom Complex, and Pico Village due to their irreparable deficiencies. Drescher Hall lacks windows and internal connectivity/circulation on the first floor, poor access to natural daylight on the second floor, and inefficient space layout on the third floor. The building is in poor condition. The building was designed for programs such as Auto Body Repair, Auto Mechanics, Machine Shop, Construction Technology, Welding, and others that are no longer offered at the College and other programs such as Nursing, Earth Sciences, and Drafting have been moved to other locations. The Pico Classroom Complex is outdated and does not serve students well. A 2020 Facilities Assessment recommends demolishing the Pico Classroom Complex. Pico Village is composed of temporary trailers that have long outlived their useful lives.

       Develop Pico 1 and Pico 2 as replacement buildings that will better serve the educational programs currently offered in Drescher Hall and the Business Building. Pico 1 and Pico 2 will be designed to support new digital and video technologies for Photo; new digital and expansion space for Fashion Design; new laboratories for expanded career options in Cosmetology; among other purposes.
    b. Proposed Master Plan Project B: Purpose-Built New Campus Police Headquarters.

       Demolish Campus Police A, Campus Police B, and Campus Police Annex. The current buildings are in poor condition, were originally designed for other purposes and are poorly configured for campus police operations. Construct a new fully integrated, purpose-built facility to provide for more effective campus safety and security operations, an enhanced public serving area, and instructional space for public safety training and cadet programs.
    c. Proposed Master Plan Project C: Consolidate Maintenance and Operations.

       Demolish Math Complex, which was constructed to provide swing space during reconstruction projects on the Main Campus needed due to the 1994 Northridge earthquake. The building has exceeded its useful life. Maintenance and Operations are in scattered locations across the Main Campus. Construct a new building to provide a single location for Maintenance and Operations managers and staff and updated shops for Maintenance. Centralize the recharging of service carts used by Maintenance and Operations.
    d. Proposed Master Plan Project D: Student Union, Event Plaza, Amphitheater, and Welcome Lawn.

       Demolish the Student Health and Activities Building per a 2020 Facilities Assessment due to its deficiencies and poor condition. The building lacks fire sprinklers. The basement is subject to flooding. Building circulation is awkward. Several of the now internal walls on the ground floor were originally external walls, creating a constricted central corridor and poor connectivity to the cafeteria. The entrance to the building on the western side is confusing and uses three separate pathways—one to the basement, one to the ground floor, and one to the second floor. The two full-service kitchens are shuttered. Bookstore volume has greatly declined due to the migration away from the use of print textbooks as part of today's curriculum.

Address the need to accommodate updated dining vendors, a right-sized bookstore, improved health and wellness offices, basic needs support services such as the Bodega food pantry, and relocation of various uses from the Pearl Street houses (Auxiliary Services, Campus Events, and the Environmental Center). To better serve the student body, the new building should connect to a student-centered outdoor space where events can be hosted.

Move the Arts program to a new location now under construction at 14th Street and Pico Boulevard, at which point the current Art Complex would become redundant and can be demolished to make way for new open space that would consist of a Welcome Lawn and a relocated and expanded Organic Learning Garden to serve the adjacent Student Union.

e. Proposed Master Plan Project E: Pearl Street Replacements. Because the Pearl Street facilities are in poor condition, they should be replaced with a new instructional building that would be programmed at a later date.

f. Proposed Master Plan Project F: Demolition of Stadium Shops and Facilities Offices, and Maintenance & Operations Annex (FKA ESL). Because these buildings have far exceeded their planned operational lives, the Facilities Office building, the Faculty Village trailer, and the M&O Annex (FKA ESL) building would be demolished. Similarly, the maintenance shops tucked under the Corsair Stadium bleachers should be deactivated, but the Stadium structure and bleachers will remain. The demolitions and deactivations would take place after the construction of the new Maintenance and Operations building.

g. Proposed Master Plan Project G: Demolition of Business Building. After relocating the scholastic programs currently offered in the Business Building into modern new facilities that will become available in the Pico 1 and Pico 2 replacement project, the Business Building would be redundant and should be demolished, to make way for open space, ideally including a water feature that continues the College's unique branding and would provide a cooling atmosphere. The resultant open space could also serve as recreational space for passive relaxation and, at other times, for student activities.

h. Proposed renovations are planned for the Physical and Life Science Complex and for the Library & Media Center.

3. Demolish temporary and modular buildings that were never intended as permanent structures and do not best serve the needs and functionality of the campus. To provide superior environs for various academic and student service functions, relocate mission-critical functions from modular or temporary buildings to permanent buildings elsewhere on the campus; thereby allowing for:

   a. Demolition of M&O Extension Building (FKA ESL Building), Math Complex, Pico Village, Pico Classroom Complex, and Faculty Village.

   b. Creation of new open spaces and gateway opportunities to provide better campus connectivity.

4. Maintain, expand and improve the quality and character of the campus open space. Open spaces define the campus identity and impact every user's experience.
   a. Maintain the quality of the existing Main Quad as the central organizing feature of the campus.
   b. Enhance open spaces along the campus edges to provide a welcoming arrival sequence.
   c. Create new open spaces that front new and renovated buildings and support indoor-outdoor events and gatherings.
   d. Include native and drought-tolerant plantings that align with campus sustainability goals.
   e. Create a new water feature to add visual interest and calming water sounds to the campus.
5. Beautify and activate Pico Boulevard. As the front door to the Main Campus, the campus presence along Pico Boulevard should be transformed into a welcoming and vibrant experience. This would be served by:
   a. Demolishing Drescher Hall, Pico Classroom Complex, and Pico Village.
   b. Placing active programs at ground-level to promote activity.
   c. Creating an appealing and welcoming bus arrival plaza.
   d. Establishing a digital marquee along with College branding to ensure recognition, wayfinding and campus information.
   e. Expanding setbacks and pedestrian pathways to create a continuous, pleasant and improved pedestrian experience along Pico Boulevard.
   f. Adding streetscape elements such as plantings, trees, seating, and lighting consistent with other areas of the SMC campus and aligned with campus sustainability goals.
6. Beautify and activate Pearl Street. To complement the many public-serving facilities now facing Pearl Street, additional improvements would provide a more welcoming and vibrant experience. To further this transformation:
   a. Replace current makeshift Campus Police headquarters with a purpose-built facility.
   b. Work in partnership with the City of Santa Monica and Santa Monica-Malibu Unified School District to design Pearl Street improvements that serve all stakeholders.
   c. Encourage setbacks and pedestrian pathways to encourage outdoor mobility.
   d. Add streetscape elements such as plantings, shade trees, seating, and lighting consistent with other areas of the SMC campus and aligned with campus sustainability goals.
7. Move the College toward further sustainability goals by committing to proactive and forward-thinking design decisions. Steps would include:
   a. Complete a Climate Action Plan that includes an Integrated Energy Master Plan.
   b. Prioritize building metering projects to increase accountability of energy use on campus.

   c. Include solar energy and battery storage on all new buildings.
   d. Construct new buildings and major renovations to SMC's sustainability goals, including greenhouse gas reduction.
   e. Maintain strong relationships with public transportation to continue the reduction of single occupancy vehicles traveling to and from campus.
8. Create a flexible plan that can shift with unknowns and to be responsive to funding availability and enrollment trends. Key steps would include:
   a. Establish a standing planning committee.
   b. Implement each project according to adaptable space principles.
   c. Check progress every two years and update at five-year intervals to ensure that initiatives in the proposed plan remain relevant.
9. Maintain and enhance public safety for students, faculty, administration and visitors through:
   a. Replacing and modernizing campus police headquarters through construction of a purpose-built facility.
   b. Providing and maintaining well lit open spaces on campus.
   c. Providing ample secure bicycle parking racks at key locations around the perimeter of the Main Campus to ensure bike-free pedestrian pathways throughout the campus.
   d. Demolishing and replacing various identified existing aging buildings and modular trailers with new buildings that will meet current seismic and life-safety codes for new construction, consistent with the DSA permitting process.

3.4 DESCRIPTION OF THE PROJECT

a) Project Overview

The SMC 2024 Main Campus Master Plan Update proposes the demolition of approximately 360,100 gsf of existing temporary and permanent buildings, and the new construction of approximately 265,216 gsf (172,990 asf) of new development including the Pico 1 Building (76,474 gsf), the Pico 2 Building (99,742 gsf), a new police headquarters (12,000 gsf), a new student union (42,000 gsf), a new maintenance and operations facility (26,000 gsf), and replacement structures for the existing Pearl Street buildings which will be programmed at a later date (9,000 gsf). The Proposed Project would also include a total of 207,073 gsf of renovations to two existing buildings: the Physical and Life Science Complex, and the Library and Media Center. Table 4, Proposed Development Summary, provides a detailed summary of the proposed land uses and floor area being demolished, constructed, and renovated, as part of the Proposed Project. Figure 6 shows the structures proposed for demolition. Figure 7 depicts the 2024 Main Campus Master Plan Concept Plan.

b) New Construction

The Proposed Project would consist of constructing five new major buildings on the Main Campus. The Pico 1, Business Replacement and Pico 2 Drescher Hall Replacement buildings will transform SMC's Pico Boulevard frontage, creating a welcoming front door to the campus and its edge with the local community. The proposed Business Replacement building will be located on

Table 4
Proposed Development Summary

Bldg #	PHASES	ASF	GSF
	Proposed Demolitions		
1	Pico Classroom Complex	12,175	18,014
17	Math Complex	27,308	44,872
22	Drescher Hall	64,761	111,145
23	Pico Village	8,190	8,640
27	Campus Police A	1,111	1,400
27	Campus Police B	1,310	1,990
28	Campus Police Annex	1,877	2,000
44	Faculty Village	1,177	1,920
5	Maintenance and Operation (M&O) Extension	4,811	6,450
18	Stadium Shops / Facilities Offices	17,043	23,236
19	Student Health & Activities c	42,882	59,644
3	Art Complex	15,065	22,127
6	Business	36,332	53,772
26	Campus Events	1,206	1,600
29	Environmental Center	959	1,400
30	Auxiliary Services	1,685	1,890
	Total Demolition	**237,892**	**360,100**
	Proposed New Construction		
A	Pico 1 Business Replacement	49,708	76,474
B	Pico 2 Drescher Hall Replacement	64,832	99,742
C	Police Headquarters	8,400	12,000
D	Student Union	27,300	42,000
E	Maintenance and Operations	16,900	26,000
F	Pearl Street Replacements	5,850	9,000
	Total New Construction	**172,990**	**265,216**
	Proposed Renovation		
Z	Life & Physical Sciences Complex	56,801	98,400
Y	Library & Media Center	78,020	108,673
		134,821	**207,073**

Source: Santa Monica College Master Plan 2024 Update, DLR Group, April 2024.

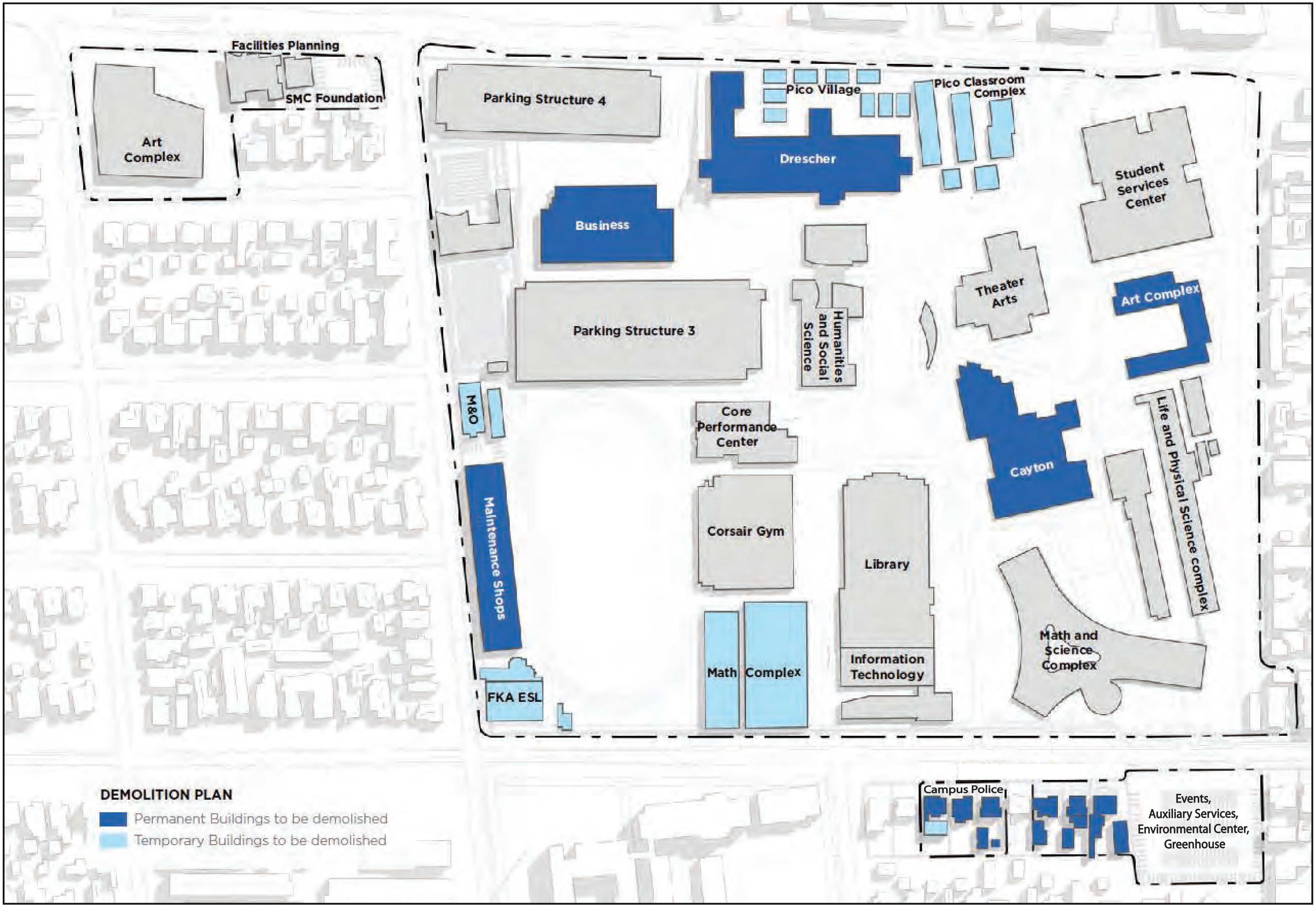
the current site of the Pico Classroom Complex which will be demolished and will house critical services and programs for students in a prominent and visible location on campus. The Proposed Project will house academic departments currently located in the existing Business building such as Fashion, Cosmetology, Business and Commerce, Information Technology Lab, Accounting, Interdisciplinary Studies, and Photography Studios, as well as student-focused spaces that are currently housed in Cayton Center such as clubs, the Veterans Resource Center, Associated Students, and the Equity Center.

Drescher Hall was constructed in 1969 and was identified as recommended for replacement in a Level 2 Assessment conducted by 3D/I in October 2002[4] and reaffirmed as in need of substantial investment in a Facilities Condition Assessment conducted by DLR Group in 2020.[5] The proposed

---

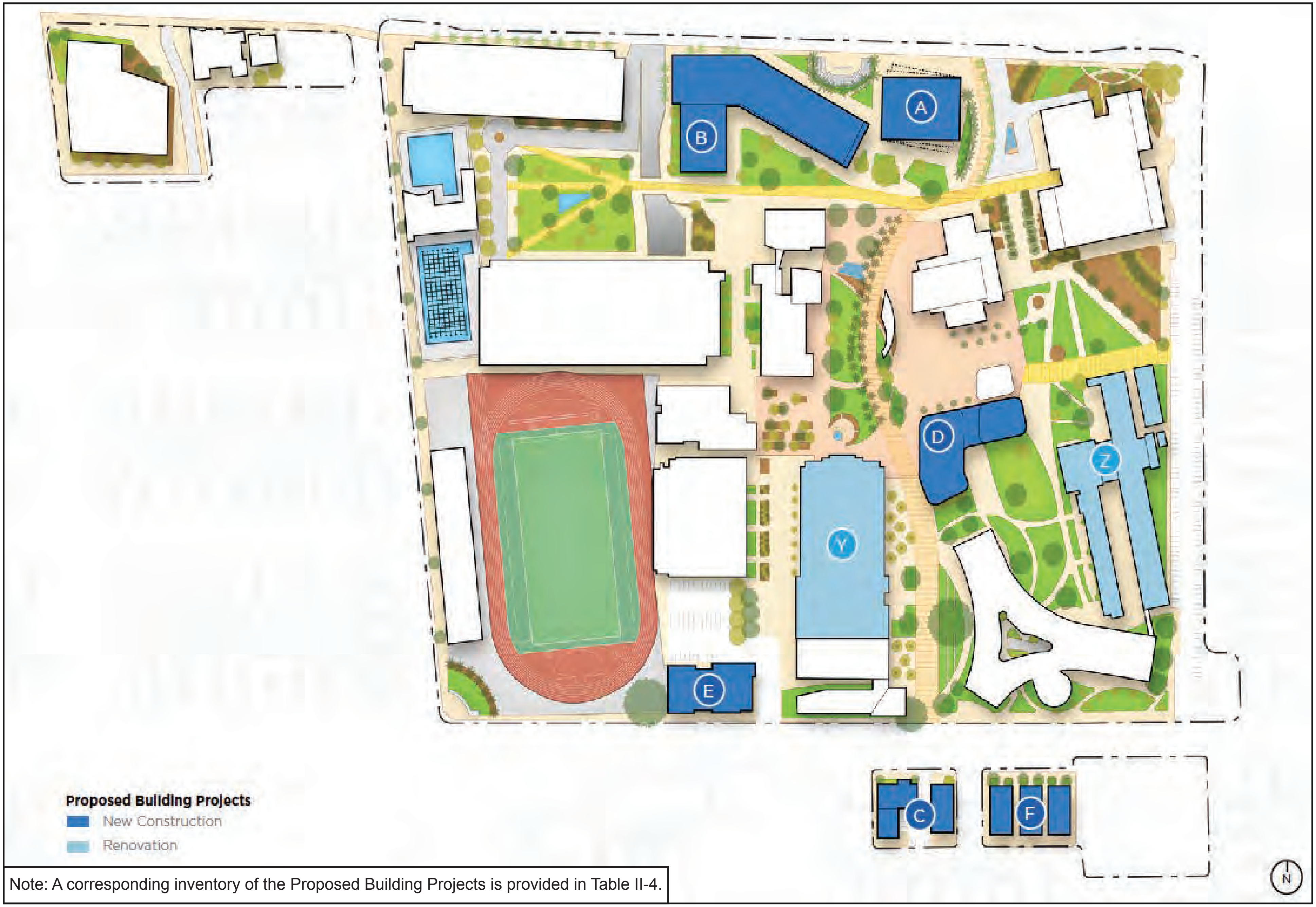
[4] *https://admin.smc.edu/administration/planning/facilities-assesment-report.php*

[5] *https://admin.smc.edu/administration/planning/documents/master-plans/R-07-Facilities-Conditions-Assessment-20240611.pdf*


Facilities Planning
SMC Foundation
Art Complex
Parking Structure 4
Pico Village
Pico Classroom Complex
Drescher
Student Services Center
Business
Theater Arts
Art Complex
Parking Structure 3
Humanities and Social Science
M&O
Core Performance Center
Cayton
Life and Physical Science complex
Maintenance Shops
Corsair Gym
Library
Math and Science Complex
Math Complex
Information Technology
FKA ESL
Campus Police
Events, Auxiliary Services, Environmental Center, Greenhouse
DEMOLITION PLAN
Permanent Buildings to be demolished
Temporary Buildings to be demolished

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 6
Demolition Plan


A
B
C
D
E
F
Y
Z
N
Proposed Building Projects
New Construction
Renovation

Note: A corresponding inventory of the Proposed Building Projects is provided in Table II-4.

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 7
2024 Main Campus Master Plan Update Conceptual Plan

Drescher Hall Replacement Building will house the remaining academic departments currently located in the building (Earth Sciences, STEM, and Engineering will relocate to other locations, including Math and Science) as well as general assignment classrooms and a multipurpose room. The building will reinforce the campus boundary with Pico, protecting the core campus from traffic noise while still providing a welcoming and differentiated façade to the community. Academic programs intended to be housed in the Drescher Hall Replacement Building include Photography, English, English as a Second Language, Modern Languages, Communications and Media Studies, Speech and Debate, Bicycle Repair, Cheerleading, Learning Resource Center, GA classrooms, meeting rooms, and offices.

A new Student Union will be placed at the heart of campus to provide student-centered spaces. This will provide a consolidated Learning Resource Center to centralize tutoring spaces. The proposed Student Union will replace the outdated and underutilized Cayton Center, also called the Student Health and Activities building or the Cafeteria. The new Student Union will be a modern facility featuring updated dining vendors, a right-sized bookstore, health and wellness offices, the SMC Bodega food pantry, a maker space[6], as well as relocated uses from Pearl Street (Auxiliary Services, Campus Events, and the Environmental Center. Finally, the Proposed Project will bring together scattered tutoring resources into a centralized Learning Resource Center.

The new Maintenance and Operations (M&O) building on the site of the current Math Complex will consolidate M&O functions into a single facility with immediate campus access. The new M&O Facility will support the facilities team in their work to maintain the entire campus and allow for the removal of stadium shops, outbuildings, and modular offices that are in critical condition. The adjacent yard will provide parking and recharging for electric maintenance carts.

A new police and campus safety station will be a purpose-built modern facility to allow more effective police operations. The replacement police building will be located on the current site of the police headquarters on Pearl Street. The location enjoys a clear line of sight of the main pedestrian spine of the campus. The purpose-built modern facility will allow for more effective operations compared to the adapted houses the police operate from today. The Proposed Project would also allow for consolidation of the 24-hour police dispatch that is currently located in the Library and Media Center.

Finally, there will be a replacement or wholesale renovation of the Pearl Street houses that currently house Auxiliary Services, the Environmental Center, and Campus Events. The Pearl Street Instructional buildings will be programmed at a later date. Depending on future building condition and proposed program, this proposed building project could also be a renovation of the existing structures or a single larger replacement structure. Under either scenario, the structure(s) will not exceed two stories in order to gracefully bridge to the adjacent residential neighborhood and could feature up to 9,000 gsf of instructional space.

c) Renovations

The Proposed Project proposes ongoing renewal of existing buildings. The Science renovation will update spaces vacated by occupants moving into the new Math and Science building, refresh building finishes like paint and flooring, replace the building roof, and modernize aging building systems.

---

[6] *A maker's space is a lab classroom with various tools needed to make physical objects, such as a band saw, a drill press, a 3-D printing machine, etc.*

The Library renovation will focus on the main Library building and will upgrade the building HVAC system, replace the roof, and update building finishes to better serve the need for student study space and other activities and programs supported by the Library.

d) Campus Architecture

The Main Campus has a variety of architectural styles constructed at different points in time. The average age of buildings on the SMC Main Campus is 54 years old. The first structure constructed on the Main Campus was the stadium, which remains in use. This stadium opened in the late 1940's and hosts both campus events and local high school track and field events.

As part of the built environment, to address various needs over the years SMC has felt it necessary or expedient to install multiple temporary and modular buildings to the Main Campus, all of which are proposed for demolition during implementation of the 2024 Campus Master Plan Update. While these modular and temporary structures were originally slated to be in use for a limited amount of time, all modulars have overstayed that duration - some by as many as 20+ years. The demolition and removal of these prefabricated structures will provide greater flexibility, durability, and functionality on the campus. These prefabricated structures include the Math Complex, the Maintenance & Operations Extension (formerly known as the English as a Second Language building), the Pico Classroom Complex, Pico Village, Faculty Village, and the Facilities Offices building.

Illustrative massing diagrams representing conceptual modeling for each of the new Master Plan's buildings are shown in Figures 8 through 12 and are described in further detail below. The proposed illustrative massing diagrams are shown and will be used for master plan purposes only. The eventual architectural design and placement of buildings will be established during future design processes.

(1) Pico 1 and 2 Replacement Buildings

Pico 1 and 2 can be implemented as a single project or as two (or even three) separate building projects as funding allows. They are currently shown together as a single diagrammatic envelope to allow for design flexibility in splitting the program between the two (or three) buildings if needed. However, it is expected to be important that the Pico Replacement buildings are separated sufficiently from each other to account for pedestrian passage from the Bus Arrival Plaza to the Main Campus.

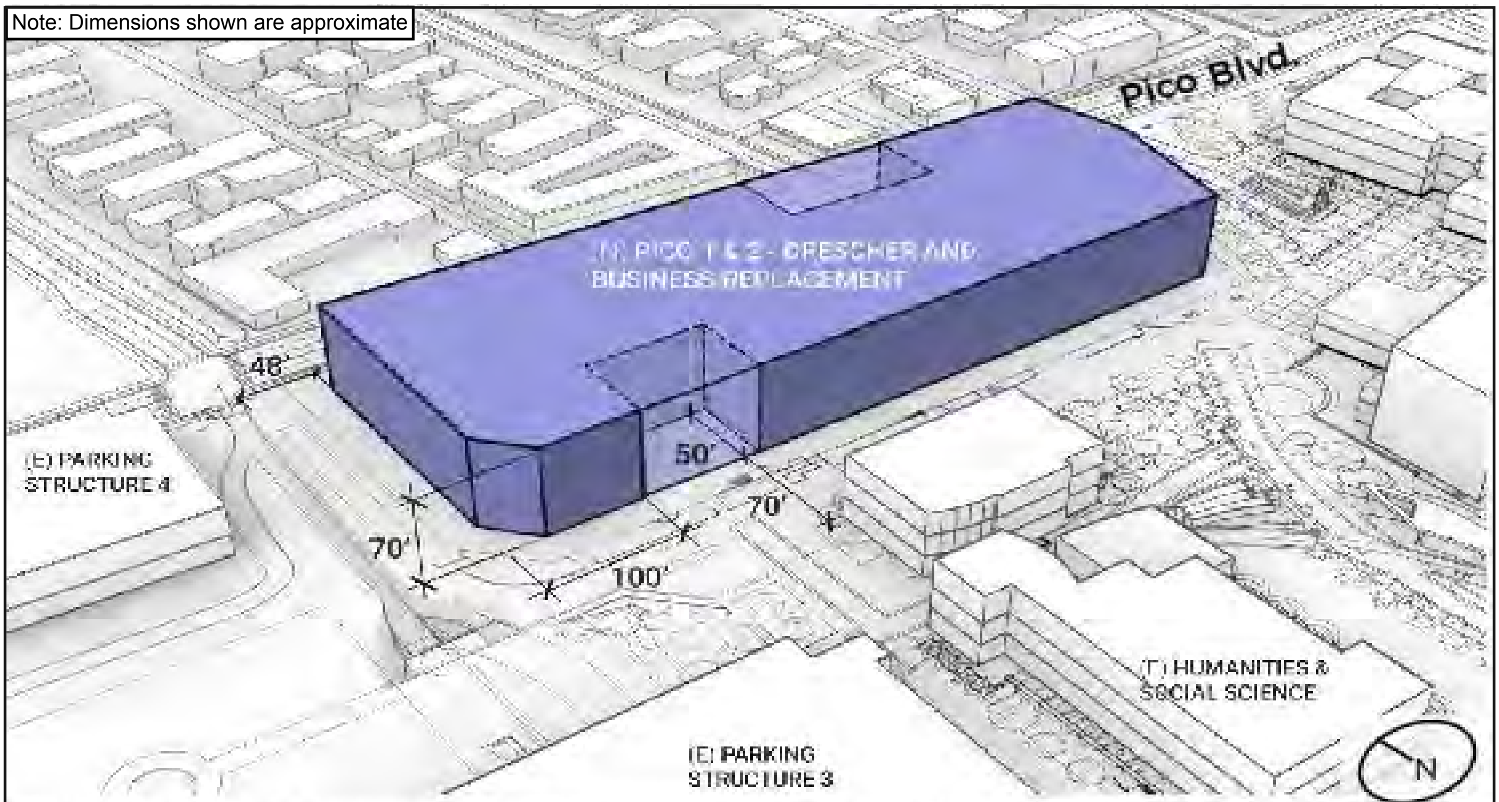
Pico 1 and 2 will be set back 30 feet from the curb to prevent these buildings from encroaching on the public realm. Currently, Drescher Hall appears to loom over pedestrians. To avoid this, the replacement buildings will be set back and incorporate meaningful separation between building volumes. Exact locations and dimensions of intended open space(s) will remain flexible for resolution during future architectural design of the replacement buildings.

Pico 1 and 2 will have a maximum height of 70 feet and allow up to 4 stories. This scale is needed as Pico 1 and 2 will house many academic and student centered functions. To prevent the feeling of an imposing building, the design is encouraged to terrace the upper floors and thereby allow for visual transition.

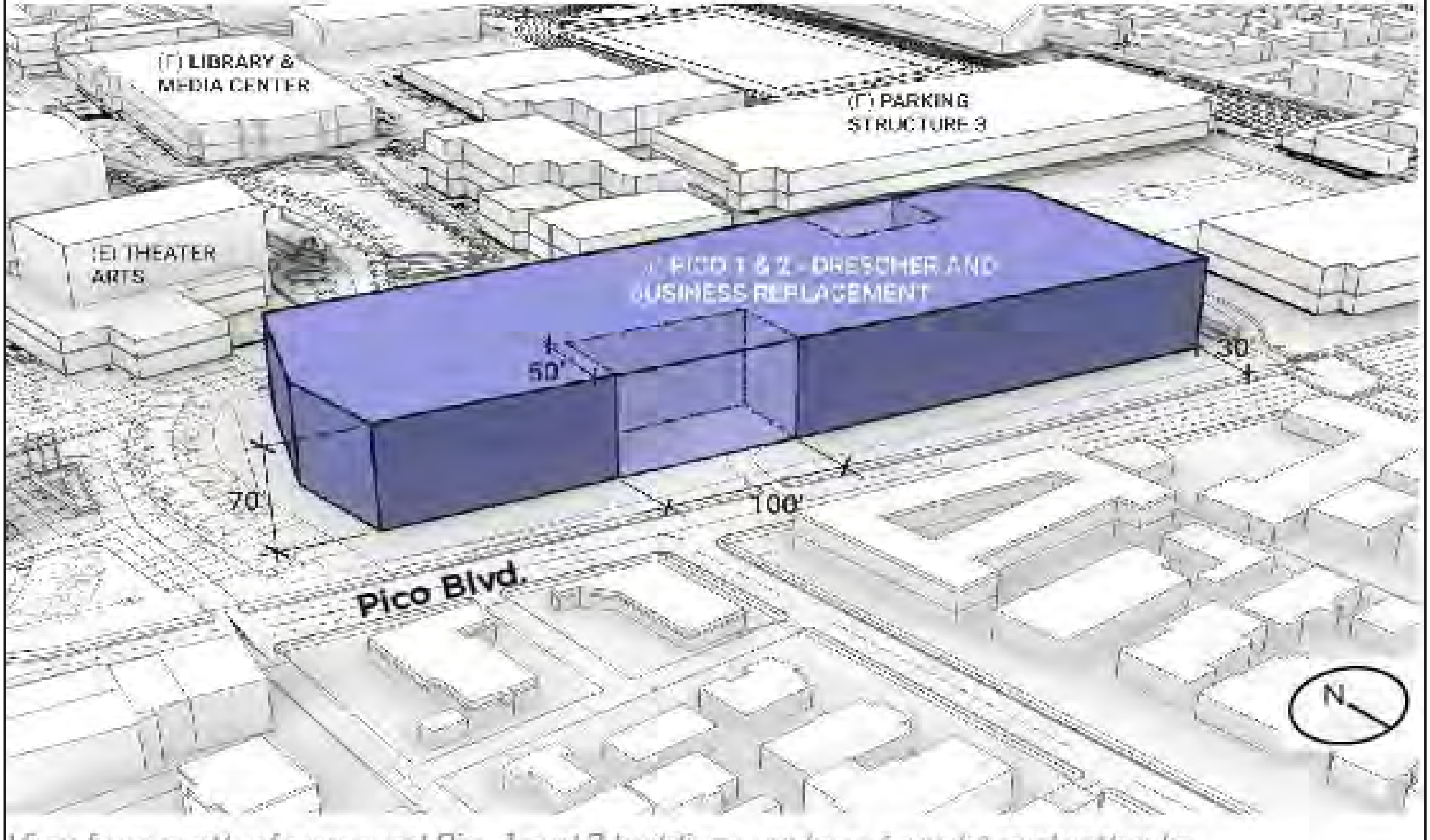
(2) Campus Police Headquarters

The replacement police building will be located on the current site of the Police Headquarters on Pearl Street. To enable demolition and construction to occur without disruption of critical services, the one-story eastern building will be constructed first, followed by the two-story western building. By sequencing this construction, most of the current operations by campus police services will be able to remain on site during construction.

Note: Dimensions shown are approximate


Pico Blvd.
(N) PICO 1 & 2 - DRESCHER AND BUSINESS REPLACEMENT
46'
(E) PARKING STRUCTURE 4
50'
70'
70'
100'
(E) HUMANITIES & SOCIAL SCIENCE
(E) PARKING STRUCTURE 3
N

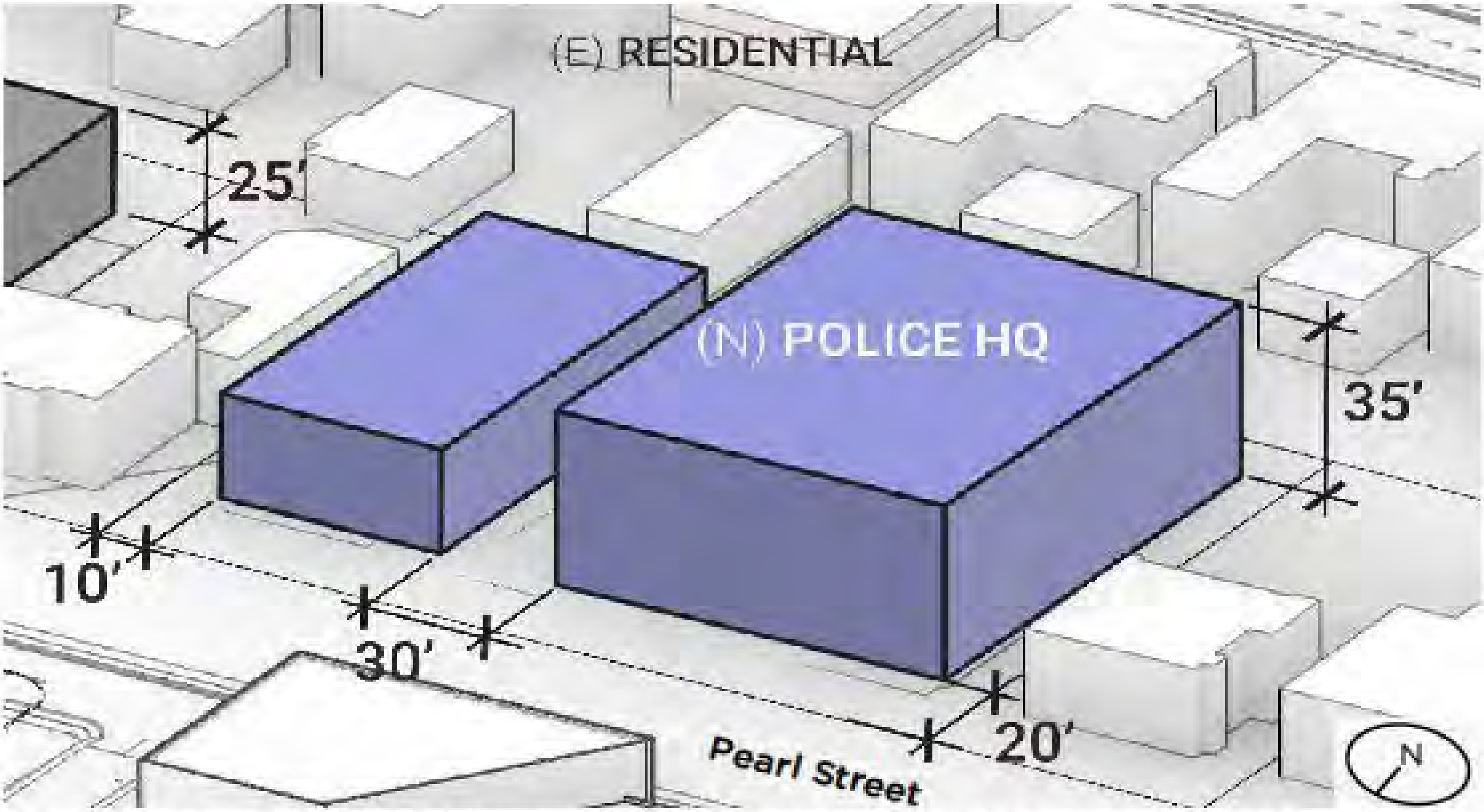
View from south of proposed Pico 1 and 2 building envelope (purple)


(E) LIBRARY & MEDIA CENTER
(E) PARKING STRUCTURE 3
(E) THEATER ARTS
(N) PICO 1 & 2 - DRESCHER AND BUSINESS REPLACEMENT
50'
30'
70'
100'
Pico Blvd.
N

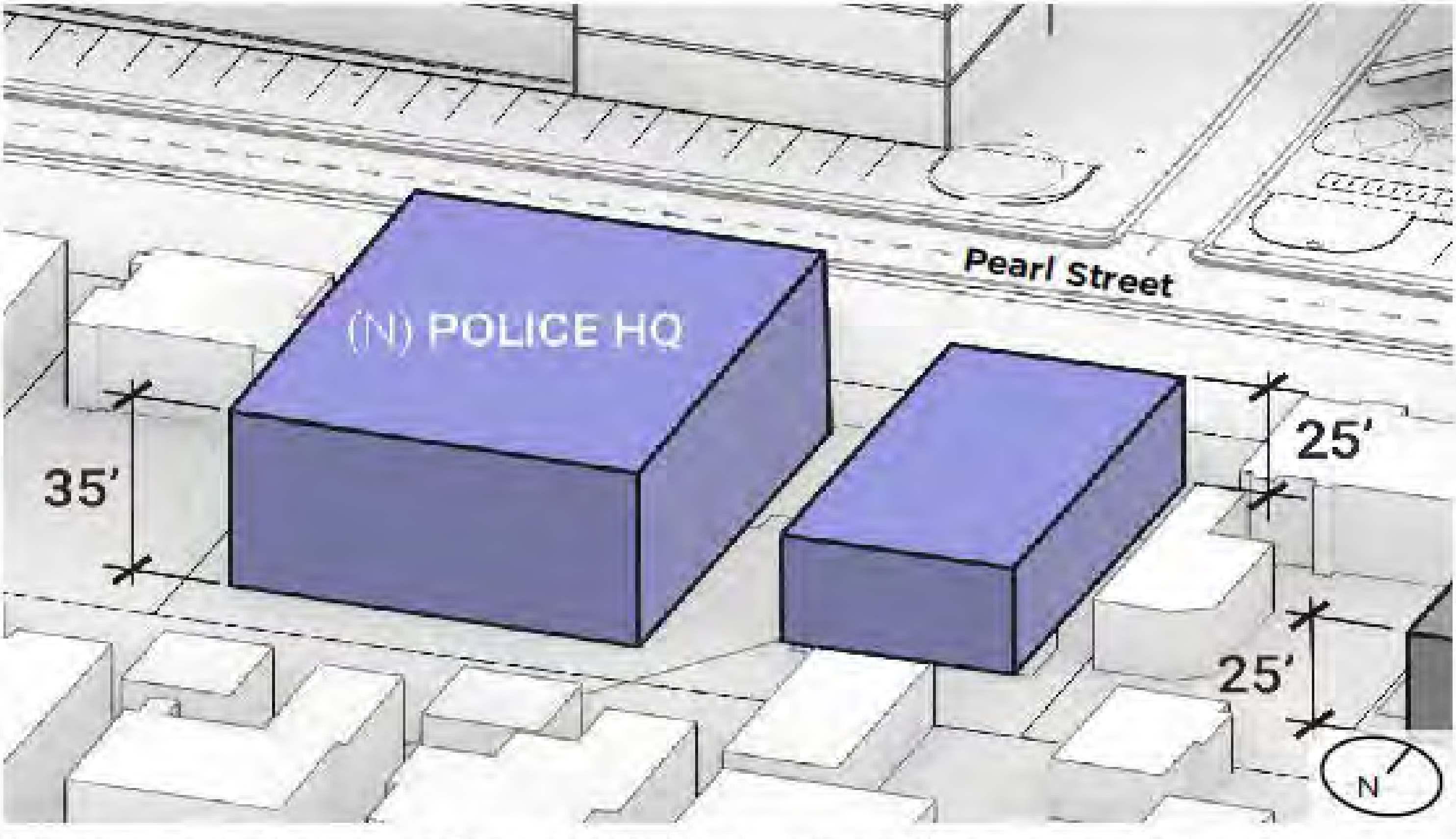
View from north of proposed Pico 1 and 2 building envelope (purple) and setbacks

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 8
Illustrative Massing Exhibit - Pico 1 and 2 Buildings


(E) RESIDENTIAL
25'
(N) POLICE HQ
35'
10'
30'
20'
Pearl Street
N

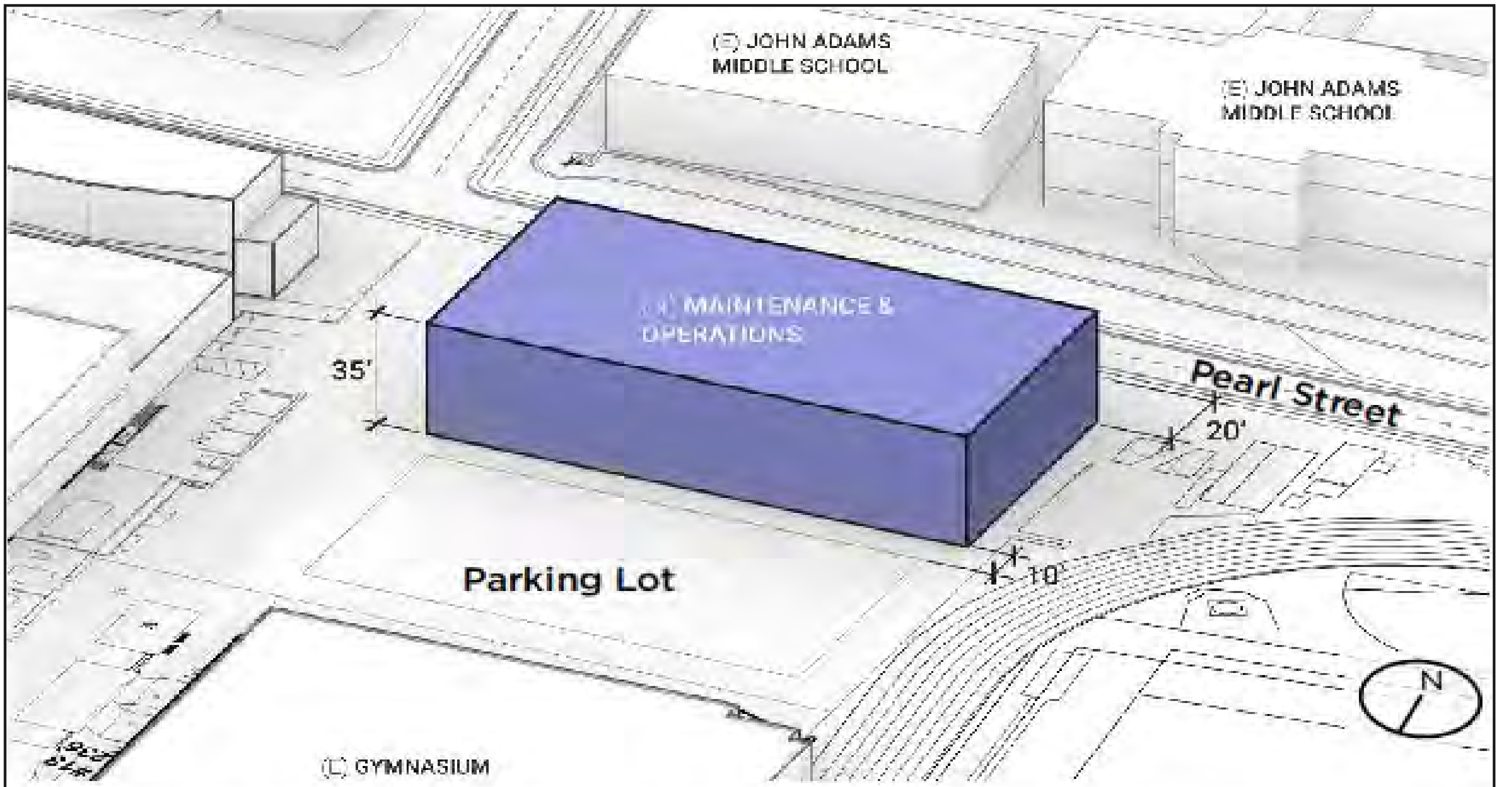
View from north of proposed Campus Police Headquarters building envelope (purple)


Pearl Street
(N) POLICE HQ
35'
25'
25'
N

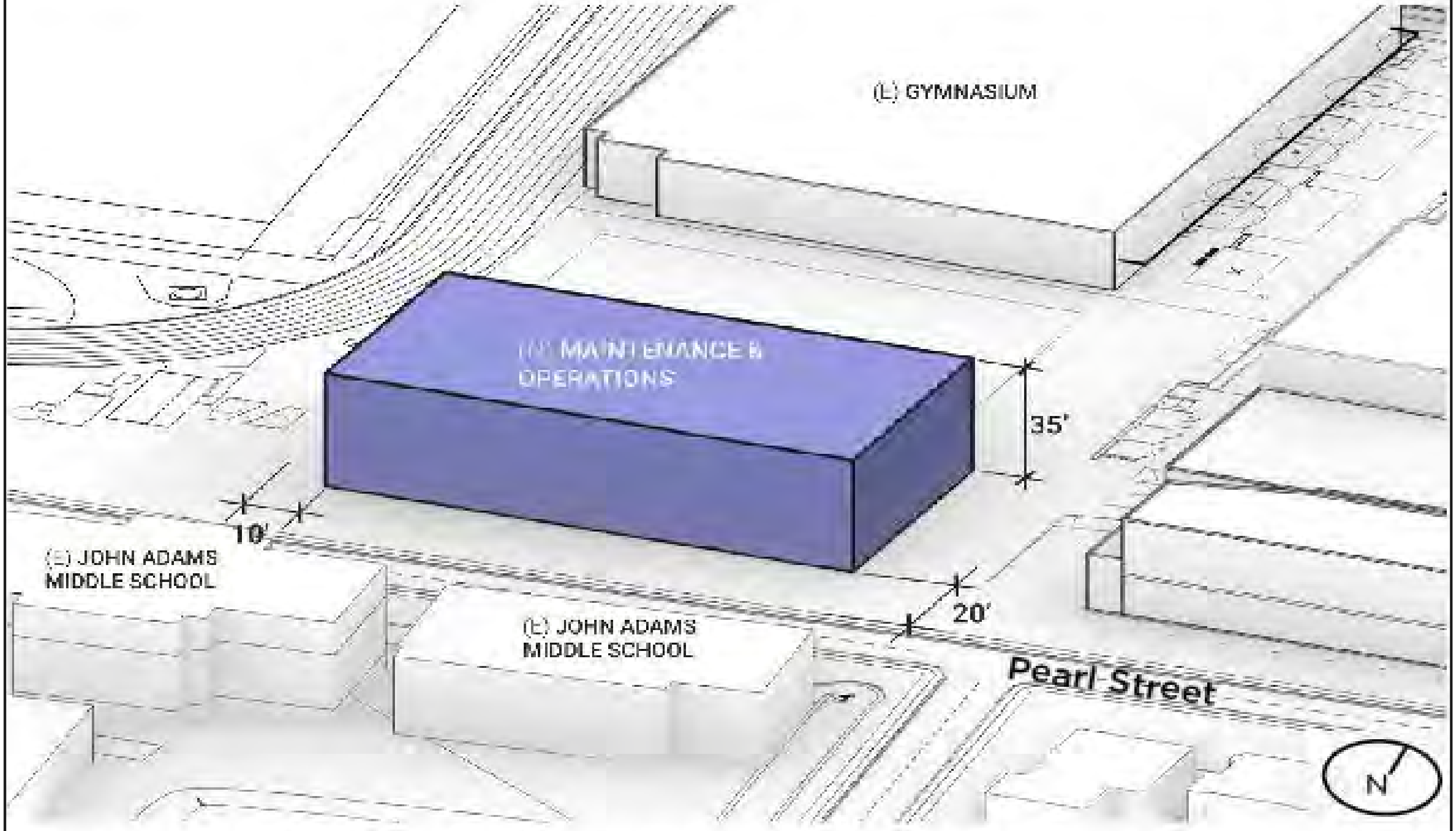
View from south of proposed Campus Police Headquarters building envelope (purple)

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 9
Illustrative Massing Exhibit - Police Headquarters


(E) JOHN ADAMS MIDDLE SCHOOL
(E) JOHN ADAMS MIDDLE SCHOOL
MAINTENANCE & OPERATIONS
35'
Pearl Street
20'
10'
Parking Lot
(E) GYMNASIUM
N

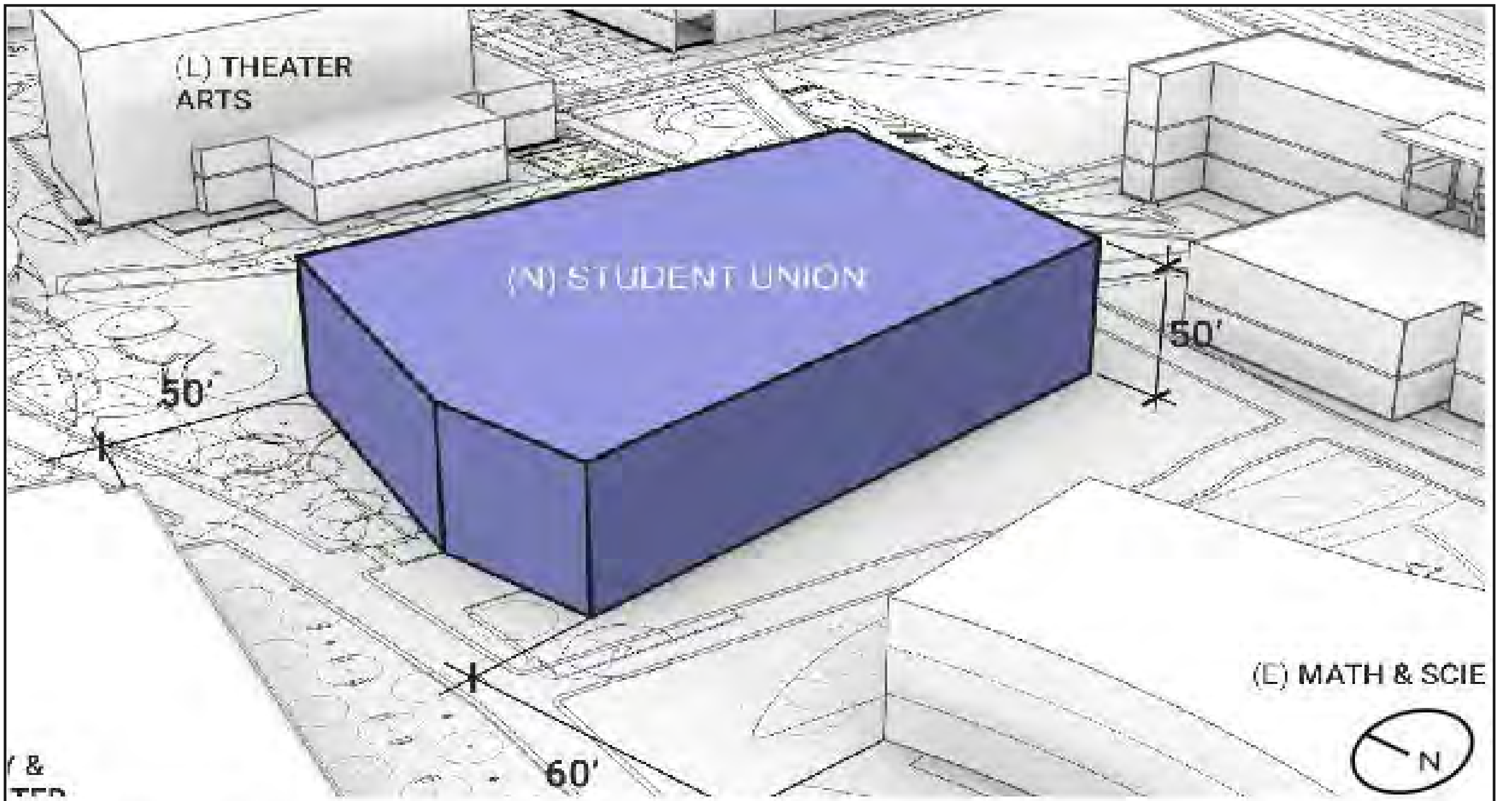
View from north of proposed Maintenance and Operations building envelope (purple)


(E) GYMNASIUM
MAINTENANCE & OPERATIONS
35'
10'
20'
(E) JOHN ADAMS MIDDLE SCHOOL
(E) JOHN ADAMS MIDDLE SCHOOL
Pearl Street
N

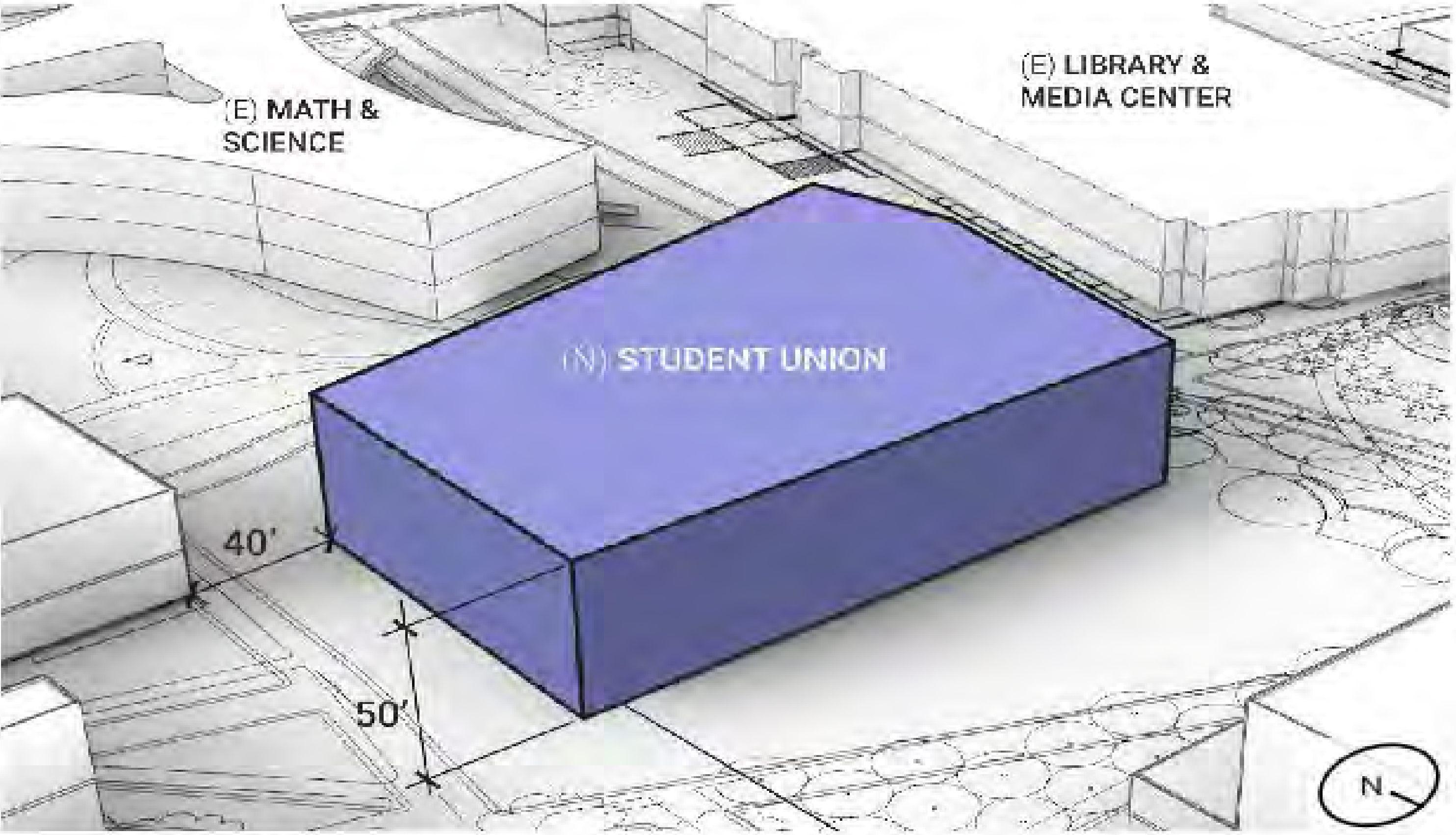
View from south of proposed Maintenance and Operations building envelope (purple)

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 10
Illustrative Massing Exhibit - Maintenance and Operations


(L) THEATER
ARTS
(N) STUDENT UNION
50'
50'
60'
(E) MATH & SCIE
N

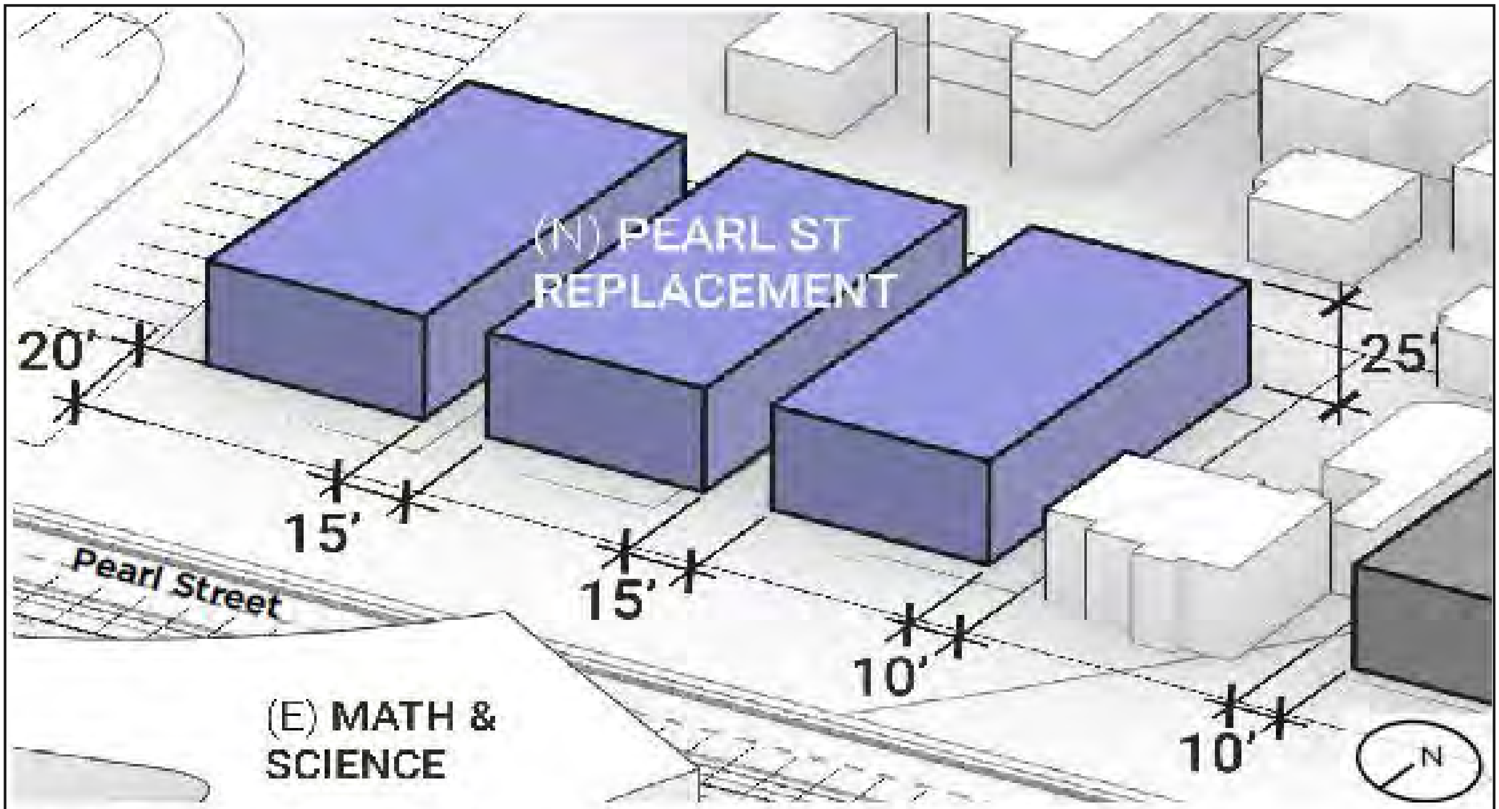
View from south of proposed Student Union building envelope (purple)


(E) MATH &
SCIENCE
(E) LIBRARY &
MEDIA CENTER
(N) STUDENT UNION
40'
50'
N

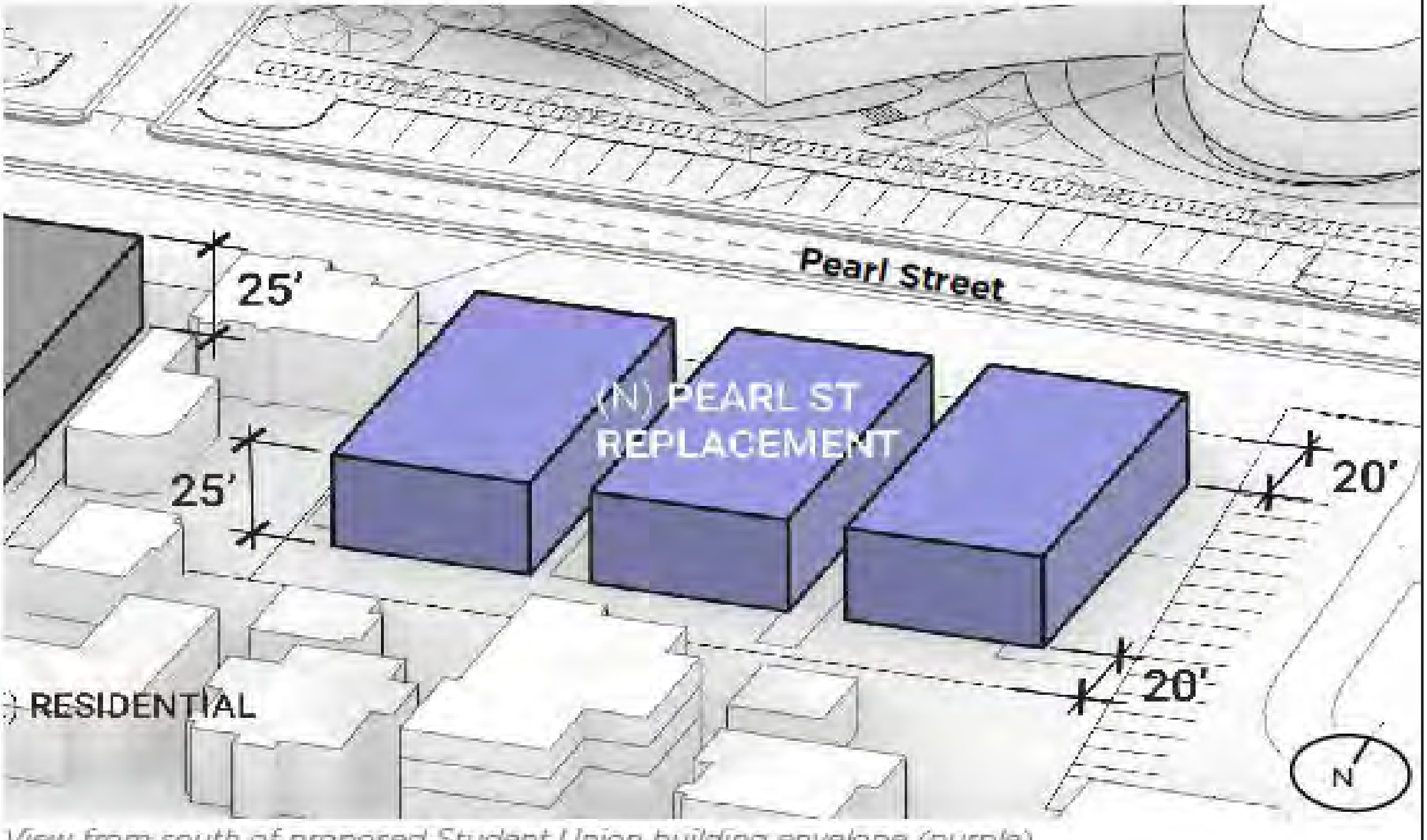
View from north of proposed Student Union building envelope (purple)

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 11
Illustrative Massing Exhibit - Student Union


(N) PEARL ST
REPLACEMENT
20'
15'
15'
10'
10'
25'
Pearl Street
(E) MATH &
SCIENCE
N

View from north of proposed Pearl Street building envelopes (purple)


25'
25'
Pearl Street
(N) PEARL ST
REPLACEMENT
20'
20'
RESIDENTIAL
N

View from south of proposed Student Union building envelope (purple)

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 12
Illustrative Massing Exhibit - Pearl Street Replacement Buildings

The Campus Police Headquarters is set back 20 feet from the curb to match the existing context. A 30 foot gap between the two police buildings allows for a driveway to accommodate parking at the rear of the eastern police buildings.

The main police building on the west of the lot will have a maximum height of 35 feet, while the smaller building to the east transitions to a maximum height of 25 feet. This change in scale allows for a seamless transition to the neighboring buildings while also providing visual interest while traveling down Pearl Street.

(3) Maintenance and Operations

The new M&O building is proposed to be located on the site of the current Math Complex north of Pearl Street with access to the campus between the Library and the Gymnasium. The main entrance of the M&O building will be located on the east side of the building with secondary entrances to the north.

The M&O building will be set back 20 feet from Pearl Street to allow a landscaping buffer and to match the existing context.

The M&O building will be a maximum height of 30 feet to match the existing context and allow the M&O building to blend seamlessly into the existing campus.

(4) Student Union

The Student Union and Welcome Lawn will be situated in the center of campus directly adjacent to the Main Quad. This central space allows students to access various amenities and resources in a convenient space on campus. The Student Union will have an entrance in the breezeway on the first floor allowing students to access the entrance from both the north and south of the building.

The Student Union would provide generous setbacks (none less than 40 feet from a neighboring building) to achieve ample space for movement around the building. The large setbacks will accommodate occasional use of large trucks for campus events and allow for emergency vehicles to easily traverse the campus when necessary.

The new Student Union will be a maximum height of 50 feet to respect the existing fabric of the campus and to blend proportionally with its surrounding context.

(5) Pearl Street Replacements

The Pearl Street replacement building(s) will be located south of Pearl Street and across from the Math and Science Building. Entrances to the replacement buildings will front Pearl Street.

The buildings will be set back 20 feet from the street edge to match the existing context currently on Pearl Street.

The buildings will have a maximum height of 25 feet to respect the height of the neighboring residential homes and blend into the existing fabric surrounding the SMC campus.

e) Open Space and Recreational Amenities

The Proposed Project would include the development of six collaborative and complementary open space areas within the Main Campus: (1) Student Union Landscaping, (2) Art Complex Building Site – Welcome Lawn, (3) Amphitheater, (4) Science Quad, (5) The Tri, (6) New Quad, which total approximately 90,000 square feet of new or repurposed and re-envisioned open space areas. Additional existing open spaces areas on the Project Site include the Corsair Field and the community swimming pools, which will remain with implementation of the Proposed Project. Figure 13, Open Space Conceptual Plan, conceptually depicts the publicly accessible open space areas proposed within the Project area.

(1) Student Union Landscaping

The proposed Student Union Landscaping will serve a pedestrian connection between the Science Quad and the Main Quad open spaces. The side facing the Science Quad will likely support the transition to a quieter, more academic secondary open space. The side facing the Main Quad and core of campus is the likely location of outdoor dining areas and a future socializing hub of the campus. The design of the Student Union Landscape will also create suitable connections with the adjacent amphitheater. An event plaza will bridge the Main Quad and the future Amphitheater, adding energy and capacity to the already-vibrant heart of campus.

(2) Art Complex Building Site – Welcome Lawn

When the Art Complex building is eventually demolished it will free up a site for a small future building or for landscape development. The master plan recommends the site be cultivated as secondary campus quad. The outdoor space will serve the adjacent Student Services Center and it is also a campus gateway for anyone parking in Lot 1 to access the core of campus. Landscaping for the site should be well branded and welcoming and may also include an expansion of the Organic Learning Garden.

(3) Amphitheater

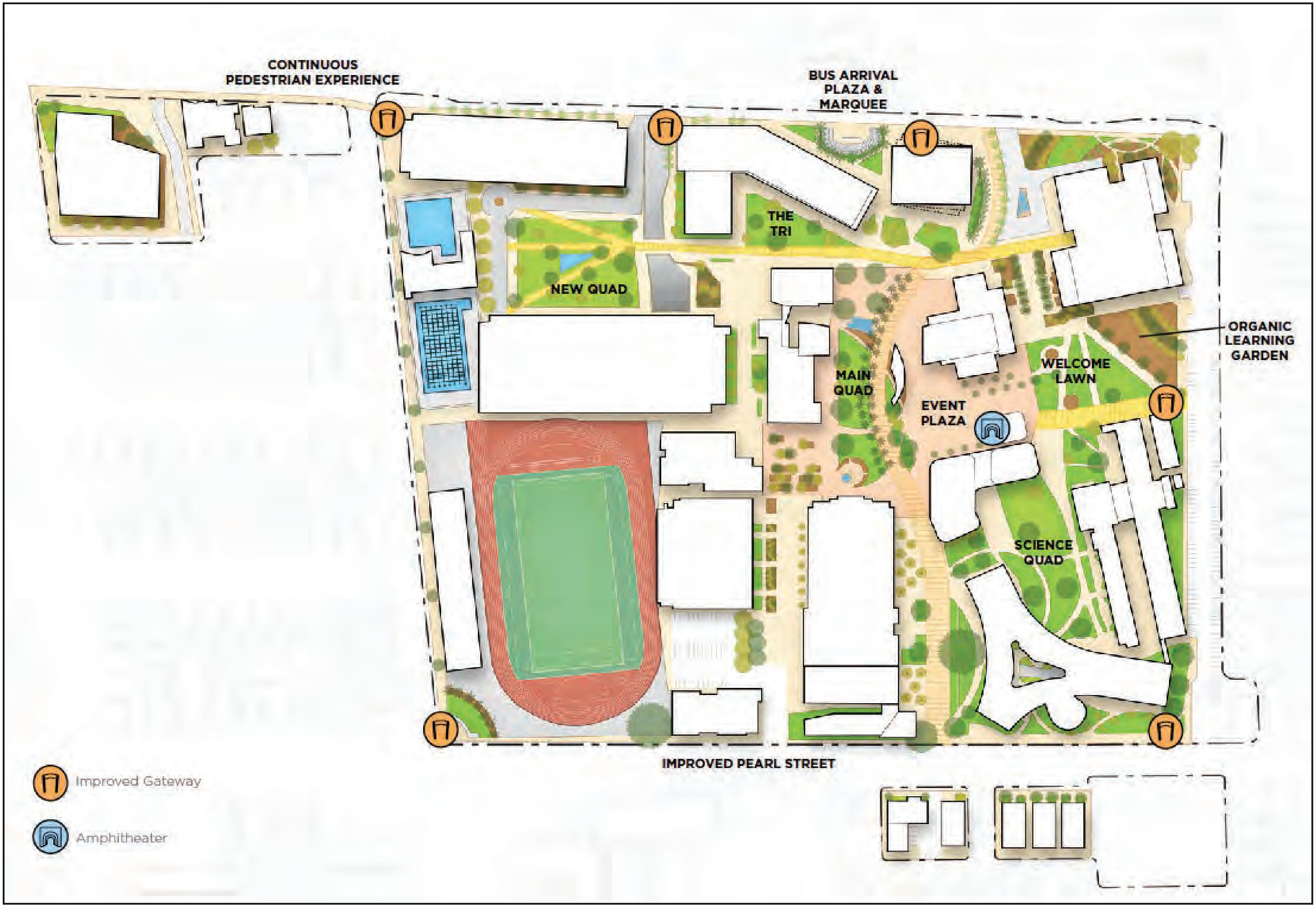
The proposed amphitheater will be a multi-use outdoor venue intended to serve both the Santa Monica College student and teaching functions as well as greater Los Angeles performance communities. The covered amphitheater will serve as an informal flexible shaded space for student socializing when events are not taking place. Exact siting and design of the project will be determined during the design phase, but the amphitheater will enjoy adjacencies to the proposed Student Union and the Main Quad as a new campus focal point. The proposed amphitheater has potential to be implemented as part of the Student Union project or as a standalone project. A structural covering will help protect from sun and rain as well as define the space.

(4) Science Quad

The Science Quad, located between the Math and Science building and the existing Science complex, is home to SMC's iconic Clock Tower. This open space will likely have a quieter, more academic feel that gradually transitions to the social hub of the Student Union. The open space will feature drought tolerant landscape plantings and seating.

(5) The Tri

The triangular open space formed as part of the project site for Drescher Replacement will serve as an approach to the building and will be the first open space that users encounter when arriving from Parking Structure 3 or 4 into Main Campus. When combined with the transitional landscapes to the south it will form a triangular open space that has a similar quiet quality to the Science Quad. A place slightly sheltered from the bustle of the Main Quad, this is a location where studying or napping under a tree might be possible.


CONTINUOUS PEDESTRIAN EXPERIENCE
BUS ARRIVAL PLAZA & MARQUEE
THE TRI
NEW QUAD
ORGANIC LEARNING GARDEN
WELCOME LAWN
MAIN QUAD
EVENT PLAZA
SCIENCE QUAD
IMPROVED PEARL STREET
Improved Gateway
Amphitheater

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 13
Open Space Conceptual Plan

(6) New Quad

Once the existing Business building is eventually demolished it will free up a site for landscape development. The 2024 Main Campus Master Plan Update recommends the site be cultivated as a secondary campus quad with support for student recreation. New Quad will serve as a gateway for those parking in Structures 3 and 4 as well as those using the swimming pool. A water feature will continue SMC's unique branding and provide a cooling atmosphere.

f) Access and Circulation

(1) Pedestrian Circulation

An illustration of the proposed pedestrian circulation plan is shown in Figure 14, Proposed Pedestrian Circulation Plan. As shown in Figure 14, the main pedestrian promenade at SMC begins at the primary drop-off circle along Pico Boulevard and terminates adjacent to the Library and Media center on Pearl Street. While pedestrian movement is mostly oriented north-south through the Main Campus, there are opportunities to better define secondary east-west routes. The 16th Street connection to campus should be improved to provide a clear and distinct access route to campus for both maintenance and operations staff, as well as other SMC staff, students, and visitors. Additionally, a secondary north-south pedestrian route paralleling the existing primary route should move users from Drescher Hall on the north to Pearl Street on the south. Figure 14, Proposed Pedestrian Circulation Plan.

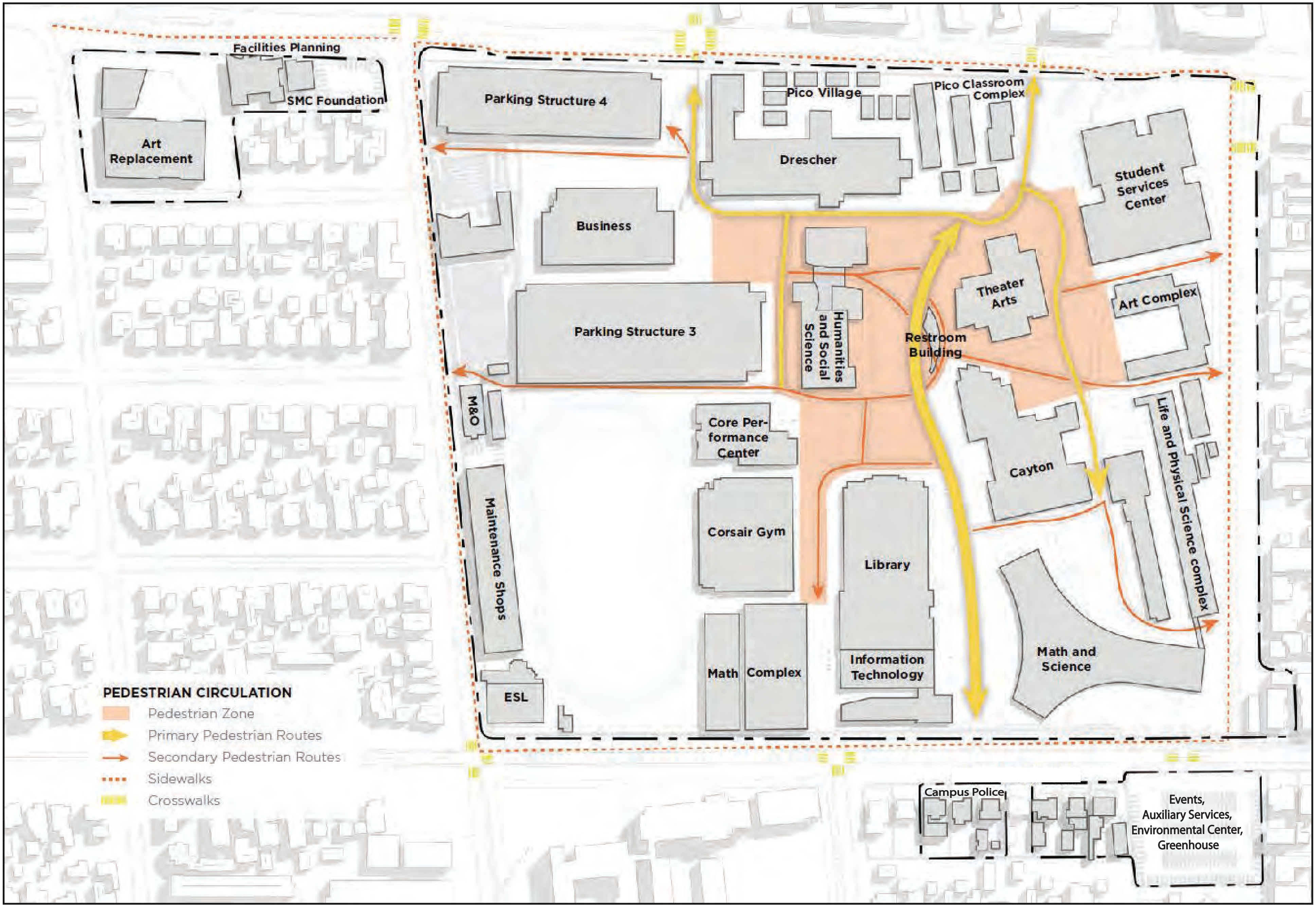
(2) Vehicle Access and Parking

An illustration of the proposed vehicular access and parking plan is shown in Figure 15, Proposed Vehicle Circulation Plan. As shown in Figure 15, the main vehicular entrance point into the campus is along Pico Boulevard, which leads to a drop-off area and access into the underground parking garage. This primary drop-off is also host to the BBB bus stop. Currently, the BBB routes 7, 7R, 8, 16, 41, and Metro's Expo Train serve the campus. A secondary drop-off area is located along 18th Street and less frequently used.

On-site parking including Electric Vehicle Charging Stations would continue to be provided in at-grade surface parking lots and subterranean parking levels. With the implementation of the Proposed Project, the total parking provided on campus would be 2,858 vehicle spaces, resulting in a net reduction of two parking spaces. Parking is deemed to be sufficient to accommodate both current usage and future demand. Minimal parking realignments are planned by relocating existing parking to be adjacent to the new M&O building once constructed.

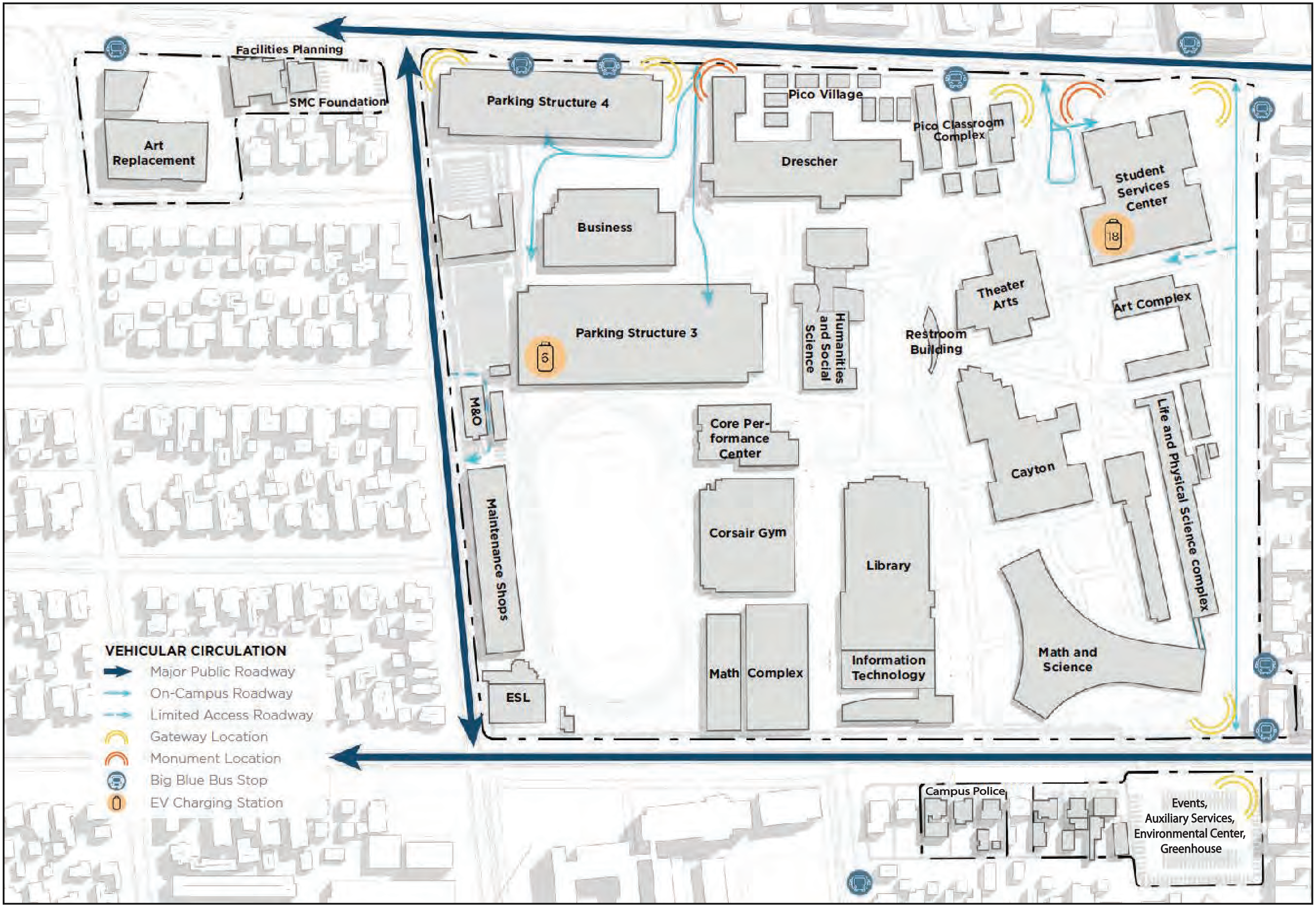
(3) Bicycle Access and Parking

An illustration of the proposed bicycle access and circulation plan is provided in Figure 16, Proposed Bicycle Circulation Plan. Currently there are 302 bicycle parking spaces on campus. As shown in Figure 16, bicycle parking is located along the perimeter of the campus and adjacent to bike lanes along 16th Street and Pearl Street. There are a total of three Metro bike sharing locations on campus, one on Pico Boulevard with 12 bikes available, one on Pearl Street with six bikes available, and one adjacent to the Math and Science building. A bicycle repair station will be constructed within the new Pico 2 building.


Facilities Planning
SMC Foundation
Art Replacement
Parking Structure 4
Pico Village
Pico Classroom Complex
Drescher
Student Services Center
Business
Theater Arts
Art Complex
Parking Structure 3
Humanities and Social Science
Restroom Building
M&O
Life and Physical Science complex
Core Performance Center
Cayton
Maintenance Shops
Corsair Gym
Library
Math and Science
Math Complex
Information Technology
ESL
PEDESTRIAN CIRCULATION
Pedestrian Zone
Primary Pedestrian Routes
Secondary Pedestrian Routes
Sidewalks
Crosswalks
Campus Police
Events, Auxiliary Services, Environmental Center, Greenhouse

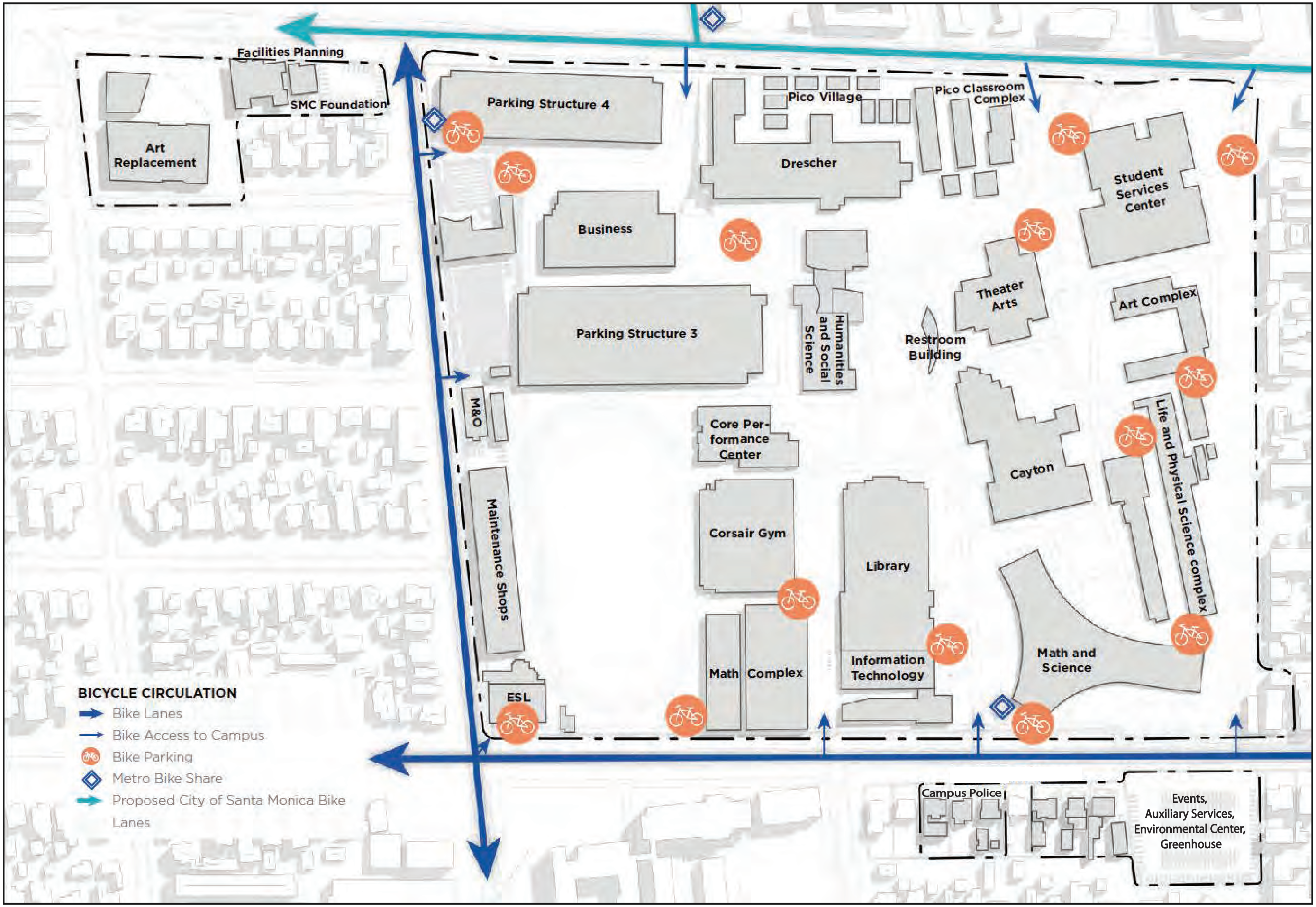
Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 14
Proposed Pedestrian Circulation Plan


Facilities Planning
SMC Foundation
Art Replacement
Parking Structure 4
Pico Village
Pico Classroom Complex
Drescher
Student Services Center
18
Business
Parking Structure 3
6
Humanities and Social Science
Theater Arts
Restroom Building
Art Complex
M&O
Core Performance Center
Cayton
Life and Physical Science complex
Maintenance Shops
Corsair Gym
Library
Math and Science
Math Complex
Information Technology
ESL
Campus Police
Events, Auxiliary Services, Environmental Center, Greenhouse
VEHICULAR CIRCULATION
Major Public Roadway
On-Campus Roadway
Limited Access Roadway
Gateway Location
Monument Location
Big Blue Bus Stop
EV Charging Station

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 15
Proposed Vehicle Circulation Plan


Facilities Planning
SMC Foundation
Art Replacement
Parking Structure 4
Pico Village
Pico Classroom Complex
Drescher
Student Services Center
Business
Theater Arts
Art Complex
Parking Structure 3
Humanities and Social Science
Restroom Building
M&O
Core Performance Center
Life and Physical Science complex
Cayton
Maintenance Shops
Corsair Gym
Library
Math and Science
Information Technology
Math
Complex
ESL
BICYCLE CIRCULATION
Bike Lanes
Bike Access to Campus
Bike Parking
Metro Bike Share
Proposed City of Santa Monica Bike Lanes
Campus Police
Events, Auxiliary Services, Environmental Center, Greenhouse

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 16
Proposed Bicycle Circulation Plan

The Project Site does not provide bicycle routes on internal roadways or on-campus pathways. There are bike lanes along 16th Street and Pearl Street adjacent to the Project Site. The City of Santa Monica added a protected bike lane on 17th Street from Wilshire Boulevard to the Project Site. The Proposed Project does not include changes to the current bicycle access and circulation patterns.

g) Sustainability

In 2018, SMC President Jeffery signed on to the American College and University President's Climate Commitment, reaffirming a previous administration's commitment to carbon neutrality by 2040. As such, the SMC 2024 Main Campus Master Plan Update would include sustainable building designs and would be consistent with local and statewide goals and policies aimed at reducing the generation of greenhouse gas emissions, including SB 32, SB 375, SCAG's RTP/SCS, and CARB's Scoping Plan.

All recently constructed buildings on campus are LEED certified, the Student Services and CORE Performance Center are LEED Platinum, the Center for Media and Design and the Performing Arts Center are LEED Gold, and the IT/Media Building and the HSS building are LEED Silver. Considerations for LEED include building energy performance, daylighting, indoor environmental air quality, stormwater, and renewable energy.

As existing campus buildings are renovated and maintained, they are upgraded to energy-efficient fixtures whenever possible. This includes replacing lighting in interior and exterior fixtures and adding occupancy sensors to reduce energy use when buildings are not occupied. Condensing boilers and other more sustainable building systems are added as existing systems reach the end of their useful life. Projects are also underway to add energy management systems to optimize building operations across campus.

SMC's central plant uses chillers to freeze liquid in off-peak hours and then use the chilled water as refrigerant during the day to provide cooling to all buildings on Main Campus. These systems provide energy efficiency by centrally cooling, using off-peak electricity, and by replacing harmful CFS (a powerful greenhouse gas) with chilled water as a refrigerant.

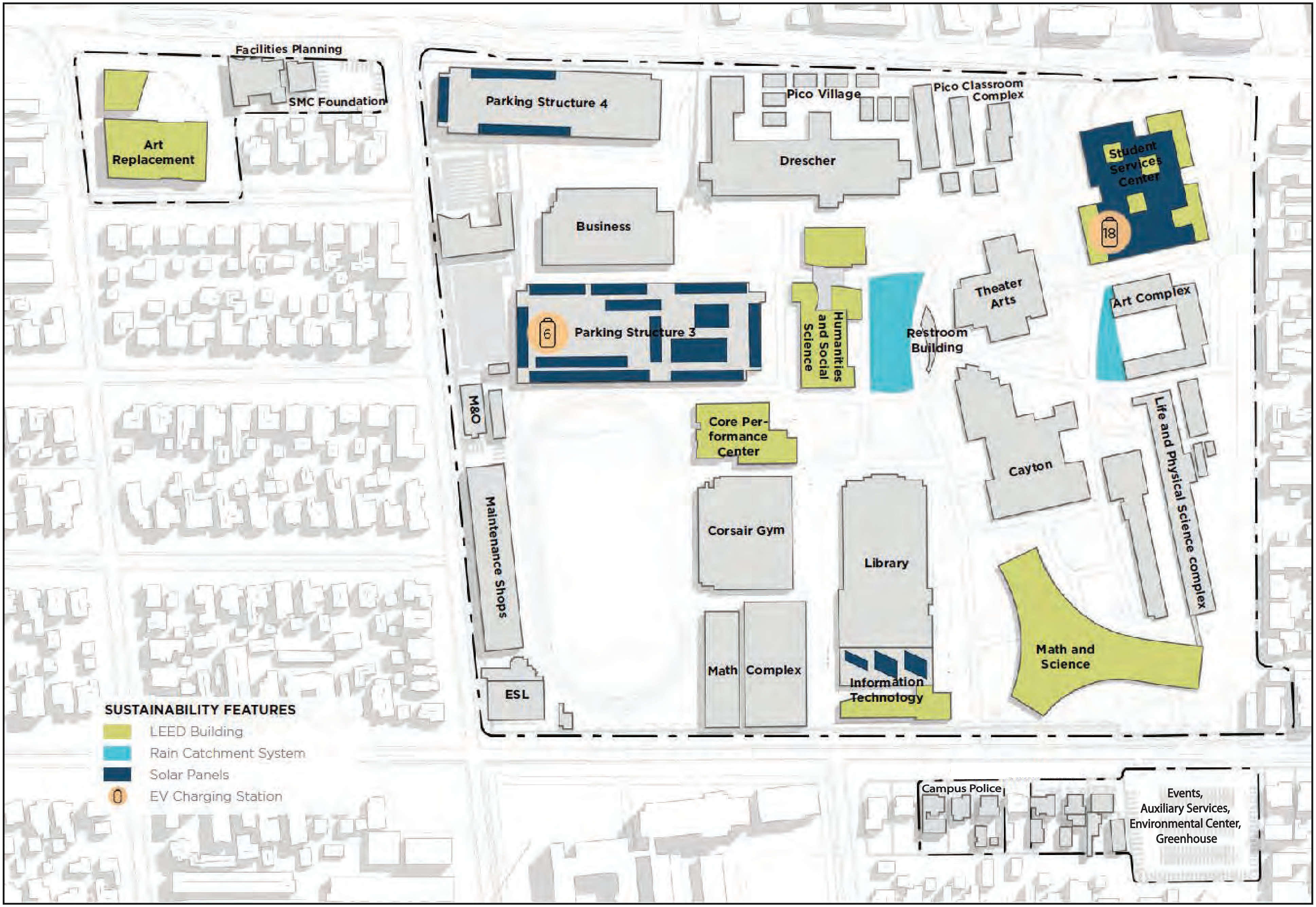
An illustrative exhibit of the sustainability features on the Main Campus is shown in Figure 17, SMC Main Campus Sustainability Features.

h) Project Construction and Scheduling

It is anticipated that full build-out of the Proposed Project would occur over a 10-year period with an anticipated start of construction in 2025 and final build-out occurring in year 2035.[7] Phasing for full build-out of the Proposed Project is subject to change depending on the scope and timing of each component/phase proposed within the limits of the Project Site. However, full buildout of the entire Project would be accomplished over the 10-year build-out horizon.

---

[7] *The anticipated 10-year buildout date is approximate and is based on obtaining CEQA clearance and DSA approval of construction drawings by 2025.*


Facilities Planning
SMC Foundation
Art Replacement
Parking Structure 4
Pico Village
Pico Classroom Complex
Drescher
Student Services Center
18
Business
Parking Structure 3
6
Humanities and Social Science
Restroom Building
Theater Arts
Art Complex
M&O
Core Performance Center
Cayton
Life and Physical Science complex
Maintenance Shops
Corsair Gym
Library
Math and Science
Math
Complex
Information Technology
ESL
SUSTAINABILITY FEATURES
🟩 LEED Building
🟦 Rain Catchment System
■ Solar Panels
● EV Charging Station
Campus Police
Events, Auxiliary Services, Environmental Center, Greenhouse

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 17
SMC Main Campus Sustainability Features

Construction activities associated with each individual development phase would generally involve five main steps: (1) demolition, (2) excavation including grading and shoring, (3) building construction, (4) architectural coating/finishing, and (5) paving and landscaping. A detailed description of the proposed endpoints for each phase of construction is discussed below.

(1) Phase 1 Endpoint

As shown in Table 5, Phase 1 Endpoint would include the demolition of eight buildings on the Project Site (totaling 189,981 gsf of floor area) and the construction three new buildings totaling approximately 188,216 gsf. New uses constructed during this phase include the Pico 1 building, Pico 2 building, and Police Headquarters, totaling 188,216 gsf. Interior renovations to the Life & Physical Sciences Complex would also occur during Phase 1. Interim uses of the Art Complex and Business building will support occupants during the demolition and construction of Phase 1. An illustrative rendering of the Phase I Endpoint is shown in Figure 18.

Table 5
Phase 1 Endpoint

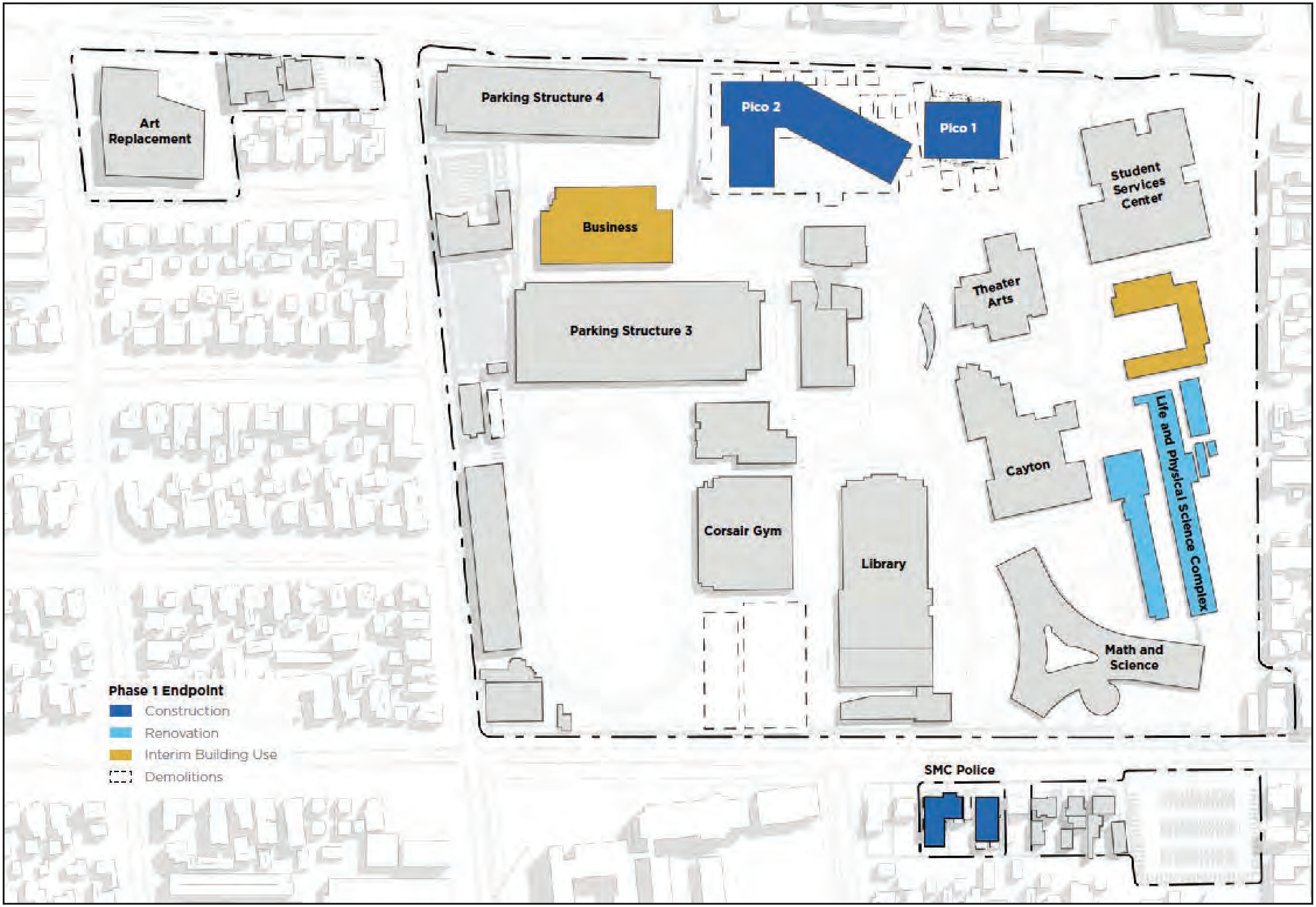
Bldg #	ACTIVITIES	AREA	
		ASF	GSF
	Demolition		
1	Pico Classroom Complex	12,175	18,014
17	Math Complex	27,308	44,872
22	Drescher Hall	64,761	111,145
23	Pico Village	8,190	8,640
27	Campus Police A	1,111	1,400
27	Campus Police B	1,310	1,990
28	Campus Police Annex	1,877	2,000
44	Faculty Village	1,177	1,920
	Subtotal	**117,909**	**189,981**
	New Construction		
A	Pico 1 Business Replacement	49,708	76,474
B	Pico 2 Drescher Replacement	64,832	99,742
C	Police Headquarters	8,400	12,000
	Subtotal	**122,940**	**188,216**
	Renovation		
Z	Life & Physical Sciences Complex	56,801	98,400
	Subtotal	**56,801**	**98,400**
Source: Santa Monica College Master Plan 2024 Update, DLR Group, April 2024.			

(2) Phase 2 Endpoint

As shown in Table 6, the endpoint of Phase 2 would include the demolition of three buildings on the Project Site (totaling 89,330 gsf of floor area) and the construction of the M&O Building and the Student Union (68,000 gsf). Interior renovations to the Library & Media Center would also take place during Phase 2 to address aging finishes and building systems. The construction of a new Student Union and Amphitheater will reinvigorate the heart of campus and open up east west pedestrian flow into the Main Quad. A new M&O building will consolidate functions that are currently spread across buildings, impacting efficiency.

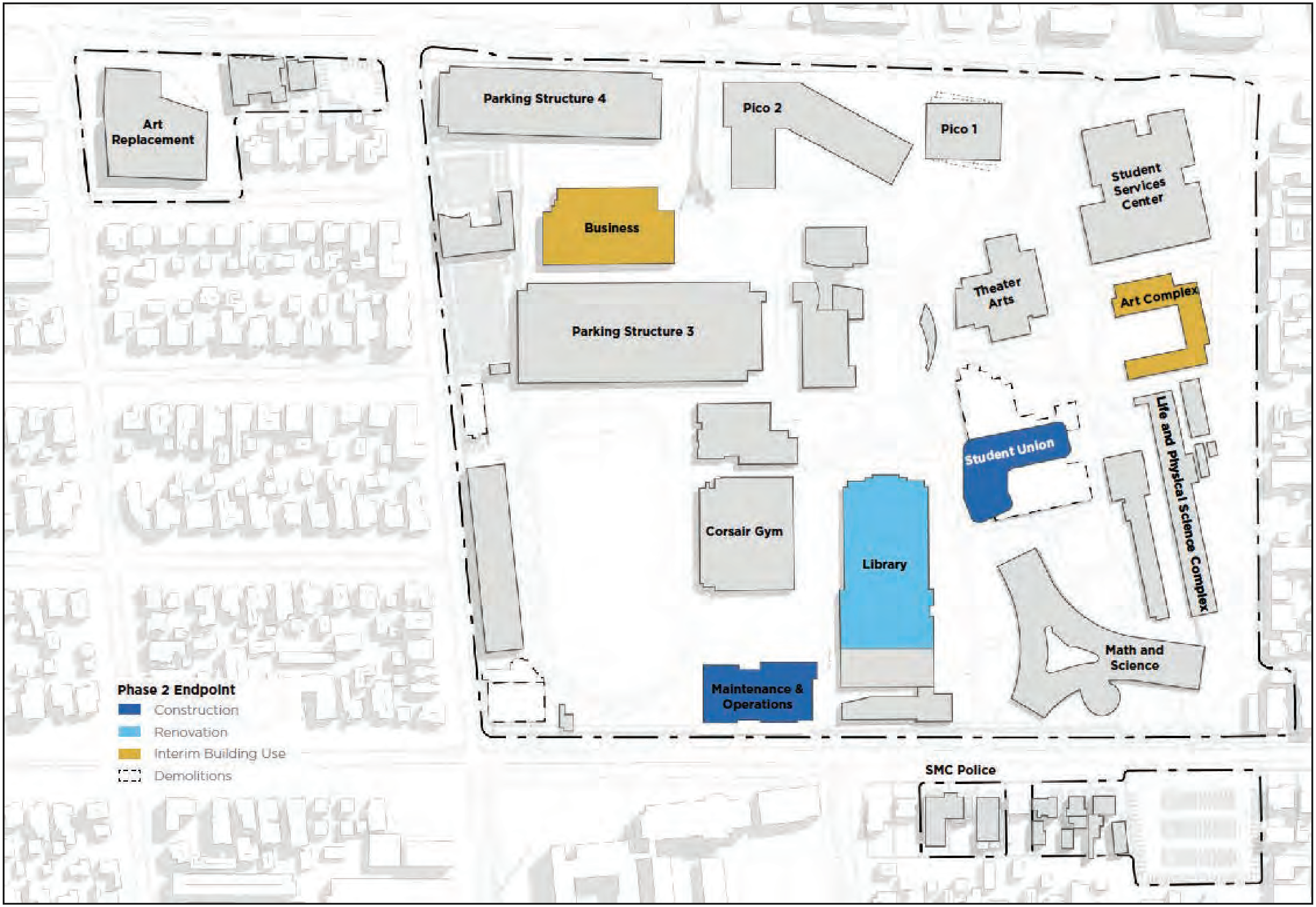
Interim uses of the Art Complex and Business building will continue to support occupants during the demolition and construction of Phase 2. The Business building is already suitable for office and administrative uses. The Art Complex would be adapted to accommodate other Cayton users.

An illustrative rendering of the Phase 2 Endpoint is shown in Figure 19.


Art Replacement
Parking Structure 4
Pico 2
Pico 1
Student Services Center
Business
Theater Arts
Parking Structure 3
Life and Physical Science Complex
Cayton
Corsair Gym
Library
Math and Science
Phase 1 Endpoint
Construction
Renovation
Interim Building Use
Demolitions
SMC Police

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 18
Phase 1 Endpoint


Art Replacement
Parking Structure 4
Pico 2
Pico 1
Student Services Center
Business
Theater Arts
Art Complex
Parking Structure 3
Student Union
Life and Physical Science Complex
Corsair Gym
Library
Math and Science
Maintenance & Operations
SMC Police
Phase 2 Endpoint
Construction
Renovation
Interim Building Use
Demolitions

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 19
Phase 2 Endpoint

Table 6
Phase 2 Endpoint

Bldg #	ACTIVITIES	AREA	
		ASF	GSF
	Demolition		
5	Maintenance and Operation (M&O)	4,811	6,450
18	Stadium Shops / Facilities Offices	17,043	23,236
19	Student Health & Activities	42,882	59,644
	Subtotal	**64,736**	**89,330**
	New Construction		
D	Student Union	27,300	42,000
E	Maintenance and Operations	16,900	26,000
	Subtotal	**44,200**	**68,000**
	Renovation		
Y	Library & Media Center	78,020	108,673
	Subtotal	**78,020**	**108,673**
Source: Santa Monica College Master Plan 2024 Update, DLR Group, April 2024.			

(3) Phase 3 Endpoint

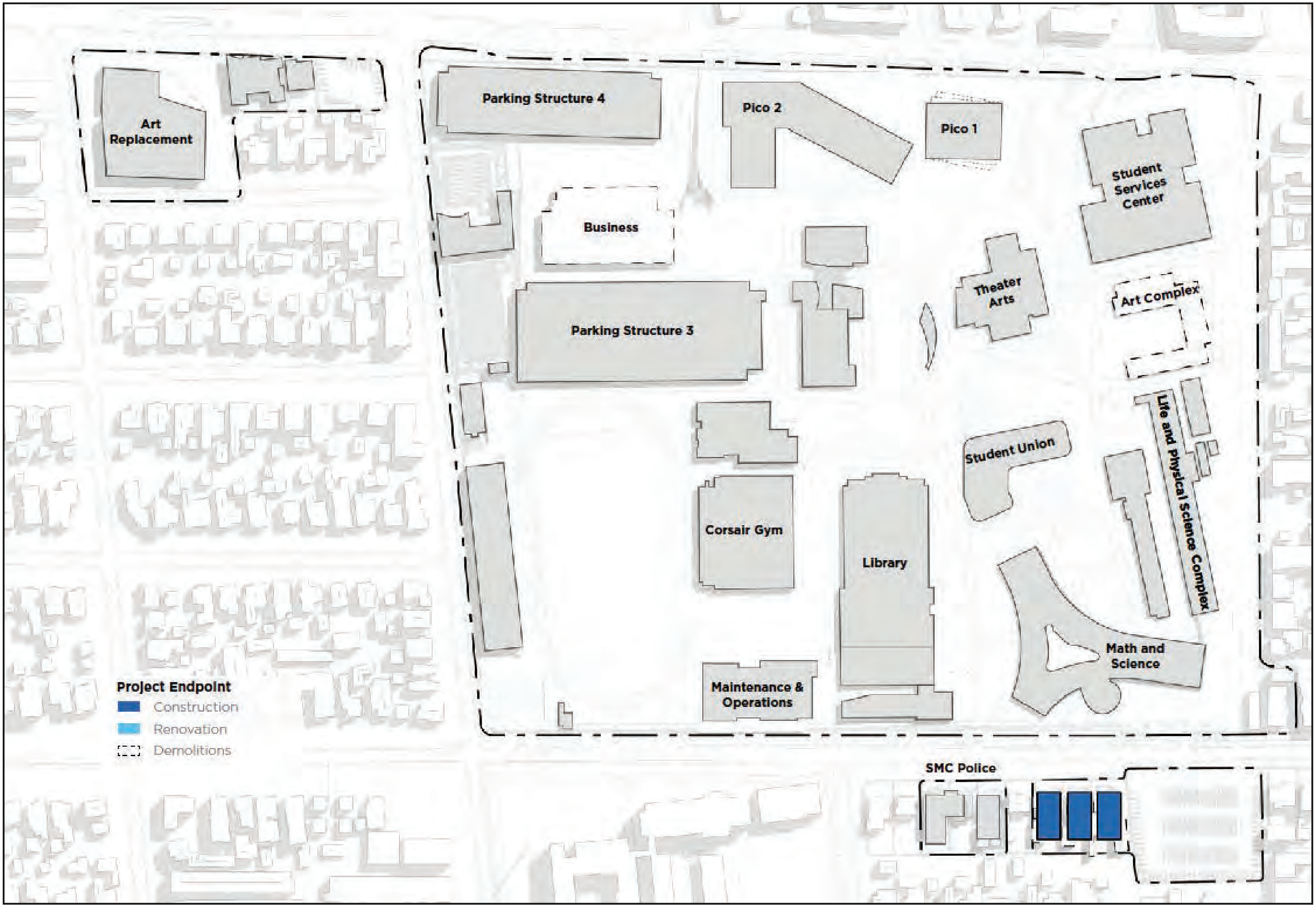
As shown in Table 7, Phase 3 would include the demolition of five buildings on the Project Site (Business, Art Complex, Campus Events, Environmental Center, and Auxiliary Services) totaling 80,789 gsf, and the construction of the Pearl Street Replacements (9,000 gsf).

Following demolition of the Art Complex, a new Welcome Lawn and relocated Organic Learning Garden will create an improved campus gateway from Lot 1 to access the core of campus. The outdoor space will serve events in the adjacent Student Services Center. Landscaping for the site should be well branded and welcoming. It will also connect seamlessly to the new Amphitheater and event plaza.

Demolition of the existing Business building will create space for a new Quad with a water feature. This Quad will form a new campus gateway for those parking in Lots 3 and 4 and will also serve visitors to the pool. An illustrative rendering of the Phase 2 Endpoint is shown in Figure 20.

Table 7
Phase 3 Endpoint

Bldg #	ACTIVITIES	AREA	
		ASF	GSF
	Demolition		
3	Art Complex	15,065	22,127
6	Business	36,332	53,772
26	Campus Events	1,206	1,600
29	Environmental Center	959	1,400
30	Auxiliary Services	1,685	1,890
	Subtotal	**55,247**	**80,789**
	New Construction		
F	Pearl Street Replacements	5,850	9,000
	Subtotal	**5,850**	**9,000**
Source: Santa Monica College Master Plan 2024 Update, DLR Group, April 2024.			



Art Replacement
Parking Structure 4
Pico 2
Pico 1
Student Services Center
Business
Theater Arts
Art Complex
Parking Structure 3
Life and Physical Science Complex
Student Union
Corsair Gym
Library
Math and Science
Maintenance & Operations
Project Endpoint
Construction
Renovation
Demolitions
SMC Police

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 20
Phase 3 Endpoint

(4) Haul Route

During build-out of the Proposed Project, construction and demolition debris would be recycled to the maximum extent feasible. The Proposed Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation and all construction and demolition debris would be delivered to a certified construction and demolition waste processing facility. The Project would also comply with AB 939, AB 341, AB 1826, and DSA waste diversion goals, as applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling.

It is estimated that full build-out of the Proposed Project over the projected 10 year period, would require the excavation and export of approximately 10,000 cubic yards ("cy") of soil. Haul truck staging would either occur on-site or at designated off-site locations and radioed into the site to be filled. Hauling activities would be limited to off-peak commuter hours between 9:00 a.m. and 3 p.m. Monday through Saturday. Export material would be transported to a designated fill site or privately owned landfill facility throughout Los Angeles County which accepts inert soil material.

The haul route to and from the landfill facilities would likely involve traveling eastbound on Pico Boulevard, and northbound on Cloverfield Boulevard to access the I-10 Freeway. Returning trips would likely utilize the same route but travel southbound on Cloverfield Boulevard and westbound on Pico Boulevard. The haul routes specified above may be modified in compliance with City policies, as applicable to each development phase.

3.5 DISCRETIONARY APPROVALS

a) Lead Agency

Under CEQA, the public agency that has the principal responsibility for carrying out or approving a project is referred to as the "Lead Agency."[8] For purposes of the Proposed Project, Santa Monica Community College District (SMC) is the primary governmental agency responsible for approving the Project and therefore constitutes the Lead Agency. The SMC Board of Trustees is the decision-making body of the District.

Discretionary approvals anticipated at this time could include, but are not limited to certification of this EIR, potential adoption of a statement of overriding considerations, final approval of the 2024 Main Campus Master Plan Update by the SMC Board of Trustees, and a potential vote to override municipal zoning. Other governmental approvals, as may be necessary, will be pursued in accordance with all applicable laws and regulations. SMC will be required to submit building plans to the Division the State Architect for structural safety, access compliance, and fire and life safety approvals.

Other discretionary and ministerial permits and approvals that may be deemed necessary, may include temporary street closure permits, and/or utility relocations and new service connections.

b) Other Public Agencies

As part of its environmental review, the Lead Agency consults with other public agencies that retain jurisdiction by law over natural resources affected by the Proposed Project. Such agencies that may review the EIR include, but are not limited to the following:

- Regional Water Quality Control Board, Los Angeles Region

---

[8] *State CEQA Guidelines Section 15367.*

- South Coast Air Quality Management District

c) Subsequent EIR Review

Should modifications to the Proposed Project be proposed after approvals and before implementation of the final Proposed Project design, the District will determine whether any subsequent environmental review is required. Should the Proposed Project require additional environmental review, the District will analyze the Project in accordance with CEQA Guidelines, Section 15162, which could include preparation of an addendum or subsequent environmental clearance to the EIR, or preparation of a new CEQA clearance for the Proposed Project.

4. ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

a. Have a substantial adverse effect on a scenic vista?

No Impact. A scenic vista generally provides focal views of objects, settings, or features of visual interest; or panoramic views of large geographic areas of scenic quality, primarily from a given vantage point. Scenic vistas are generally associated with public vantages. A significant impact may occur if a project introduces incompatible visual elements within a field of view containing a scenic vista or substantially alters a view of a scenic vista. There are no scenic views or vistas within the Project area. The Project Site is currently developed with the SMC Main Campus. The topography of the Project Site and surrounding vicinity is generally level and views are limited to the immediate viewshed of the campus and surrounding area which is characterized by commercial/retail, residential, and institutional land uses. Therefore, the Project would not have the potential to result in a substantial adverse effect on a scenic vista and no impact would occur.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The Project Site is not located within or adjacent to a State-designated scenic highway. The nearest officially-designated State Scenic Highway to the Project Site is Topanga Canyon (from State Route 1 to Mulholland Highway).[9] Topanga Canyon is located approximately 6.25 miles from the SMC Main Campus. The segment of State Route 1 (Lincoln Boulevard) between Venice Boulevard and the I-10 Freeway is designated as an Eligible State Scenic Highway.[10] However, the SMC Main Campus is not within the viewshed of Lincoln Boulevard. As such, the Project would not have the potential to substantially damage any scenic resources within a state scenic highway and no impact would occur.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. The Project Site is located in an urbanized area and is developed with the SMC Main Campus and supporting facilities. As the Proposed Project would renovate existing structures and construct new buildings on the Project Site, implementation of the Proposed Project would have the potential to alter the visual quality of the Project Site and surrounding areas. Therefore, potential impacts related to views and the visual quality of the Project Site and surroundings properties in the context of applicable zoning regulations will be analyzed in the EIR.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The determination of whether a project results in a significant nighttime illumination impact is generally made considering the following factors: (a) the change in ambient illumination levels as a result of the project sources; and (b) the extent to which the project lighting would spill off the project site and affect adjacent light-sensitive areas. The Project Site is located in urbanized area with substantial nighttime lighting due to streetlights and lighting associated with developed uses on surrounding properties. Glare is common in the Project Site area due to direct sunlight and reflective surfaces on existing features including automobiles traveling and parked on surrounding streets, windows in buildings, and architectural surfaces of existing buildings. The Proposed Project would introduce additional nighttime lighting for security and may create additional glare through building surfaces and windows. Therefore, potential impacts related to nighttime lighting and glare will be analyzed in the EIR.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to

---

[9] *Caltrans, Arc GIS database of California Scenic Highways, accessed May 2024 and List of Eligible and Officially Designated State Scenic Highways, https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019_a11y.xlsx, accessed May 2024.*

[10] *Ibid.*

information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in 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))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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 or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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 Project Site is located in an urbanized area of the City of Santa Monica and is currently occupied by the SMC Main Campus. No farmland or agricultural activity exists on or in the vicinity of the Project Site. According to the Soil Candidate Listing for Prime Farmland of Statewide Importance, Los Angeles

County, which was prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), the soils at the Project Site are not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, California Department of Conservation, Division of Land Protection, Farmland Mapping and Monitoring Program designated the site as "Urban and Built-Up Land." [11] Therefore, the Proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use and no impact would occur.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact may occur if a project were to result in the conversion of land zoned for agricultural use or under a Williamson Act Contract from agricultural use to non-agricultural use. The Williamson Act of 1965 allows local governments to enter into contract agreements with local landowners with the purpose of trying to limit specific parcels of land to agricultural or other related open space use.[12] The Project Site does not contain any State-designated agricultural lands or open space. Thus, the Project Site is not subject to a Williamson Act Contract. [13]

The Project Site is not zoned for agricultural production, and no farmland activities exist on-site. In addition, no Williamson Act Contracts are in effect for the Project Site. Therefore, the Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and no impact would occur.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in 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))?

No Impact. The Project Site is not zoned as forestland or timberland, and there is no timberland production at the Project Site. Therefore, the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production and no impact would occur.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project Site is located in a highly developed area of Santa Monica. The Project Site is fully developed with the SMC Main Campus. No forested lands or protected vegetation exist on or in the vicinity of the Project Site. Therefore, the Proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur.

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 or conversion of forest land to non-forest use?

No Impact. A significant impact may occur if a project results in the conversion of farmland to another non-agricultural use. Neither the Project Site, nor nearby properties, are currently utilized for agricultural or forestry uses. As discussed above, the Project Site is not classified in any "Farmland" category designated by the State of California. According to the "Los Angeles County Important Farmland 2018" map, which was prepared by the California Department of Conservation, Division of Land Resource Protection, the soils at the Project Site are not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[14] Therefore, no impact would occur.

---

[11] *State of California Department of Conservation, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2018 South Los Angeles Map, published November 2020.*

[12] *State of California Department of Conservation, Williamson Act Program, accessed December 2024.*

[13] *State of California Department of Conservation, Williamson Act Program, accessed December 2024.*

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. A significant air quality impact may occur if the Proposed Project is not consistent with the applicable Air Quality Management Plan (2022 AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of those plans. Implementation of the Proposed Project could potentially result in an increase in air pollutants in the vicinity of the Project Site. The demolition of existing buildings, construction of new buildings, and renovations on the Project Site would have the potential to generate air pollutants in the form of dust and particulate matter (PM_{10} and $PM_{2.5}$), CO, VOC, and SO_X from demolition, earthwork/grading activities and construction equipment exhaust. There is a possibility that an air quality standard could be exceeded or that the Proposed Project could contribute to an existing or projected air quality concern. Potential impacts related to the applicable air quality plans and global warming are unknown at this time, therefore, potential impacts related to compliance with air quality standards will be analyzed in the EIR.

---

[14] *State of California Department of Conservation, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2018 South Los Angeles Map, published November 2020.*

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. A significant impact may occur if a project adds a considerable cumulative contribution to federal or State non-attainment pollutants. As the Basin is currently in State non-attainment for ozone, PM_{10}, and $PM_{2.5}$, related projects could exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of a project's contribution of emissions, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project specific impacts. Thus, a project may result in a significant impact in cases 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. The Proposed Project has the potential to increase air pollutants in combination with other related projects in the vicinity. Therefore, the potential for cumulative air quality impacts will be analyzed in the EIR.

c. Expose sensitive receptors to substantial pollutant concentrations?

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. Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities; rehabilitation centers; convalescent centers; retirement homes; residences; schools; playgrounds; childcare centers; and athletic facilities.[15]

Sensitive receptors in the Project Site area include residential uses and institutional uses. The Proposed Project would increase construction emissions, potentially exposing sensitive receptors to substantial pollutant concentrations. Therefore, potential impacts related to the exposure of sensitive receptors to air pollutants will be analyzed in the EIR.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. A significant impact may occur if objectionable odors occur which would adversely impact sensitive receptors. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The Proposed Project would provide new and renovated classroom and instructional spaces and would not involve any uses or activities with the potential to produce substantial odors, such as manufacturing processes, sewage treatment facilities, and landfills. No impacts from objectionable odors are anticipated to occur, and no further analysis is required.

---

[15] South Coast Air Quality Management District, *CEQA Air Quality Handbook,* 1993, at page 5-1.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native 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 a 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?	☐	☐	☐	☒

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special

Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; or (c) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise or light) to a degree that may diminish the chances for long-term survival of a sensitive species.

The Project Site is located in an urbanized area of the City of Santa Monica and is currently developed with the SMC Main Campus. Based on a records search using the US Fish and Wildlife Service's Information for Planning and Consultation (IPaC) database for the Project Site's boundary, there are no critical habitats at this location.[16] As such, the Project Site does not support any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, the Project would not 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 Wildlife or the U.S. Fish and Wildlife Service and no impact would occur.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A project would normally have a significant impact on biological resources if it could result in: (a) the loss of individuals, or the reduction of existing habitat, of a state or federal listed endangered, threatened, rare, protected, candidate, or sensitive species or a Species of Special Concern; (b) the loss of individuals or the reduction of existing habitat of a locally designated species or a reduction in a locally designated natural habitat or plant community; (c) the alternation of an existing wetland habitat; or (d) interference with habitat such that normal species behaviors are disturbed (e.g., from the introduction of noise, light) to a degree that may diminish the chances for long-term survival of a sensitive species. The Project Site is located in an urbanized area of the City of Santa Monica and is currently developed with the SMC Main Campus. Based on a records search using the US Fish and Wildlife Service's Information for Planning and Consultation (IPaC) database for the Project Site's boundary, no riparian or other sensitive natural vegetation communities are located on the Project Site.[17] Therefore, implementation of the Project would not result in any adverse impacts to riparian habitat or other sensitive natural communities, and no impact would occur.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A project would normally have a significant impact on biological resources if it could result in the alteration of an existing wetland habitat, as defined by Section 404 of the Clean Water Act. Based on a records search using the US Fish and Wildlife Service's Information for Planning and Consultation (IPaC) database for the Project Site's boundary, the Project Site does not contain any wetlands mapped by the National Wetlands Inventory.[18] The Project Site is entirely built out with institutional land uses and does not support any natural wetland features. Therefore, the Project would not have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means and no impact to riparian or wetland habitats would occur.

---

[16] US Fish and Wildlife Service, *Information for Planning and Consultation (IPaC) for the Santa Monica College Main Campus Site*, December 2024. (See Appendix A to this Initial Study).

[17] US Fish and Wildlife Service, *Information for Planning and Consultation (IPaC) for the Santa Monica College Main Campus Site*, December 2024. (See Appendix A to this Initial Study).

[18] US Fish and Wildlife Service, *Information for Planning and Consultation (IPaC) for the Santa Monica College Main Campus Site*, December 2024. (See Appendix A to this Initial Study).

d. Interfere substantially with the movement of any native 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?

Less Than Significant Impact. A project would normally result in a significant impact on biological resources if it results in the interference with wildlife movement/migration corridors that may diminish the chances for long-term survival of a sensitive species. Vegetation on the Project Site is limited to ornamental landscaping including trees, grass, and shrubs. As stated above, the Project Site does not contain any natural habitat or wetlands capable of supporting candidate, endangered, or special status species. However, it is possible that migratory birds may utilize portions of the Project Site on a transitory basis during migration. All migratory non-game native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests, including raptors and other migratory nongame birds (as listed under the Federal MBTA). The Planning and Facilities Development Department enforces the MBTA through precautionary and preventative measures to avoid or reduce the potential for disturbances to wildlife during construction. Such measures require all contractors to ensure compliance with all applicable laws and regulations to ensure that no significant impacts to nesting birds would occur due to the removal of the existing trees located on the Project Site. If Project activities cannot feasibly avoid the breeding bird season, in accordance with the California Department of Fish and Game, beginning thirty days prior to the disturbance of suitable nesting habitat, the Applicant would be required to arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the Project Site, as access to adjacent areas allows. If a protected nesting bird is found, the contractor would be required to delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. With adherence to existing laws and regulatory compliance measures, the Proposed Project would have a less than significant impact on migratory bird species.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

No Impact. A project-related significant adverse effect could occur if a project were to cause an impact that is inconsistent with local regulations pertaining to biological resources. The Proposed project would include demolition, construction, and renovation of existing buildings. Landscaping on the SMC Main Campus is limited to ornamental vegetation and trees that have been planted throughout the campus. No native or protected trees will be removed by the Proposed Project. Thus, the Project would not conflict with any local policies or ordinances protecting biological resources, and no impact would occur.

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?

No Impact. A significant impact would occur if a project would be inconsistent with mapping or policies in any conservation plans of the types cited. No locally designated natural communities are known to occur on or adjacent to the Project Site. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community

Plan, or other approved local, regional, or state habitat conservation plan, and no impact would occur.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

a. Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. A significant impact may occur if a project would disturb historic resources, which presently exist within the Project Site. State CEQA Guidelines Section 15064.5 defines a 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 a 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. A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.[19]

The Main Campus was not identified as a historical resource in any of the City's historic resources surveys. In the Citywide Historic Context Statement prepared in 2017-2018, Santa Monica College is included in the narrative history of institutional development from the post-World War II era; however, because the campus buildings are generally not visible from the public right-of-way, it was not evaluated as part of the Historic Resources Inventory Update conducted at that time.[20] Nevertheless, because the Proposed Project may involve demolition, construction, and renovations to buildings that are older than 40 years (the City of Santa Monica standard per

---

[19] *CEQA Guidelines, Section 15064.5(b)(1).*

[20] *City of Santa Monica, "Citywide Historic Resources Inventory Update Survey Report," prepared by Architectural Resources Group and Historic Resources Group, August 9, 2018, Appendix D, 1.*

SMMC Section 9.25.040(E), the potential to impact a historic resource will be further evaluated within the EIR.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. A significant impact may occur if grading or excavation activities associated with a project would disturb archaeological resources which presently exist within the Project Site. 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. Based on prior grading and disturbance to subsurface soils that has occurred on the Project Site, and the lack of recorded archaeological resources known to occur within the Project Site, it appears unlikely that any subsurface archaeological resources would be impacted as a result of Project implementation. In the unlikely event any archaeological resources are found on the Project Site during construction activities, the significance of such resources would be determined and be addressed in accordance with applicable State and Federal laws. As such, this issue will be further evaluated within the EIR and preventative mitigation measures will be recommended to address the inadvertent discovery of any archaeological resources.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially Significant Impact. A project-related significant adverse effect could occur if grading activities associated with the Proposed Project would disturb previously interred human remains. No known human burials have been identified on the Project Site or its vicinity. If any human remains were present on the Project Site, they have likely been disturbed by previous grading activities. If human remains are found during construction activities, then they will be addressed in accordance with applicable State and Federal laws. This issue will be further evaluated within the EIR and preventative mitigation measures will be recommended to address the inadvertent discovery of any human remains.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. A significant impact would occur if a project results in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Construction and operation of the Proposed Project would result in the consumption of energy resources, which may have a significant impact on the environment. Pursuant to Section 15126.2(b) of the State CEQA Guidelines, the EIR shall include an analysis of the project's energy use for all project phases and components, including energy, natural gas and transportation energy, during construction and operation. Thus, the Proposed Project's potential energy consumption will be analyzed in the EIR.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. A significant impact would occur if a project conflicts with or obstructs a state or local plan for renewable energy or energy efficiency. The Proposed Project would be constructed in accordance with all applicable laws and regulations, including applicable State and federal laws, and building regulations that are intended to promote efficient utilization of resources and minimize environmental impacts. Pursuant to Section 15126.2(b) of the State CEQA Guidelines, the EIR shall include an analysis of the project's energy use for all project phases and components, including energy, natural gas and transportation energy, during construction and operation. Accordingly, a discussion of the Proposed Project's consistency with State or local plans for renewable energy or energy efficiency will be further analyzed in the EIR.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause 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.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

a. Directly or indirectly cause 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.

Less Than Significant Impact. A significant impact may occur if a project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. Based on criteria established by the California Division of Mines and Geology (CDMG), now called California Geologic Survey (CGS), faults may be categorized as active, potentially active, or inactive. Active faults are those which show evidence of surface displacement within the last 11,000 years (Holocene-age). Potentially active faults are those that show evidence of most recent surface displacement within the last 1.6 million years (Quaternary-age). Faults showing no evidence of surface displacement within the last 1.6 million years are considered inactive for most purposes, with the exception of design of some critical structures.

The Project Site is not located within a seismic hazard zone for liquefaction, landsliding, or faulting, as delineated by the State of California, in accordance with the Seismic Hazards Mapping Act or the Alquist-Priolo Act.[21] The closest surface trace of an active fault to the Project Site is a portion of the Santa Monica Fault Line, located approximately 6,400 feet north of the Project Site.[22] Thus, the possibility of damage due to ground rupture is considered low since active faults are not known to cross the Project Site. The Project Site is situated within the seismically active Southern California region and ground shaking is likely to occur due to earthquakes caused by movement along faults within the region. The Project Site could be subject to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices. Based on these considerations, the Project Site is considered suitable for the construction of the Proposed Project, provided that the geotechnical design criteria in the Geo-Hazard Review should be incorporated into the Proposed Project design. Sign off from the State of California Division of State Architect (DSA) would ensure that the Proposed Project meets the applicable performance measures. Therefore, the Proposed Project would not expose people or structures to substantial adverse effects associated with fault rupture, caused in whole or in part by the Proposed Project's exacerbation of the existing environmental conditions. Thus, Proposed Project impacts would be less than significant.

---

[21] US Geological Survey, *Interactive Fault Map*, website: https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf, accessed December 2024.

ii. Strong seismic ground shaking?

Less Than Significant Impact. A significant impact may occur if a 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 other locations in Southern California. As discussed above, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. However, the Project Site is located within a seismically active region, as is all of Southern California. As previously mentioned, the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices. Therefore, the Project Site is considered suitable for the construction of the Proposed Project, provided that the geotechnical design criteria in the Geo-Hazard Review should be incorporated into the Proposed Project design. Sign off from the DSA would ensure that the Proposed Project meets the applicable performance measures. Impacts from seismic ground shaking would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

No Impact. A project would have a significant impact related to geology and soils if it exposes people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction caused in whole or in part by the project's exacerbation of the existing environmental conditions. Liquefaction is a phenomenon in which saturated silty to cohesionless soils below the groundwater table are subject to a temporary loss of strength due to the buildup of excess pore pressure during cyclic loading conditions such as those induced by an earthquake. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures.

According to the City of Santa Monica Liquefaction Risk Areas Map, the Project Site is not located within an area identified as having a potential for liquefaction.[23] The existing below grade infrastructure will remain in place. Therefore, the potential for liquefaction occurring at the Project

---

[22] *Ibid.*

[23] City of Santa Monica, *Liquefaction Risk Areas Map*, https://gis-smgov.opendata.arcgis.com/datasets/smgov::liquefaction-risk-areas/explore?location=34.012080%2C-118.460789%2C13.68, accessed December 2024.

Site is considered to be low. Therefore, no impacts associated with the seismic related hazards including liquefaction would occur.

iv. Landslides?

No Impact. A project would have a significant impact related to geology and soils if the project exposes people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions. Landslides generally occur in loosely consolidated, wet soil and/or rocks on steep sloping terrain. According to the City of Santa Monica Landslides Zone and High Risk Area Map, the Project Site is not located within an area identified as having a potential for slope instability.[24] There are no known landslides near the Project Site, nor is the Project Site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the Project is considered low. Therefore, the Proposed Project would not exacerbate current environmental conditions that would create a significant hazard with respect to landslides, and no impact would occur.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. A project would normally have significant sedimentation or erosion impact if it would: (a) constitute a geologic hazard to other properties by causing or accelerating instability from erosion; or (b) accelerate natural processes of wind and water erosion and sedimentation, resulting in sediment runoff or deposition which would not be contained or controlled on-site.

Although development of the Proposed Project has the potential to result in the erosion of soils during site preparation and grading, erosion would be reduced by implementation of stringent erosion controls through grading and building permit regulations. Minor amounts of erosion and siltation could occur during grading. The potential for soil erosion during the ongoing operation of the Proposed Project is relatively low due to the generally level topography of the area and the existing improvements on the Project Site. The Proposed Project would comply with all applicable laws which address grading, excavations, and fills

Additionally, prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board NPDES Construction General Permit. Compliance with regulatory measures would ensure a less-than-significant impact would occur with respect to erosion or loss of topsoil during construction.

Long-term operation of the Proposed Project would not result in substantial soil erosion or loss of topsoil. The Project Site would be covered by the proposed developments such that little soil would be exposed. Thus, no exposed areas subject to erosion would be created or affected by the Project. Therefore, the impacts of soil erosion during Project operation would be less than significant. As such, with compliance with regulatory compliance measures, construction and operation of the Proposed Project would not exacerbate current environmental conditions that would create a significant hazard with respect to the loss soil erosion or loss of topsoil, therefore resulting in a less than significant impact.

---

[24] City of Santa Monica Landslides Zone and High Risk Area Map, https://gisdata.santamonica.gov/datasets/smgov::landslide-risk/explore?location=34.010561%2C-118.500753%2C11.70, accessed December 2024.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. A project would have a significant impact related to geology and soils if it is located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse caused in whole or in part by the project's exacerbation of existing environmental conditions.

As noted above, the Project Site is not within a liquefaction zone and is not located in an area susceptible to liquefaction or collapse. Additionally, the Project Site is relatively level sloping, with no pronounced highs or lows. There are no known landslides near the Project Site, nor is the Project Site in the path of any known or potential landslides. The Project Site is not located within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the general site vicinity, and there is little or no potential for subsidence. Additionally, the design and construction of the Proposed Project shall conform to the California Building Code seismic standards, which would ensure impacts associated with unstable geologic unit or soils remain less than significant. As such, construction and operation of the Proposed Project would not have the potential to exacerbate current environmental conditions that would create a significant hazard with respect to landslides, lateral spreading, subsidence, liquefaction or collapse. With the implementation of Building Code requirements and regulatory compliance measures, above, the potential for landslide, lateral spreading, subsidence, liquefaction, or collapse, or the exacerbation of such, would be reduced to a less-than-significant level.

d. Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. A project would normally have a significant geologic hazard impact if it would cause or accelerate geologic hazards which would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury. For the purpose of this specific issue, a significant impact may occur if a project is built on expansive soils without proper site preparation or design features to provide adequate foundations for buildings, thus posing a hazard to life and property. Expansive soils contain significant amounts of clay particles that swell considerably when wetted and which shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result.

Construction of the Proposed Project is limited to demolition, construction, and renovations of existing buildings. No new subterranean parking or basements are proposed. Construction would entail surface grading and minor utility relocations for surface water runoff, conduit to install lighting fixtures, and connections to storm drains. The existing below grade infrastructure will remain in place. The Proposed Project would comply with all applicable laws which address safe construction, including building foundation requirements appropriate to site conditions. Therefore, no impact would occur with respect to expansive soils.

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

No Impact. This question would apply to the Proposed Project only if it was located in an area not served by an existing sewer system. The Project Site is located in a developed area of the City of Santa Monica, which is served by a wastewater collection, conveyance and treatment system. No septic tanks or alternative disposal systems are necessary, nor are they proposed. Therefore, no impacts related to alternative wastewater disposal systems would occur.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A significant impact may occur if grading or excavation activities associated with a project were to disturb paleontological resources or geologic features which presently exist within a project site. The Project Site is located in the City of Santa Monica, and as described above, is currently fully developed by the SMC Main Campus. The Project Site has been subject to extensive grading and excavation associated with the buildout of various buildings and underground utilities parking structures without any known discovery of paleontological resources. As such, the Project Site is not known to contain any unique paleontological resources or geologic features. While the potential discovery of paleontological resources within the Project Site is considered low, there remains a potential for the unanticipated discovery of paleontological resources at sub-surface levels, which may be uncovered during future grading activities. Under California Public Resources Code Sections 5097.5 and 30244, if any paleontological materials are encountered during the course of project development, all further development activities shall halt and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, state, and local guidelines. Therefore, with adherence to existing applicable laws, the Proposed Project would not directly or indirectly destroy a unique paleontological resource or unique geologic feature, and impacts would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Global climate change describes alterations in weather features (e.g., temperature, wind patterns, precipitation, and storms) that occur across the Earth as a whole. Global temperatures are modulated by naturally occurring components in the atmosphere (e.g., water vapor, carbon dioxide (CO_2), methane (CH_4), and nitrous dioxide (N_2O)) that capture heat radiated from the Earth's surface, which in turn warms the atmosphere. This natural phenomenon is known as the "greenhouse effect." Excessive human-generated greenhouse gas emissions can affect the global climate. Construction and operation of the Proposed Project would have the potential to generate greenhouse gas emissions, either directly or indirectly, which may have a significant impact on the environment. Thus, the Proposed Project's generation of greenhouse gas emissions will be analyzed in the EIR.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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 consistency with applicable plans, policies and regulations adopted for the purpose of reducing the emission of greenhouse gases, including but not limited to Assembly Bill (AB) 32, the California Air Resources Board's Climate Change Scoping Plan, SCAG's Regional Transportation Plan/Sustainable Communities Strategy, the CALGreen Code, and City of Santa Monica's Sustainable City Plan and Climate Action and Adaption Plan, will be analyzed in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact may occur if a project would involve the use or disposal of hazardous materials as part of its routine operations, or would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors.

Construction could involve the use of potential hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. With respect to operation of the Proposed Project, no hazardous materials would be utilized during day-to-day operation of the Proposed Project other than typical cleaning solvents used for classroom and janitorial purposes and landscape maintenance materials such as cleaning supplies, paints, oil, pesticides, herbicides, water disinfectants, and fertilizers. The use of these materials would be in small quantities and in accordance with the manufacturers' instructions for transport, use, storage, and disposal of such products. Therefore, the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant.

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?

Less Than Significant Impact. A project would normally have a significant impact to hazards and hazardous materials if: (a) the project involved a risk of accidental explosion or release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation); or (b) the project involved the creation of any health hazard or potential health hazard. The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the regulatory framework for the health hazard; (b) the probable frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance; (c) the degree to which project design will reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance; (d) the probable frequency and severity of consequences to people from exposure to the health hazard; and (e) the degree to which project design would reduce the frequency of exposure or severity of consequences to exposure to the health hazard. The Proposed Project would use minimal amounts of hazardous materials for classroom uses and routine cleaning. The Proposed Project would not be expected to pose any substantial potential for accident conditions involving the release of hazardous materials. Therefore, impacts relating to release of hazardous materials would be less than significant.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. A project-related significant adverse effect may occur if the Project Site is located within 0.25-mile of an existing or proposed school site, and is projected to release toxic emissions, which would pose a health hazard beyond regulatory thresholds. Localized construction impacts associated with noise, dust and localized air quality emissions, and construction traffic/hauling activities generally occur within an area of 500 feet or less of the Project Site. The students and faculty of the SMC Main Campus, John Adams Middle School, and Will Rodgers Learning Academy are located within 500 feet of proposed construction activities and could be affected by the Proposed Project. The Proposed Project would provide appropriate regulatory compliance measures, such as adhering to the permissible hours of construction and not idling or staging haul trucks in proximity to school facilities to reduce the Proposed Project's impacts upon the nearby school facilities. The Proposed Project's temporary construction air quality emissions will be evaluated in the EIR. Operation of the Proposed Project would not result in the use, storage or release of hazardous materials. As such, any operational impacts on the Project Site and to nearby schools would be less than significant with regulatory compliance measures incorporated. Therefore, the Project would not have the potential to emit any hazardous emissions or handle hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school site.

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?

Less Than 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. A significant impact may occur if the Project Site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses. A 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. Furthermore, the buildout of this property with the SMC Art Complex Replacement Project was evaluated under a separate Mitigated Negative Declaration (MND) in May 2020. As concluded in the MND, the buildout of the Art Complex Replacement Project would be less than significant with regulatory compliance measures and site specific mitigation measures. The buildout of the Art Complex Replacement Project is currently underway as a separate project. The remaining portions of the Main Campus are not included on a list of hazardous materials sites nor regulatory databases for storing or emitting potentially hazardous materials. Compliance with mandatory state and federal regulations would ensure that potential impacts associated with hazardous waste sites are reduced to less than significant levels.

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 or excessive noise for people residing or working in the project area?

No Impact. A significant project-related impact may occur if the Project were placed within a public airport land use plan area, or within two miles of a public airport, and subject to a safety hazard. The closest public airport to the Project Site is the Los Angeles International Airport (LAX), located approximately 8 miles southwest of the Project Site. The Project Site is located within two miles of the Santa Monica Airport, which is a private airport. Furthermore, the Project Site is not located within an airport hazard area for LAX nor the Santa Monica Airport. Therefore, the Proposed Project would not result in an aviation-related safety hazard for people residing or working in the Project area, and no impact would occur.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. A project would normally have a significant hazardous impact if the project involved possible interference with an emergency response plan or emergency evacuation plan. The determination of significance shall be made on a case-by-case basis considering the degree to which the project may require a new, or interfere with an existing emergency response or evacuation plan, and the severity of the consequences.

The Proposed Project would not impair implementation of, nor physically interfere with, an adopted emergency plan. The Proposed Project would generally retain the current vehicular circulation and access points and existing parking supply. As discussed below under Checklist Question XVII(d) Transportation, the Proposed Project would not create significant impacts along nearby streets that would impact emergency access or response plans. Furthermore, the Proposed Project would include new and expanded SMC Police Department facilities that would enhance the SMC's Police Department's emergency response times on campus. Therefore, the Proposed Project's impacts related to interference with any adopted emergency response plan or emergency evacuation plan would be less than significant.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. A significant impact may occur if a project is located in proximity to wildlands areas and would pose a potential fire hazard, which could affect persons or structures in the area in the event of a fire. The Project Site is located in a highly urbanized area of Santa Monica and does not include wildlands or high fire hazard terrain. The Project Site is not located in a Very High Fire Hazard Severity Zone.[25] Therefore, no impacts from wildland fires would occur.

---

[25] *State of California, Department of Forestry and Fire Protection (CAL FIRE). Map of CAL FIRE's Fire Hazard Severity Zones in Locally Responsibility Areas (Los Angeles County), accessed May 2024.*

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. Result in substantial erosion or siltation on- or off-site; ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii. 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; or iv. Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A project would normally have a significant impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving body of water. A significant impact may occur if a project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater 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) through its nine Regional Boards. The Proposed Project would comply with the applicable Federal, State and local regulations, Code requirements, and permit provisions. The Proposed Project would not include industrial discharge to any public water system and therefore would not violate any water quality standards or waste discharge requirements of the SWRCB. Discharge of surface water runoff will have the potential to convey sedimentation and potentially hazardous chemicals and oil and grease generated during the construction process. A storm water mitigation plan will be required to ensure that surface water flows are contained on site and treated prior to entering the storm drains, which eventually discharge into the Santa Monica Bay. As such, the Proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be less than significant.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A project would normally have a significant impact on groundwater level if it would change potable water levels sufficiently to: (a) reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or respond to emergencies and drought; (b) reduce yields of adjacent wells or well fields (public or private); (c) adversely change the rate or direction of flow of groundwater; or (d) result in demonstrable and sustained reduction in groundwater recharge capacity. As discussed above, the surface water runoff from the Project Site is directed to adjacent storm drains and does not percolate into the groundwater table beneath the Project Site.

The Proposed Project construction activities are anticipated to minimally excavate beneath the Project Site for building foundations, as such, construction of the Proposed Project would not deplete groundwater supplies or interfere substantially with groundwater recharge, nor would the Project Site require temporary dewatering. No groundwater pumping activities are included as part of the Proposed Project. Therefore, the Proposed Project would not deplete groundwater supplies, and impacts to the groundwater table would be less than significant.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. A project would normally have a significant impact on surface water hydrology if it would result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow that would result in a substantial increase in erosion or siltation during construction or operation of the project.

The Project Site is located in a highly urbanized area of Santa Monica. Implementation of the Project would not increase site runoff or result in any changes in the local drainage patterns. No stream or river courses are located in the vicinity of the Project Site. As such, impacts to erosion or siltation would be less than significant. Impacts associated with localized drainage and surface water runoff would therefore be considered less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. As stated above in response to Checklist Questions X(a) and (i), implementation of the Project would not increase site runoff or result in any changes in the local drainage patterns. Additionally, the Proposed Project would result in a decrease of total building floor area on-site. Surface water runoff would be directed to existing storm drain infrastructure. Surface water runoff would be controlled through site design and engineering practices. Therefore, the Proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site and impacts associated with the potential for off-site flooding would be less than significant.

iii. 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; or

Less Than Significant Impact. A significant impact may occur if the volume of stormwater runoff from the Project Site were to increase to a level which exceeds the capacity of the storm drain system serving the Project Site. A project-related significant adverse effect would also occur if the Project would substantially increase the probability that polluted runoff would reach the storm drain system.

As addressed above, the Project Site is completely developed, and 100 percent of surface water runoff is directed to adjacent street storm drains. Implementation of the Project would not increase site runoff or result in any changes in the local drainage patterns. Additionally, the Proposed Project would result in a decrease of total building floor area on-site. Existing storm drain lines serving the Project Site are located along Pico Boulevard, Pearl Street, and 16th Street. Therefore, the Proposed Project would not create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and water quality impacts would be less than significant.

iv. Impede or redirect flood flows?

Less Than Significant Impact. A significant impact may occur if the Project was located within a 100-year flood zone, which would impede or redirect flood flows. The Project Site is not in an area designated as a 100-year flood hazard area.[26] The Project Site is located in an area that is currently developed with paved surfaces and contours that direct surface water runoff to existing storm drains. No changes to the local off-site stormwater drainage infrastructure would occur with implementation of the Project. As such, the Proposed Project would not have the potential to impede or redirect floodwater flows and a less than significant impact would occur.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Project Site is located approximately 1.4 miles from the Pacific Ocean. Therefore, the potential for tsunamis to adversely impact the Project Site is considered low. Additionally, the Project Site is not located within a Flood Zone or Potential Tsunami Zone. Therefore, the Proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. Thus, no impact would occur.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. As specified above, the Project would result in a decrease in building floor area on-site, as such, the Proposed Project would not adversely impact a groundwater management plan or otherwise impede groundwater replenishment in the basin. Therefore, the Proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

---

[26] *FEMA Flood Map Service Center, Website: https://msc.fema.gov/portal/search?AddressQuery=1900%20pico%20boulevard%2C%20santa%20monica, accessed May 2024.*

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a. Physically divide an established community?

No Impact. A significant impact may occur if a project would be sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the extent of the area that would be impacted, the nature and degree of impacts, and the types of land uses within that area; (b) the extent to which existing neighborhoods, communities, or land uses would be disrupted, divided or isolated, and the duration of the disruptions; and (c) the number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of a project.

The Project Site generally bounded by Pico Boulevard to the north, 18th Court to the east, Pearl Street to the south, and 16th Street to the west, and includes adjacent properties along Pico Boulevard between 16th Street and 14th Street and along Pearl Street between 17th Street and 18th Court. The campus already exists in this location. The Proposed Project would include the demolition of existing temporary and permanent buildings, totaling approximately 360,100 gsf of building area, and the construction of new buildings consisting of 265,216 gsf of new floor area in five main new buildings. 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 is an infill development and would not disrupt or divide the physical arrangement of the established community, and no impact would occur. Therefore, no further analysis in the EIR is required.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The Project could potentially conflict with land use plans, policies or regulations that were adopted for the purpose of avoiding or mitigating an environmental effect. At the regional level, the Project Site is located within the planning area of the Southern California Association of Governments (SCAG), the Southern California region's federally designated metropolitan planning organization. The Proposed Project is also located within the South Coast Air Basin and, therefore, is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). At the local level, development of properties within the City of Santa Monica are generally governed by the City's General Plan, including the LUCE and the Zoning Ordinance, but in this instance, preemption by SMCCD is anticipated pursuant to Government Code Section 53094. The determination of whether the Proposed Project would conflict with applicable land use policies and ordinances will be addressed in the EIR.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?

No Impact. A significant impact may occur if a project site is located in an area used or available for extraction of a regionally-important mineral resource, or if the project development would convert an existing or future regionally-important mineral extraction use to another use, or if the project development would affect access to a site used or potentially available for regionally-important mineral resource extraction. The determination of significance shall be made on a case-by-case basis considering: (a) whether, or the degree to which, the project might result in the permanent loss of, or loss of access to, a mineral resource that is located in a State Mining and Geology Board Mineral Resource Zone or other known or potential mineral resource area, and (b) whether the mineral resource is of regional or statewide significance, or is noted in the Conservation Element as being of local importance.

The Project Site is not currently used for the extraction of mineral resources, and there is no evidence to suggest that the Project Site has been historically used for the extraction of mineral resources. The Project Site is currently developed with the SMC Main Campus. The Project would not block or hinder access or availability of mineral resources. Therefore, the development of the Project would not result in the loss of availability of a known mineral resource, and no impact would occur.

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?

No Impact. A significant impact may occur if the Project Site is located in an area used or available for extraction of a regionally-important mineral resource, or if the development would convert an existing or future regionally-important mineral extraction use to another use, or if the development would affect access to a site used or potentially available for regionally-important mineral resource extraction. The Project Site is not located within a mineral resource zone. As such, the Project Site is not currently used for the extraction of mineral resources. Historic research also shows that the Project Site has not been historically used for the extraction of mineral resources. Development of the Project Site would not block or hinder access or availability of locally important mineral resources. Therefore, no impact to locally important mineral resources would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or 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?	☐	☐	☒	☐

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. A potentially significant impact would occur if a project generates a substantial temporary or permanent increase in ambient noise levels that exceed standards in the applicable local general plan or noise ordinance. Build-out of the Project would require the use of construction equipment during grading, hauling, establishing building foundations, installation of utility lines and services, and other construction activities associated with development on-site that would have the potential of generating excessive noise levels. Additionally, the potential exists for operational noise levels to increase as a result of increased human activity on-site and/or changes to the local buildings and vehicular access patterns. Therefore, further analysis of the Project's operational noise levels will be included in the scope of the EIR.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. A potentially significant impact would occur if a project exposed people to or generated excessive groundborne vibration or groundborne noise levels. Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB). Construction and operation of the Project would have the potential to generate groundborne vibration that could impact surrounding land uses. Therefore, the Project's potential to generate excessive vibration and groundborne noise during construction and operation will be analyzed within the scope of the EIR.

c. For a project located within the vicinity of a private airstrip or 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?

Less Than Significant Impact. A significant impact may occur if a project is within the vicinity of a private airstrip or if a project were located within an airport land use plan and would introduce substantial new sources of noise or substantially add to existing sources of noise within or near the Project Site. The Project Site is located within 0.6 mile of the Santa Monica Airport. However, as shown in Exhibit 8 of the City of Santa Monica's Noise Element of the General Plan, SMC's Main Campus is well outside of the airports 65 dBA CNEL noise contour.[27] Additionally, SMC's Main Campus is not within the flight pattern of airplanes landing or taking off from the Santa Monica Airport. As such, the Project would not expose students, faculty or visitors to the Main Campus to excessive noise levels associated with airport operations. Therefore, noise exposure impacts related to Santa Monica Airport operations would be less than significant.

---

[27] City of Santa Monica General Plan Noise Element, https://www.santamonica.gov/media/Document%20Library/Topic%20Explainers/Planning%20Resources/Noise%20Element%20-%20July%201992.pdf, accessed December 2024.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial unplanned 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)?

No Impact. A significant impact may occur if a project locates new development such as homes, businesses, or infrastructure, in an area that is not planned for such land uses. The determination of whether a project results in a significant impact on population and housing growth shall be made considering: (a) the degree to which a project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of project occupancy/buildout, and that would result in an adverse physical change in the environment; (b) whether the project would introduce unplanned infrastructure that was not previously evaluated in the adopted General Plan; and (c) the extent to which growth would occur without implementation of the project.

The Proposed Project includes demolition, construction, and building renovations within an existing college campus. Implementation of the Proposed Project would result in a net decrease of building floor area on-site and is not anticipated to exceed prior enrollment projections. The Proposed Project does not include any new development that would increase employment or population. Therefore, the Proposed Project would not have the potential to induce substantial unplanned population growth, and no impact related to population and housing would occur.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. A significant impact may occur if a project results in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. No displacement of existing housing or residents would occur with the development of the Project. Thus, the Proposed Project would not displace substantial numbers of people or housing, and no impact would occur.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

a. Fire protection?

No Impact. Fire protection services are provided by the Santa Monica Fire Department (SMFD). The SMFD consists of five fire stations which provide full-time fire and paramedic services, fire prevention, urban search and rescue, hazardous material response, and airport firefighting capabilities. The Proposed Project is not expected to substantially increase the demand for fire service, as implementation of the Proposed Project would result in a net decrease of building floor area on-site, and no high-rise buildings are proposed. Compliance with all applicable fire and building codes, including adequate fire truck accessibility and water pressure, would be required to maintain adequate fire protection services.

Local access to the Project Site is provided via Pico Boulevard, Pearl Street, and 16th Street. Vehicle access to the Project Site would continue to be provided via existing driveways and continue to provide adequate access, including emergency access, to the Project Site. Furthermore, the drivers of emergency vehicles normally have a variety of options for avoiding traffic, such as using sirens to clear a path of travel or driving in the lanes of opposing traffic. As such, existing emergency access to the Project Site and surrounding uses would be maintained during operation of the Proposed Project. The Proposed Project would not involve activities during its operational phase that could impede public access or travel upon public right-of-way or would interfere with an adopted emergency response or evacuation plan. Therefore, development of the Proposed Project is not expected to significantly impact fire protection services in the Project area.

b. Police protection?

No Impact. The Project Site is served by the Santa Monica College Police Department (SMCPD). The Santa Monica College Police Department is a dedicated, full service police department available 24 hours a day/365 days a year. All SMC campus buildings are secured by Campus Police between the hours of 10:15 p.m. to 6:00 a.m. Mondays-Thursdays and between 5 p.m. on Fridays and 6:00 am on Monday. Thus, implementation of the Proposed Project would not significantly impact SMCPD police protection services in the Project area. The SMCPD has a mutual assistance agreement with the Santa Monica Police Department (SMPD), and both departments assist each other in responding to emergency situations as the need arises. While the Project Site would be patrolled during construction and operation, SMCPD services would be improved compared with the existing SMCPD facilities on the Project Site.

c. Schools?

No Impact. A significant impact may occur if a project includes substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the Santa Monica-Malibu Unified School District (SMMUSD) or SMC. The Project would not result in the generation of additional employees, residents, or students. The schools in the Project vicinity would continue to operate as they currently do. The Project Site is located on SMC's Main Campus. The SMC Main Campus is currently developed with 1,065,931 square feet of existing gross floor area and supporting facilities including Corsair Field, swimming pools, parking structures, and other maintenance support facilities. All development of the Proposed Project will occur on SMC property. The Proposed Project's potential impact upon public school services would result in no impact.

d. Parks?

No Impact. A significant impact would occur if the recreation and park services available could not accommodate the projected population increase resulting from implementation of a project or if a project resulted in the construction of new recreation and park facilities that create significant direct or indirect impacts to the environment.

The Proposed Project would provide additional recreational open space for SMC students and the surrounding community. Therefore, rather than increasing demand on local parks and recreational facilities the Proposed Project would serve to alleviate some of the existing demand on local parks and recreational facilities. Therefore, the Proposed Project would not increase demands upon public parkland and recreation facilities, and no impact would occur.

e. Other public facilities?

No Impact.. A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the Project Site. The determination of whether the project results in a significant impact on libraries shall be made considering the following factors: (a) the net population increase resulting from the project; (b) the demand for library services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to existing library services (renovation, expansion, addition or relocation) and the project's proportional contribution to the demand; and (c) whether the project includes features that would reduce the demand for library services. The Project Site includes a library on the SMC Campus, which is designed to serve the needs of the students. The availability of such resources on the Project Site reduces the demand for public libraries within the City of Santa Monica. Thus, implementation of the Proposed Project would not result in the need for the construction of new library facilities to serve the Proposed Project.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a. Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

No Impact. A significant impact may occur if the Project would include substantial employment or population growth which would 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.

As discussed above, the Proposed Project would not generate employment or population growth, but instead, would result in a net decrease of building floor area on-site. Therefore, no new population or employment would be introduced that would increase the use of existing neighborhood and regional parks such that substantial physical deterioration would occur or be accelerated. Thus, no impact would occur.

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?

No Impact. A significant impact may occur if a project includes the construction or expansion of park facilities and where such construction would have a significant adverse effect on the environment. As noted above, the Project would not generate employment or population growth, but instead, would result in a net decrease of building floor area on-site. No new residential or new employment population would be generated. As such, the Proposed Project would not lead to an increased demand in recreational facilities and would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, no impact to existing recreational infrastructure would occur.

XVII. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. A significant impact may occur if a project would conflict with a program plan, ordinance, or policy designed to maintain adequate effectiveness of an overall circulation system, including transit, roadway, bicycle, and pedestrian facilities. A project that generally conforms with, and does not obstruct the City's development policies and standards will generally be considered to be consistent. The Proposed Project would generally retain the current vehicular circulation and access points and existing parking supply. The Proposed Project does not propose any changes to the roadways, driveway curb cuts, or bicycle lanes that are within the public right of way surrounding the Project Site. Therefore, the Proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and impacts would be less than significant.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. CEQA Guidelines Section 15064.3(b)(1) states for land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

Transportation Assessment Screening Criteria

In June 2020, the City of Santa Monica adopted new screening criteria and significance thresholds pursuant to Section 15064.3 of the CEQA Guidelines, which shifted the performance metric for evaluating transportation impacts under CEQA from level of service (LOS) to vehicle miles traveled (VMT) for studies completed within the City.

Screening Criteria for VMT Analysis

As a first step in the transportation review of projects, the City has adopted screening criteria that can be used to "screen" out projects from VMT analysis. Projects meeting the VMT screening criteria are deemed to have a less than significant impact and no further VMT analysis would be necessary. The tier screening criteria are provided as follows:

- 200 residential dwelling units or less
- 100% affordable housing
- 50,000 sf or less of commercial floor area by land use type
- New construction of educational facilities/institutions (such as increased classrooms, gym/recreational space, and other supportive areas) provided that there would be no student enrollment increase or if student enrollment is increased, 75% of the student body comes from within 2.0 miles of the school
- Expansions of civic/government use (such as fire and police stations) and utility facilities less than 50,000 sf or replacement of such uses/facilities (in same or another location) to serve the community
- Local serving Parks and Recreational facilities, as determined by City Staff

The Proposed Project consists of the demolition of existing temporary and permanent buildings, totaling approximately 360,100 gsf of building area, and the construction of new buildings consisting of 265,216 gsf of new floor area in five main new buildings. The Proposed Project would also include approximately 207,073 gsf of building renovations to two existing buildings. The Proposed Project would generally retain the current vehicular circulation and access points and existing parking supply within the existing Main Campus. The Proposed Project would be considered new construction of educational facilities; however, the Proposed Project would result in a net decrease in total floor area of educational and support space as compared to current conditions on the Main Campus. Therefore, neither a Transportation Assessment nor other further analysis of transportation impacts is required for the Proposed Project. Additionally, implementation of the Proposed Project would result in a net decrease in building floor area on-site, would retain the existing parking supply, and is not anticipated to generate any new vehicle trips to the Main Campus. As such, operational transportation impacts would be less than significant with respect to VMT.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. A significant impact may occur if a project includes new roadway design or introduces a new land use or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project site access or other features were designed in such a way as to create hazard conditions.

The Proposed Project would continue to provide the existing vehicle driveways, with no changes to access the Proposed Project. The Proposed Project would maintain the internal drive aisles. Thus, the Proposed Project is considered not to have a significant impact, as it would not lead to a substantial increase in hazards due to a geometric design feature or incompatible use. Therefore, the Proposed Project would not substantially increase hazards due to a geometric design feature or incompatible uses, and impacts would be less than significant.

d. Result in inadequate emergency access?

Less Than Significant Impact. A significant impact may occur if a project design would not provide emergency access meeting the requirements of the Santa Monica Fire Department (SMFD) or in any other way threaten the ability of emergency vehicles to access and serve the

Project Site or adjacent uses. Construction at the Project Site may require temporary and/or partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Proposed Project would not cause permanent alterations to vehicular circulation routes and patterns, or impede public access or travel upon public rights-of-way. Further, the Proposed Project would be developed in a manner that satisfies the emergency response requirements of the SMFD. There are no hazardous design features included in the access design or site plan for the Proposed Project that could impede emergency access. Accordingly, any temporary construction traffic impacts would be less than significant.

The operation of the Proposed Project would satisfy the emergency response requirements of the SMFD. There are no hazardous design features included in the proposed vehicular design or site plan for the Proposed Project that could impede emergency access. The Proposed Project does not propose the permanent closure of any local public streets, and there would be no change to access to the Project Site. As such, the Proposed Project would not adversely affect emergency access. Therefore, the Proposed Project would not be expected to result in inadequate emergency access, and impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Responses to a and b: Less Than Significant Impact.

The Project Site is currently developed with 1,065,931 square feet of existing gross floor area and supporting facilities including Corsair Field, swimming pools, parking structures, and other maintenance support facilities. The Project Site is located within a highly urbanized area of Santa Monica. Surrounding uses in the vicinity of the Project Site include commercial, residential, and institutional uses.

Due the size and nature of past development associated with the surroundings structures and existing paved area, native subsurface soils with potential to support the presence of cultural deposits have likely been disturbed. However, there is always some possibility that unknown subsurface Native American resources could be present within the Project Site.

Because the entirety of the Project Site has been subject to extensive grading and topological changes resulting from past development and soil grading activities, including several building foundations, a swimming pool, and two subterranean parking structures, where no previous discoveries of archaeological resources have been discovered, an archaeological survey is not likely to result in the observation of subsurface artifacts. Nevertheless, in the unlikely event the qualified archaeologist identifies any artifacts or resources that are presumed to be Native American in origin, the archaeologist would consult with SMC and, if warranted, contact representatives of the Native American tribe who are traditionally and culturally affiliated with the project area. Therefore, the inadvertent discovery of Tribal Cultural Resources impacts associated with the accidental discovery of any tribal cultural resources or human remains, including Native American resources would be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. 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?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. A significant impact may occur if a project would increase demands upon infrastructure to such a degree that the construction or relocation of facilities currently serving the project site would result in significant environmental impacts.

The Project includes the demolition of existing temporary and permanent buildings, totaling approximately 360,100 gsf of building area, and the construction of new buildings consisting of 265,216 gsf of new floor area in five main new buildings, which would result in a net reduction of total building floor area on the Project Site. The Project would also include approximately 207,073 gsf of building renovations to two existing buildings. The existing below grade infrastructure would remain in place. As implementation of the Proposed Project would result in a net reduction of floor area, the Proposed Project would not generate an increased demand in public utilities. Since the Proposed Project encompasses renovations and a net reduction of building floor area on-site, the Project would not generate water, wastewater, electricity, natural gas, or telecommunications to such a degree that would require or result in the relocation or construction of new or expanded water, wastewater treatment, electrical power, natural gas, or telecommunications facilities. The reduction of building floor area would likely decrease the operational use/demand on public utilities on-site.

Regarding storm water drainage, as mentioned in Section X. Hydrology and Water Quality, above, surface water runoff from the Project Site is directed to adjacent storm drains and does not percolate into the groundwater table beneath the Project Site. Existing storm drain lines serve the Project Site along Pico Boulevard, Pearl Street, and 16th Street. These storm drain lines all contain LA County manholes and LA County catch basins. Additionally, Pearl Street also contains City of Santa Monica catch basins. The continued maintenance of these storm drain lines is a regulatory requirement. The Proposed Project would include minimal surface grading for the foundations of the proposed buildings. This minor grading would not have a significant impact on existing storm drainage infrastructure that would require or result in the relocation or construction of new storm water drainage lines.

Once operational, the Proposed Project would continue to generate surface water runoff that would be directed to stormwater inlets in a similar manner as existing conditions. Thus, the Proposed Project would have a less than significant impact.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. A significant impact may occur if a project would increase water consumption to a degree such that new water sources would need to be identified. The Project Site is located within the service area of the City of Santa Monica Resources Division for potable water service. Santa Monica has a diverse range of water supply sources, including local groundwater, imported water from the Metropolitan Water District of Southern California purchased to supplement local supplies, water saved through conservation efforts, and an alternative water supply of treated runoff and stormwater used for toilet flushing and irrigation. Santa Monica's future water supply will be even more diverse, and drought-resilient as the City works toward water self-sufficiency. One of the ways the City plans to achieve water self-sufficiency is by maximizing water-efficiency, local groundwater and alternate water supplies, including stormwater capture. The City will no longer need to import water to meet its needs.

The Project Site is currently developed with 1,065,931 square feet of existing gross floor area and supporting facilities including Corsair Field, swimming pools, parking structures, and other maintenance support facilities. The Project proposes the demolition of approximately 360,100 gsf of existing temporary and permanent buildings, and the new construction of approximately 265,216 gsf of new development, resulting in a net reduction of building floor area on-site. All new buildings would be subject to the CAL Green Code, which prescribes mandatory water conservation standards such a low-flow plumbing fixtures, energy efficient appliances, and drought-tolerant landscaping. Thus, with a net reduction in floor area, water demand on the Project Site would likely decrease the operational water currently generated on-site. The City's 2020 Urban Water Management Plan (UWMP) analyzes the reliability of the City's water resources to meet water demand for normal, single-dry and multiple-dry year scenarios though 2040, taking into account growth projected to occur under the City's Land Use and Circulation Element. The UWMP projects that the City would have adequate water supply to meet its demand, and in fact would have substantially more supply than demand, through at least the 2040 planning horizon of the UWMP. Additionally, the Proposed Project will not result in population or employment growth. Thus, the Proposed Project would have a less than significant impact upon the City's ability to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

c. 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?

Less Than Significant Impact. A significant impact would occur if a project exceeded wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB). Section 13260 of the California Water Code states that persons discharging or proposing to discharge waste that could affect the quality of the waters of the State, other than into a community sewer system, shall file a Report of Waste Discharge (ROWD) containing information which may be required by the appropriate RWQCB. The RWQCB then authorizes a National Pollutant Discharge Elimination System (NPDES) permit that ensures compliance with wastewater treatment and discharge requirements.

Wastewater from the Project Site is conveyed through municipal sewage infrastructure maintained by the Hyperion Water Reclamation Plant (HWRP). The HWRP is a public facility and, therefore, is subject to the State's wastewater treatment requirements stated in the California Water Code above. The HWRP treats an average daily flow of 275 million gallons per day (mgd) on a dry weather day and was designed to accommodate both dry and wet weather days with a maximum daily flow of 450 mgd and peak wet weather flow of 800 mgd. This equals a remaining average daily flow of 175 mgd of wastewater able to be treated at HWRP.

Existing wastewater generated at the Project Site would continue to be conveyed through the municipal sewage infrastructure and would continue to be treated according to the wastewater treatment requirements enforced by the RWQCB similar to existing uses. Existing below grade infrastructure on the Project Site would remain in place. As discussed previously, the Proposed Project would result in a net reduction of building floor area on-site, and would not result in new population or employment growth. Furthermore, all new buildings would be subject to the CAL Green Code, which prescribes mandatory water conservation standards such a low-flow plumbing fixtures, which would reduce the Project's water demands and decrease sewer flows. Therefore, implementation of the Proposed Project would likely decrease the operational wastewater currently generated on-site. Thus, the Project would have a less than significant impact on wastewater infrastructure and treatment capacity.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact may occur if a project were to increase solid waste generation to a degree such that existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The Project Site is served by the City of Santa Monica Public Works Resource Recovery and Recycling Division, which collects municipal solid waste which includes trash, recycling, organics, and construction and demolition debris from commercial and residential sectors. Solid waste generated within the City of Santa Monica is disposed of at privately owned landfill facilities throughout Los Angeles County. Private haulers provide waste collection services for most multi-family residential and commercial developments within the City. Solid waste transported by both public and private haulers is recycled, reused, transformed at a waste-to-energy facility, or disposed of at a landfill.

Construction of the Project is anticipated to occur over an approximate 10-year period. During build-out of the Project, construction and demolition debris would be recycled to the maximum extent feasible. The Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation and all construction and demolition debris would be delivered to a certified construction and demolition waste processing facility. The Project would also comply with AB 939, AB 341, AB 1826, and DSA waste diversion goals, as applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling. The amount of solid waste generated by the Proposed Project is estimated to be well within the available capacities of area landfills.

Based on calculations provided below in Table 8, it is conservatively estimated that the proposed demolition, construction, and renovation activities would generate approximately 30,245 tons of material. This is a conservative estimate, as it does not account for recycling and recovery efforts mandated by state, regional, and local policy. For example, the CAL Green Code requires that at least 65 percent of construction and demolition (C&D) debris be recycled, reused, or diverted from landfills. Therefore, the Project would not lead to an increase in solid waste generation to a degree such that existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The Proposed Project's temporary construction and demolition activities would have a less than significant impact on solid waste infrastructure.

Table 8
Project Construction and Demolition Debris

Type of Use	Size	Solid Waste Generation Rate	Total Solid Waste Generated (tons)
Demolition	360,100 gsf	158 lbs / sf [a]	28,448
Construction	265,216 gsf	4.34 lbs / sf [a]	576
Renovation	207,073 gsf	11.79 lbs / sf [a]	1,221
		Total Project Solid Waste Generation	**30,245**

Notes: gsf = gross square feet, lbs = pounds, cy = cubic yards

[a] Based on USEPA, Estimating 2003 Building-Related Construction and Demolition Materials Amounts, 2003..

Source: Parker Environmental Consultants, 2024.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact would occur if a project would not comply with a federal, state, and local management and statutes and regulations related to solid waste. The Proposed Project would result in a net reduction of building floor area on-site. The Project would comply with the following applicable state and local management and reduction statutes and regulations related to solid waste.

AB 939

The California Integrated Waste Management Act of 1989 (AB 939) emphasizes an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction; (2) recycling and composting; (3) environmentally safe transformation and land disposal. AB 939 requires that all cities, counties, and regional solid waste management agencies divert 50 percent of their solid waste from landfill disposal through source reduction, recycling, and composting. In practice, all construction and demolition debris would be delivered to a Certified Construction and Demolition Waste Processing Facility.

SB 1374

In 2002 Senate Bill (SB) 1374 was signed into law to assist jurisdictions with diverting their construction and demolition (C&D) waste material. SB 1374 requires that the Countywide Integrated Waste Management Board (CIWMB) (now CalRecycle) complete five items regarding the diversion of C&D waste material: (1) adopt a model ordinance for diverting 50 percent to 75 percent of all C&D debris from landfills; (2) consult with multiple regulators and waste entities during the development of the model ordinance; (3) compile a report on programs that can be implemented to increase diversion of C&D debris; (4) post a report on the agency's website for general contractors on methods that can be used to increase diversion of C&D waste materials; (5) post on the agency's website a report for local governments with suggestions on programs to increase the diversion of C&D waste materials. The Proposed Project would adhere to and comply with SB 1374 C&D waste disposal requirements. Thus, the Proposed Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and construction and demolition impacts would be less than significant.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project Site is located in an urbanized area within the City of Santa Monica and is not located within or near a state responsibility area or land classified as a Very High Fire Hazard Severity Zone (VHFHSZ).[28] As such, no impact would occur, and no further analysis of this issue is required in the EIR.

---

[28] *State of California, Department of Forestry and Fire Protection (CAL FIRE). Map of CAL FIRE's Fire Hazard Severity Zones in Locally Responsibility Areas (Los Angeles County). Accessed May 2024.*

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As noted above, the Project Site is not located within or near a state responsibility area or land classified as a VHFHSZ.[29] As such, no impact would occur, and no further analysis of this issue is required in the EIR.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. As noted above, the Project Site is not located within or near a state responsibility area or land classified as a VHFHSZ.[30] As such, no impact would occur, and no further analysis of this issue is required in the EIR.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. As noted above, the Project Site is not located within or near a state responsibility area or land classified as a VHFHSZ.[31] As such, no impact would occur with respect to the potential exposure of people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no further analysis of this issue is required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?	☐	☐	☐	☒

---

[29] *State of California, Department of Forestry and Fire Protection (CAL FIRE). Map of CAL FIRE's Fire Hazard Severity Zones in Locally Responsibility Areas (Los Angeles County). Accessed May 2024.*

[30] *State of California, Department of Forestry and Fire Protection (CAL FIRE). Map of CAL FIRE's Fire Hazard Severity Zones in Locally Responsibility Areas (Los Angeles County). Accessed May 2024.*

[31] *State of California, Department of Forestry and Fire Protection (CAL FIRE). Map of CAL FIRE's Fire Hazard Severity Zones in Locally Responsibility Areas (Los Angeles County). Accessed May 2024.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. Does the project have the potential to substantially 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, substantially 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?

No Impact. The Project Site is currently developed with and surrounded by urban land uses. The Proposed Project would not reduce fish or wildlife habitat, threaten plant or animal communities, or reduce the number of endangered plant or animal species. There are no known historic or prehistoric resources on the Project Site. No impact would occur, and no further analysis is required.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

Potentially Significant Impact. The Proposed Project's impacts to air quality, aesthetics, cultural/historical resources, energy conservation, greenhouse gas emissions, land use and planning, noise, and neighborhood effects were determined to be potentially significant in this Initial Study Checklist. As the Proposed Project may result in a potentially significant cumulative impacts in one or more of these areas, cumulative impacts related to air quality, aesthetics, cultural/historical resources, energy conservation, greenhouse gas emissions, land use and planning, noise, and neighborhood effects will be analyzed in the EIR.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. This Initial Study Checklist has determined that the Proposed Project may have a potentially significant impact on air quality, aesthetics, cultural/historical resources, energy conservation, greenhouse gas emissions, land use and planning, noise, and neighborhood effects. These effects and their impacts on human beings will be analyzed in the EIR.

5. REFERENCES

California Environmental Quality Act (CEQA) Public Resources Code 21000 *et sec.*

Caltrans, *Arc GIS database of California Scenic Highways*, https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019_a11y.xlsx, accessed December 2024

Caltrans, *List of Eligible and Officially Designated State Scenic Highways,* https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019_a11y.xlsx, accessed December 2024.

City of Santa Monica Landslides Zone and High Risk Area Map, https://gisdata.santamonica.gov/datasets/smgov::landslide-risk/explore?location=34.010561%2C-118.500753%2C11.70, accessed December 2024.

City of Santa Monica, *Liquefaction Risk Areas Map*, https://gis-smgov.opendata.arcgis.com/datasets/smgov::liquefaction-risk-areas/explore?location=34.012080%2C-118.460789%2C13.68, accessed December 2024.

County of Los Angeles, Department of Public Works, Countywide Integrated Waste Management Plan, 2021 Annual Report, December 2022.

Los Angeles County, Department of Public Works, Disaster Route Map of the City of Santa Monica, website: https://dpw.lacounty.gov/dsg/DisasterRoutes/map/santa%20monica.pdf. accessed December, 2024.

Los Angeles County, Department of Regional Planning, Airport Land Use Commission (ALUC), Airports, Plans, and Maps website: http://planning.lacounty.gov/assets/upl/project/aluc_airport-santa-monica.pdf, accessed December 2024.

Santa Monica Land use & Circulation Element, Adopted July 6, 2010, Revised July 25, 2017.

State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, *Los Angeles County Important Farmland 2018, South Los Angeles Map*, November 2020.

State of California Department of Conservation, Williamson Act Program, website: https://www.conservation.ca.gov/dlrp/fmmp, accessed December 2024.

State of California Department of Conservation, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2018 South Los Angeles Map, published November 2020.

State of California, Natural Resources Agency, Department of Conservation, Los Angeles County Williamson Act, Fiscal Year 2015-2016 Map, PDF.

South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993, at page 5-1.

USEPA, *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*, 2003, https://www.epa.gov/smm/estimating-2003-building-related-construction-and-demolition-materials-amounts, accessed December 2024.

US Geological Survey, Interactive Fault Map, website: https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf, accessed December 2024.

APPENDIX A

U.S Fish & Wildlife Service
Information for Planning and Consultation (IPaC) Resource List, for the Santa Monica College Main Campus
December 21, 2024

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

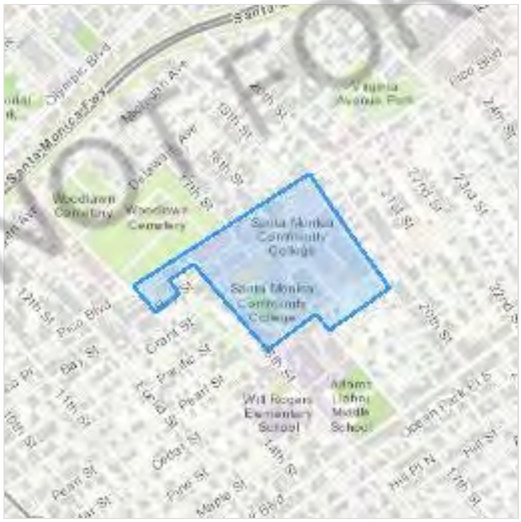
This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Los Angeles County, California


Santa Monica Fwy
Olympic Blvd
Virginia Avenue Park
Woodlawn Cemetery
Santa Monica Community College
Santa Monica Community College
Pico Blvd
Will Rogers Elementary School
Adams Middle School
Pearl St
Pine St
Maple St
20th St
24th St
22nd St
23rd St
21st St
14th St
11th St
10th St

Local office

Carlsbad Fish And Wildlife Office

☎ (760) 431-9440
📠 (760) 431-5901

2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office

NOT FOR CONSULTATION

of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
California Least Tern Sternula antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Coastal California Gnatcatcher Polioptila californica californica Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8178	Threatened
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

NOT FOR CONSULTATION

Reptiles

NAME	STATUS
Southwestern Pond Turtle Actinemys pallida Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4768	Proposed Threatened

Amphibians

NAME	STATUS
Western Spadefoot Spea hammondii Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Flowering Plants

NAME	STATUS
Gambel's Watercress Rorippa gambellii Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4201	Endangered
Nevin's Barberry Berberis nevinii Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8025	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NOT FOR CONSULTATION

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (🟩)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (🟨)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)

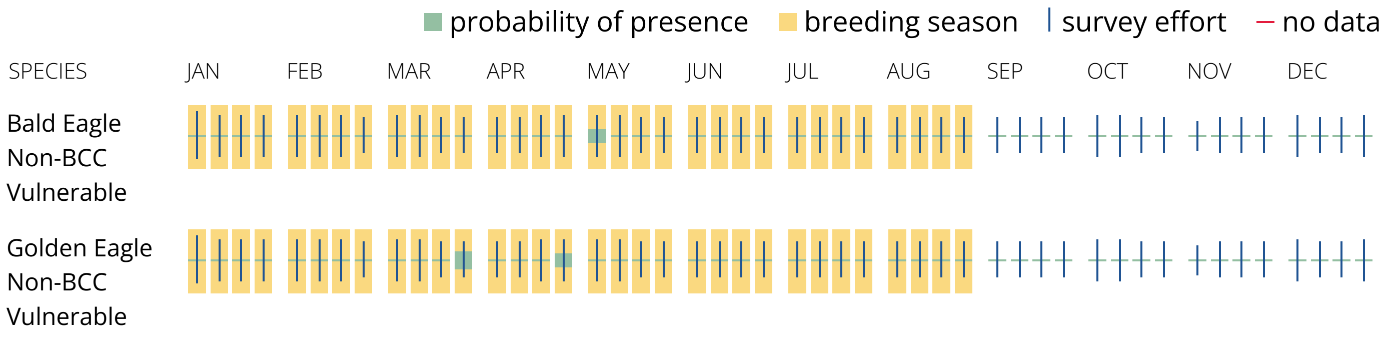
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are

NOT FOR CONSULTATION

based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

NOT FOR CONSULTATION

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

NOT FOR CONSULTATION

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON

Allen's Hummingbird Selasphorus sasin — Breeds Feb 1 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9637

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Belding's Savannah Sparrow Passerculus sandwichensis beldingi — Breeds Apr 1 to Aug 15

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/8

Black Oystercatcher Haematopus bachmani — Breeds Apr 15 to Oct 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9591

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Black Swift Cypseloides niger — Breeds Jun 15 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8878

Black Turnstone Arenaria melanocephala — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Brandt's Cormorant Urile penicillatus — Breeds Apr 15 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

NOT FOR CONSULTATION

Bullock's Oriole Icterus bullockii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull Larus californicus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher Toxostoma redivivum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Clark's Grebe Aechmophorus clarkii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat Geothlypis trichas sinuosa This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31
Elegant Tern Thalasseus elegans This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8561	Breeds Apr 5 to Aug 5
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Heermann's Gull Larus heermanni This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 31
Lawrence's Goldfinch Spinus lawrencei This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9464	Breeds Mar 20 to Sep 20

NOT FOR CONSULTATION

Marbled Godwit Limosa fedoa This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Northern Harrier Circus hudsonius This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15
Nuttall's Woodpecker Dryobates nuttallii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410	Breeds Apr 1 to Jul 20
Oak Titmouse Baeolophus inornatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9656	Breeds Mar 15 to Jul 15
Olive-sided Flycatcher Contopus cooperi This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914	Breeds May 20 to Aug 31
Red Knot Calidris canutus roselaari This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8880	Breeds elsewhere
Santa Barbara Song Sparrow Melospiza melodia graminea This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/5513	Breeds Mar 1 to Sep 5
Short-billed Dowitcher Limnodromus griseus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere

NOT FOR CONSULTATION

Tricolored Blackbird Agelaius tricolor
Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe aechmophorus occidentalis
Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Western Gull Larus occidentalis
Breeds Apr 21 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Western Screech-owl Megascops kennicottii cardonensis
Breeds Mar 1 to Jun 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Willet Tringa semipalmata
Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata
Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (🟩)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

NOT FOR CONSULTATION

Breeding Season (🟨)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

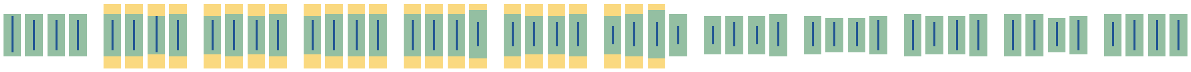
No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

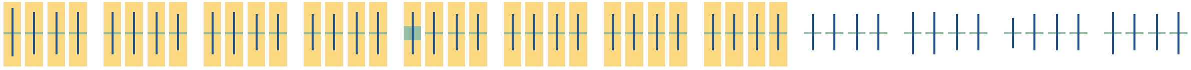
🟩 probability of presence 🟨 breeding season | survey effort – no data

SPECIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

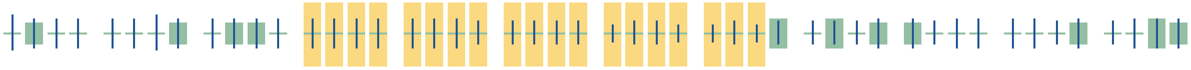
Allen's Hummingbird
BCC Rangewide (CON)



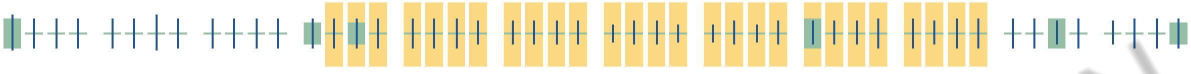
Bald Eagle
Non-BCC Vulnerable



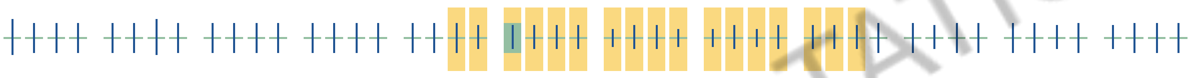
Belding's Savannah Sparrow
BCC - BCR



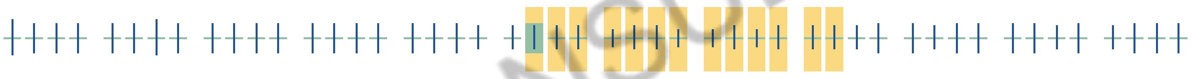
Black Oystercatcher
BCC Rangewide (CON)



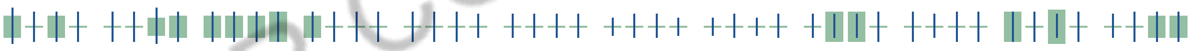
Black Skimmer
BCC Rangewide (CON)



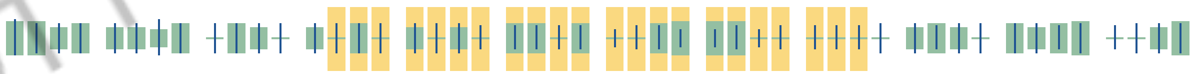
Black Swift
BCC Rangewide (CON)



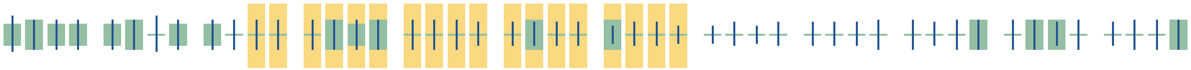
Black Turnstone
BCC Rangewide (CON)



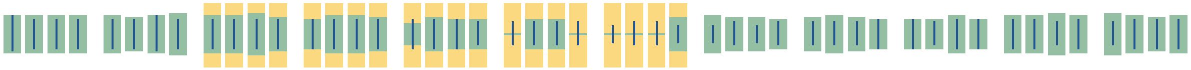
Brandt's Cormorant
BCC Rangewide (CON)



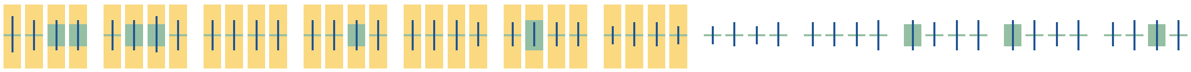
Bullock's Oriole
BCC - BCR



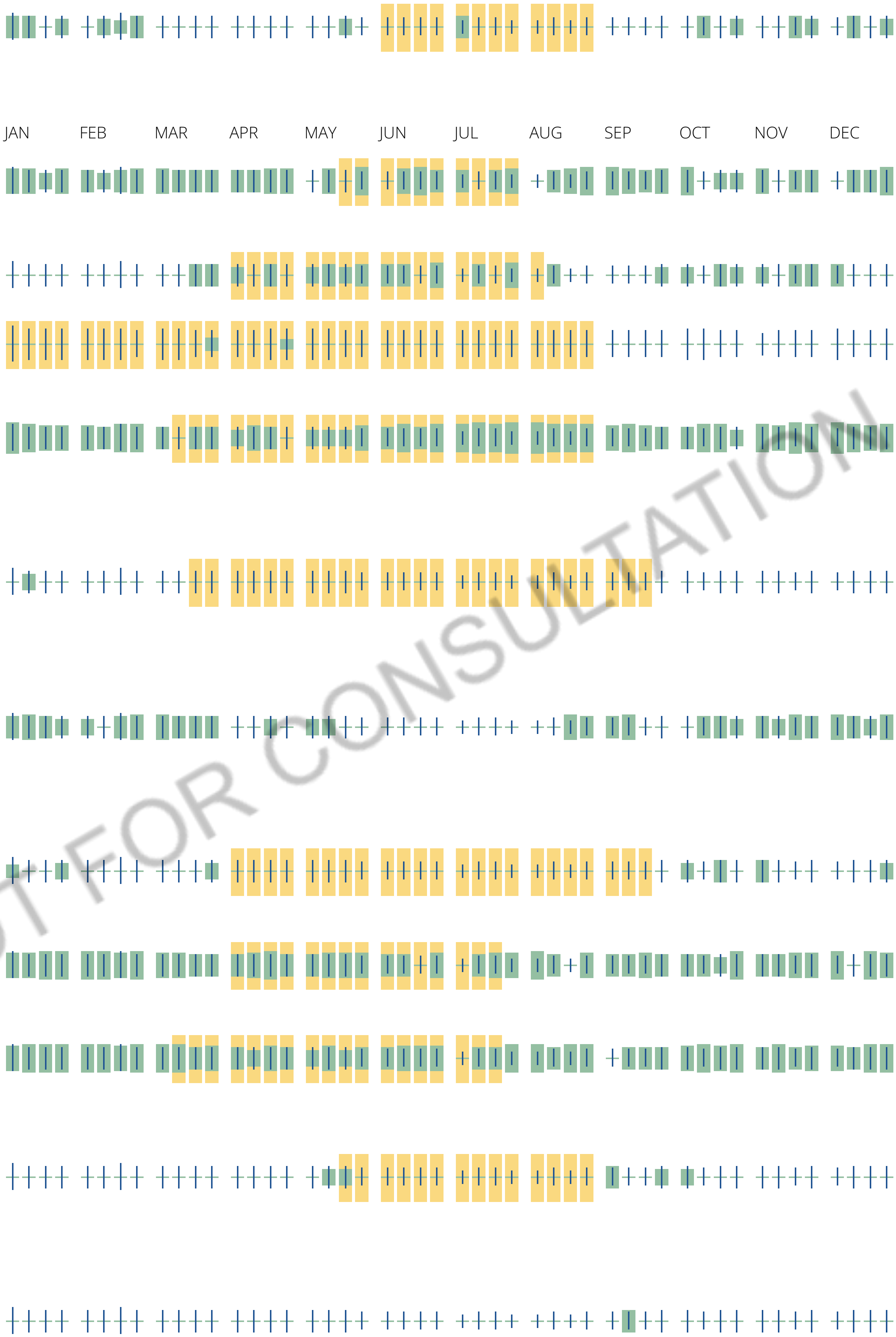
California Gull
BCC Rangewide (CON)



California Thrasher
BCC Rangewide (CON)



NOT FOR CONSULTATION



Clark's Grebe
BCC
Rangewide
(CON)

SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Common
Yellowthroat
BCC - BCR

Elegant Tern
BCC - BCR

Golden Eagle
Non-BCC
Vulnerable

Heermann's
Gull
BCC
Rangewide
(CON)

Lawrence's
Goldfinch
BCC
Rangewide
(CON)

Marbled
Godwit
BCC
Rangewide
(CON)

Northern
Harrier
BCC - BCR

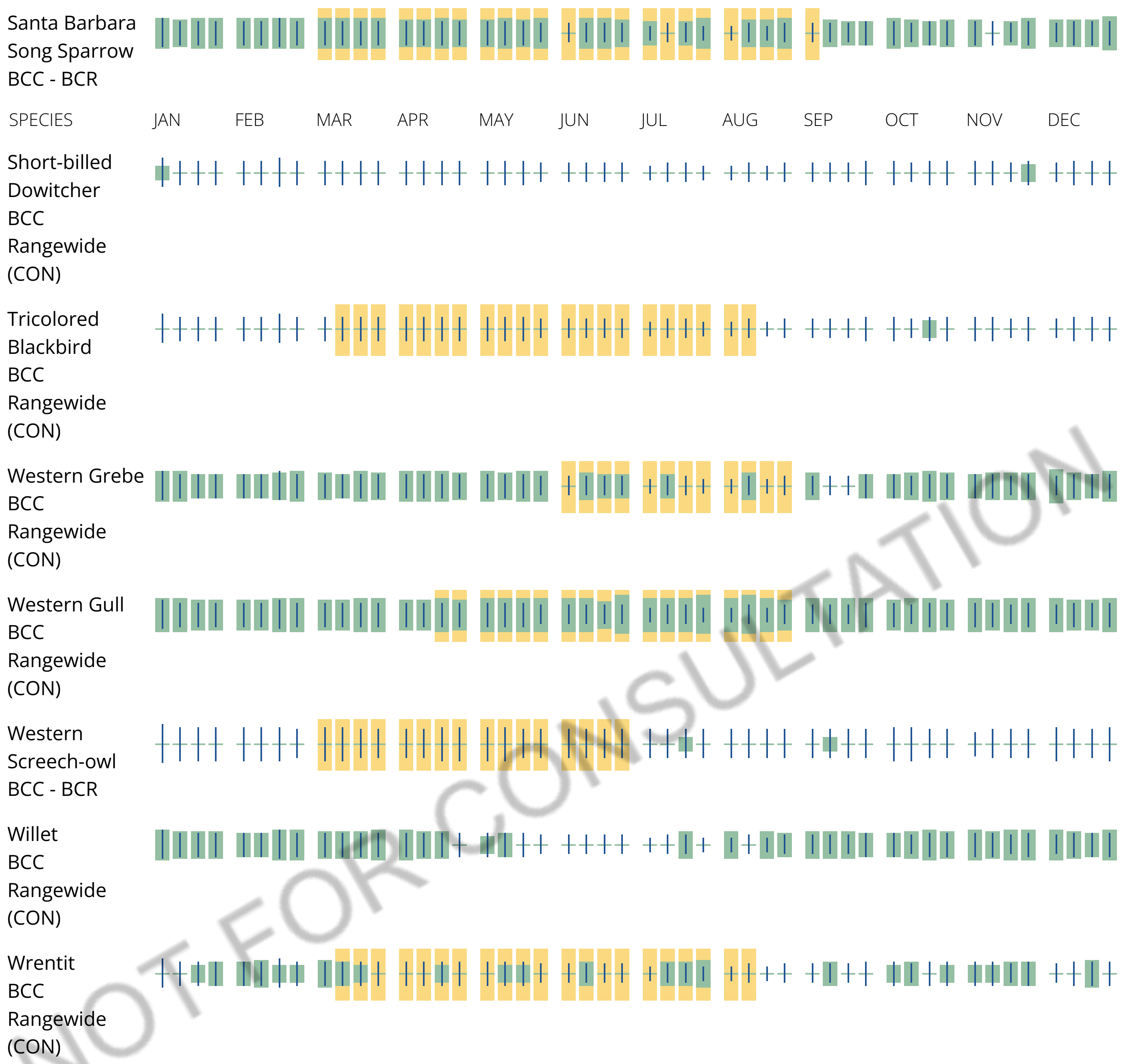
Nuttall's
Woodpecker
BCC - BCR

Oak Titmouse
BCC
Rangewide
(CON)

Olive-sided
Flycatcher
BCC
Rangewide
(CON)

Red Knot
BCC
Rangewide
(CON)

NOT FOR CONSULTATION



NOT FOR CONSULTATION

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

NOT FOR CONSULTATION

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

NOT FOR CONSULTATION

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

NOT FOR CONSULTATION

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

[Page left intentionally blank.]

Appendix B

NOP Comment Letters

[Page left intentionally blank.]

Summary of Comment Letters on the NOP

No.	DATE	NAME/AGENCY	COMMENTS/CONCERNS
STATE AGENCIES			
1.	02-10-2025	Department of Fish and Wildlife Victoria Tang, Environmental Program Manager	Biological resources; monarch butterfly impacts.
2.	01-17-2025	Department of Toxic Substances Control Tamara Purvis, Associate Environmental Planner	Surveys for lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk during demolition; testing for imported soil and fill material.
3a.	01-14-2025	Native American Heritage Commission Andrew Green, Cultural Resources Analyst	Compliance with AB 52 and SB 18
3b.	3-4-2025	Native American Heritage Commission Andrew Green, Cultural Resources Analyst	Sacred Lands File Search Response Letter
REGIONAL AGENCIES			
4.	02-10-2025	California Department of Transportation District 7 – Office of Regional Planning Anthony Higgins, Acting LDR Branch Chief	Encourages adding building frontage to enhance walkability, noted support for bicycle parking/circulation, reminder that heavy construction equipment will require a Caltrans transportation permit.
INDIVIDUALS			
5.	01-20-2025	Salisbury, Ed	Demolition of existing business building; building designs; interior courtyards; modernizing existing buildings
PUBLIC SCOPING MEETING ATTENDEES			
1.	01-30-2025	Laura Kachesy (sp.)	
2.	01-30-2025	Kiper, Tomer	
3.	01-30-2025	Thomas, Clare	

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

February 10, 2025

Charlie Yen
Santa Monica Community College District
1900 Pico Boulevard
Santa Monica, California 90405
Yen_Charlie@smc.edu

Subject: Notice of Preparation of a Program and Project-level Environmental Impact Report for the Santa Monica College 2024 Main Campus Master Plan Update, SCH No. 2025010279, Los Angeles County, CA

Dear Charlie Yen:

The California Department of Fish and Wildlife (CDFW) reviewed the Notice of Preparation of a Program and Project-level Environmental Impact Report (EIR) from the Santa Monica Community College District (SMCCD) for the Santa Monica College 2024 Main Campus Master Plan Update (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines[1].

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife.

CDFW ROLE

CDFW is California’s Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

PROJECT DESCRIPTION SUMMARY

Proponent: Santa Monica Community College District

---

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Objective: The objective of the Project is to demolish approximately 360,100 gross square feet (gsf) of existing temporary and permanent buildings, and to construct of approximately 265,216 gsf of new development. New construction includes the Pico 1 Building, the Pico 2 Building, a new police headquarters, a new student union, a new maintenance and operations facility, and replacement structures for the existing Pearl Street buildings. The proposed Project would create various new and enhanced landscaped open spaces throughout the campus.

Location: The Project is located at Santa Monica College's Main Campus at 1900 Pico Boulevard, in the City of Santa Monica in the County of Los Angeles. The Project site encompasses approximately 43.98 acres generally bounded by Pico Boulevard to the north, 18th Court to the east, Pearl Street to the south, and 16th Street to the west, and includes adjacent properties along Pico Boulevard between 16th Street 14th Street and along Pearl Street between 17th Street and 18th Court.

Timeframe: The Project would be constructed in three phases beginning in 2025, with final buildout anticipated to be completed by 2035.

Biological Setting: The Project site is developed and surrounded by residential and commercial uses. Vegetation on the Main Campus consists of ornamental landscaping that includes trees, turf, shrubs, garden areas, and the Main Quad green space. Vegetation on the Pico Boulevard properties consists of ornamental landscaping that includes trees and shrubs fronting the surrounding roadways. Vegetation on Pearl Street properties consists of ornamental landscaping that includes trees, turf, and shrubs fronting the surrounding roadways and rear yards. To the north of the Project site fronting Pico Boulevard is the Woodlawn Cemetery. Woodlawn Cemetery has been identified by the Xerces Society as Western Monarch Overwintering Site ID# 3181.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist SMCCD in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Specific Comments

1) Biological Resources Analysis. CDFW recommends that, prior to circulation of the EIR, SMCCD revisits the analysis of the Project's effects on Biological Resources.

   The Initial Study prepared for the Project states that the Project will have No Impact on Biological Resources. This conclusion is based on the fact that a records search of the United States Fish and Wildlife Service's (USFWS) *Information for Planning and Consultation* (IPaC) database f indicated there are no critical habitats at the location. The IPaC report, included as Appendix A of the Initial Study, states that the Project site is not within critical habitat for any species; however, it also indicates that eight federally listed or candidate species are known in the vicinity of the Project, as are 31 USFWS Birds of Conservation Concern. The report itself cautions that even though there are not critical habitats at the Project site, the effects of the Project on the species themselves still must be analyzed. The Initial Study does not include such an analysis. While an IPaC report is a useful tool in evaluating a project's impacts, it is not suitable as stand-alone Project analysis, and does not constitute an analysis of project level impacts. CDFW echoes the IPaC report in that we recommend additional site-specific and Project-specific information is needed.

As is described more thoroughly in General Comment 3, below, SMCCD should conduct a more thorough literature review, as well as a general biological reconnaissance survey of the Project site and surrounding areas. If the literature review and general survey indicate special status species have a high likelihood of occurring on or near the Project site, focused field surveys should be conducted. Once an appropriate biological baseline is identified, SMCCD should re-analyze the potential impacts of the Project using the new information. CDFW is available for additional scoping regarding literature review results.

2) Monarch Butterfly. The EIR should discuss the potential of the Project to effect monarch butterfly (*Danaus plexippus*). The Woodlawn Cemetery, across Pico Boulevard from the Project site, has been identified by the Xerces Society as an overwintering location for the monarch butterfly. In December of 2024, USFWS proposed the monarch butterfly for listing as threatened under the Endangered Species Act (ESA). As such, monarchs meet the criteria for rare, threatened, and endangered species pursuant to CEQA Guidelines Section 15380. The overwintering stage is regarded by species experts as the most vulnerable stage of the monarch's life cycle. As such, conservation of overwintering sites is crucial for the population's long-term survival. Overwintering groves have specific microclimate conditions that are influenced by windbreaks provided by trees, foliage, or structures that can be located more than 100 yards from what may appear to be the habitat boundary. Alteration of areas surrounding the overwintering grove could impact microclimate conditions, thereby reducing the suitability of the site for monarchs. If impacts to monarchs or the overwintering habitat could occur, the EIR should also include mitigation measures to avoid, minimize, or mitigate those impacts.

General Comments

1) Disclosure. The EIR should provide an adequate, complete, and detailed disclosure about the effects which a proposed project is likely to have on the environment (Pub. Resources Code, § 20161; CEQA Guidelines, § 15151). Such disclosure is necessary so CDFW may provide comments on the adequacy of proposed avoidance, minimization, or mitigation measures, as well as assess the significance of the specific impact relative to plant and wildlife species impacted (e.g., current range, distribution, population trends, and connectivity).

2) Project Description and Alternatives. To enable adequate review and comment on the proposed Project from the standpoint of the protection of fish, wildlife, and plants, CDFW recommends the following information be included in the EIR.

   a. A complete discussion of the purpose and need for, and description of the proposed Project.

   b. A range of feasible alternatives to the Project location to avoid or otherwise minimize direct and indirect impacts on sensitive biological resources and wildlife movement areas. CDFW recommends SMCCD select Project designs and alternatives that would avoid or otherwise minimize direct and indirect impacts on biological resources. CDFW also recommends SMCCD consider establishing appropriate setbacks from sensitive and special status biological resources. Setbacks should not be impacted by ground disturbance or hydrological changes from any future Project-related construction, activities, maintenance, and development. As a general rule, CDFW recommends reducing or clustering a development footprint to retain unobstructed spaces for vegetation and wildlife and provide connections for wildlife between properties and minimize obstacles to open space.

   c. Project alternatives should be thoroughly evaluated, even if an alternative would impede, to some degree, the attainment of the Project objectives or would be more costly (CEQA Guidelines, § 15126.6). The EIR shall include sufficient information about each alternative to allow meaningful evaluation, public participation, analysis, and comparison with the proposed Project (CEQA Guidelines, § 15126.6).

   d. Where the Project may impact aquatic and riparian resources, CDFW recommends SMCCD select Project designs and alternatives that would fully avoid impacts to such resources. CDFW also recommends an alternative that would not impede, alter, or otherwise modify existing surface flow, watercourse and meander, and water-dependent ecosystems and natural communities. Project designs should consider elevated crossings to avoid channelizing or narrowing of watercourses. Any modifications to a river, creek, or stream may cause or magnify upstream bank erosion, channel incision, and drop in water level, which may cause the watercourse to alter its course of flow.

3) Biological Baseline Assessment. An adequate biological resources assessment should provide a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project site and where the Project may result in ground disturbance. The assessment and analysis should place emphasis on identifying endangered, threatened, rare, and sensitive species; regionally and locally unique species; and sensitive habitats. An impact analysis will aid in determining the Project’s potential direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts.

CDFW also considers impacts to Species of Special Concern (SSC) a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures. The DEIR should include the following information.

a. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines, § 15125(c)). The DEIR should include measures to fully avoid and otherwise protect Sensitive Natural Communities. CDFW considers Sensitive Natural Communities as threatened habitats having both regional and local significance. Natural communities, alliances, and associations with a State-wide rarity ranking of S1, S2, and S3 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by visiting the Vegetation Classification and Mapping Program - Natural Communities webpage[2].

b. A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*[3]. Botanical field surveys should be comprehensive over the entire Project site, including areas that will be directly or indirectly impacted by the Project. Adjoining properties should also be surveyed where direct or indirect Project effects could occur, such as those from fuel modification, herbicide application, invasive species, and altered hydrology. Botanical field surveys should be conducted in the field at the times of year when plants will be both evident and identifiable. Usually, this is during flowering or fruiting. Botanical field survey visits should be spaced throughout the growing season to accurately determine what plants exist in the Project site. This usually involves multiple visits to the Project site (e.g., in early, mid, and late season) to capture the floristic diversity at a level necessary to determine if special status plants are present.

c. Floristic alliance- and/or association-based mapping and vegetation impact assessments conducted in the Project site and within adjacent areas. The Manual of California Vegetation[4], second edition, (Sawyer, Keeler-Wolf, & Evens, 2009) should also be used to inform this mapping and assessment. Adjoining habitat areas should be included in this assessment where the Project's construction and activities could lead to direct or indirect impacts offsite.

d. A complete and recent assessment of the biological resources associated with each habitat type in the Project site and within adjacent areas. A full literature review includes but is not limited to CDFW's California Natural Diversity

---

[2] https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities
[3] https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline
[4] https://vegetation.cnps.org/

Database[5] (CNDDB). The CNDDB should be accessed to obtain current information on any previously reported sensitive species and habitat. An assessment should include a minimum nine-quadrangle search of the CNDDB to determine a list of species potentially present in the Project site. A nine-quadrangle search should be provided in the Project's CEQA document for adequate disclosure of the Project's potential impact on biological resources.

e. A complete, recent, assessment of endangered, rare, or threatened species and other sensitive species within the Project site and adjacent areas, including SSC and California Fully Protected Species (Fish & G. Code, §§ 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of the Project site should also be addressed such as wintering, roosting, nesting, and foraging habitat. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, may be required if suitable habitat is present. See CDFW's Survey and Monitoring Protocols and Guidelines[6] for established survey protocol. Acceptable species-specific survey procedures may be developed in consultation with CDFW and U.S. Fish and Wildlife Service.

f. A recent wildlife and rare plant survey. A lack of records in the CNDDB does not mean that rare, threatened, or endangered plants and wildlife do not occur. Field verification for the presence or absence of sensitive species is necessary to provide a complete biological assessment for adequate CEQA review (CEQA Guidelines, § 15003(i)). CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if Project implementation build out could occur over a protracted time frame or in phases.

4) Direct and Indirect Impacts on Biological Resources. The EIR should provide a thorough discussion of direct and indirect impacts expected to affect biological resources with specific measures to offset such impacts. The EIR should address the following.

a. A discussion of potential impacts from lighting, noise, temporary and permanent human activity, and exotic species, and identification of any mitigation measures. A discussion regarding Project-related indirect impacts on biological resources. These include resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a Natural Community Conservation Plan (Fish & G. Code, § 2800 et. seq.)).

---

[5] https://wildlife.ca.gov/Data/CNDDB

[6] https://wildlife.ca.gov/conservation/survey-protocols

b. A discussion of both the short-term and long-term effects of the Project on species population distribution and concentration, as well as alterations of the ecosystem supporting those species impacted (CEQA Guidelines, § 15126.2(a)).

c. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in areas adjacent to the Project, should be fully analyzed and discussed in the EIR.

d. A discussion of post-Project fate of drainage patterns, surface flows, and soil erosion and/or sedimentation in streams and water bodies. The discussion should also address the potential water extraction activities and the potential resulting impacts on habitat supported by the groundwater. Measures to mitigate such impacts should be included.

e. An analysis of impacts from proposed changes to land use designations and zoning, and existing land use designation and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the EIR.

5) Cumulative Impact. Cumulative impacts on biological resources can result from collectively significant projects which are individually insignificant. The Project, when considered collectively with prior, concurrent, and probable future projects, may have a significant cumulative effect on biological resources. The Project may have the potential to substantially reduce the number or restrict the range of endangered, rare, or threatened species. Species that may be impacted by the Project include, but are not limited to, the biological resources described in this letter.

Accordingly, CDFW recommends the EIR evaluate the Project’s potential cumulative impacts on biological resources. The Project may have a “significant effect on the environment” if the possible effects of the Project 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 (Pub. Resources Code, § 21083(b)). SMCCD’s conclusions regarding the significance of the Project’s cumulative impact should be justified and supported by evidence to make those conclusions. Specifically, if SMCCD concludes that the Project would not result in cumulative impacts on biological resources, SMCCD, “shall identify facts and analysis supporting the Lead Agency’s conclusion that the cumulative impact is less than significant” (CEQA Guidelines section § 15130(a)(2)).

6) Nesting Birds. To avoid impacts to nesting birds, CDFW recommends that clearing of vegetation occur outside of the peak avian breeding season, which generally runs from February 1 through September 1 (as early as January 1 for some raptors). If Project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting breeding bird surveys should conduct a nesting bird survey within three days prior to work in the area. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. For the given Project site, CDFW generally recommends a 100-foot buffer from common avian species, 300 feet for listed or highly sensitive, and 500 feet for raptors. The buffer should be delineated by temporary fencing and remain in effect as long as construction is occurring. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

7) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in a project through the use of feasible alternatives or mitigation measures (CEQA Guidelines, §§ 15002(a)(3), 15021). Pursuant to CEQA Guidelines section 15126.4, an environmental document shall describe feasible measures which could mitigate impacts below a significant level under CEQA. Mitigation measures must be feasible, effective, implementable, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, § 15126.4).

   a. The DEIR should provide mitigation measures that are specific and detailed (i.e., responsible party, timing, specific actions, location) in order for a mitigation measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097).

   b. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by the proposed Project, the DEIR should include a discussion of the effects of proposed mitigation measures (CEQA Guidelines, § 15126.4(a)(1)). In that regard, the DEIR should provide an adequate, complete, and detailed disclosure about the Project's proposed mitigation measure(s). Adequate disclosure is necessary so CDFW may assess the potential impacts of proposed mitigation measures.

8) Compensatory Mitigation. The EIR should include compensatory mitigation measures for the Project's significant impacts (direct and/or through habitat modification) to sensitive and special status plants, animals, and habitats. Mitigation measures should emphasize avoidance and minimization of Project-related

impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore inadequate to mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. Areas proposed as mitigation lands should be protected in perpetuity with a conservation easement and financial assurance and dedicated to a qualified entity for long-term management and monitoring.

9) Long-term Management of Mitigation Lands. For proposed mitigation lands, the EIR should include measures to protect the targeted habitat values in perpetuity. The mitigation should offset Project-induced qualitative and quantitative losses of biological resources. Issues that should be addressed include (but are not limited to) restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and increased human intrusion. An appropriate endowment should be set aside to provide for long-term management of mitigation lands.

10) CESA. CDFW considers adverse impacts to a species protected by CESA to be significant. Take of any endangered, threatened, candidate species, or NPPA-listed plant species that results from the Project is prohibited, except as authorized by state law (Fish & G. Code §§ 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project or any Project-related activity will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an Incidental Take Permit (ITP) or a consistency determination in certain circumstances, among other options (Fish & G. Code, §§ 2080.1, 2081, subds. (b) and (c)). Early consultation is encouraged, as significant modification to a Project and mitigation measures may be required to obtain a CESA Permit.

    To ensure CDFW will be able to use SMCCD’s CEQA document for the issuance of an ITP, the EIR should address all Project impacts to CESA-listed species and specify a mitigation, monitoring, and reporting program that will meet the requirements of an ITP.

11) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of removing plants and wildlife from one location and permanently moving it to a new location. CDFW generally does not support the use of translocation or transplantation as the primary mitigation strategy for unavoidable impacts to endangered, rare, or threatened plants and animals. These efforts are experimental, and the outcome is unreliable. CDFW has found that permanent preservation and management of habitat capable of supporting these species is

often a more effective long-term strategy for conserving plants and animals and their habitats.

12) Scientific Collecting Permit. A Scientific Collecting Permit would be necessary if there is a plan to capture and relocate wildlife. Pursuant to the California Code of Regulations, title 14, section 650, qualified biologist(s) must obtain appropriate handling permits to capture, temporarily possess, and relocated wildlife to avoid harm or mortality in connection with Project-related activities. CDFW has the authority to issue permits for the take or possession of wildlife, including mammals; birds, nests, and eggs; reptiles, amphibians, fish, plants; and invertebrates (Fish & G. Code, §§ 1002, 1002.5, 1003). A Scientific Collecting Permit is required to monitor project impacts on wildlife resources, as required by environmental documents, permits, or other legal authorizations; and, to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with otherwise lawful activities (Cal. Code Regs., tit. 14, § 650). For more information, please see CDFW's Scientific Collecting Permit webpage[7].

13) Lake and Streambed Alteration. CDFW has regulatory authority over activities in streams that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of a LSAA for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW recommends that SMCCD assess whether notification is appropriate. A Notification package for a LSAA may be obtained by accessing CDFW's Lake and Streambed Alteration Program website[8].

14) Wetland Resources. CDFW, as described in Fish and Game Code section 703(a), is guided by the Fish and Game Commission's (Commission) policies[9]. Through its Wetlands Resources policy, the Commission "…seek[s] to provide for the protection, preservation, restoration, enhancement, and expansion of wetland habitat in California" (California Fish and Game Commission, 2005). It is the policy of the Commission to strongly discourage development in or conversion of wetlands. It opposes, consistent with its legal authority, any development or conversion that would result in a reduction of wetland acreage or wetland habitat values. To that end, the Commission opposes wetland development proposals unless, at a minimum, project mitigation assures there will be 'no net loss' of either wetland habitat values or acreage. The Commission strongly prefers mitigation

---

[7] https://wildlife.ca.gov/Licensing/Scientific-Collecting
[8] http://www.wildlife.ca.gov/Conservation/LSA
[9] https://fgc.ca.gov/About/Policies/Miscellaneous

which would achieve expansion of wetland acreage and enhancement of wetland habitat values."

a. The Wetlands Resources policy provides a framework for maintaining wetland resources and establishes mitigation guidance. CDFW encourages avoidance of wetland resources as a primary mitigation measure and discourages the development or type conversion of wetlands to uplands. CDFW encourages activities that would avoid the reduction of wetland acreage, function, or habitat values. Once avoidance and minimization measures have been exhausted, a project should include mitigation measures to assure a "no net loss" of either wetland habitat values, or acreage, for unavoidable impacts to wetland resources. Conversions include, but are not limited to, conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks, which preserve the riparian and aquatic values and functions benefiting local and transient wildlife populations. CDFW recommends mitigation measures to compensate for unavoidable impacts be included in the DEIR and these measures should compensate for the loss of function and value.

b. The Fish and Game Commission's Water policy guides CDFW on the quantity and quality of the waters of this State that should be apportioned and maintained respectively so as to produce and sustain maximum numbers of fish and wildlife; to provide maximum protection and enhancement of fish and wildlife and their habitat; encourage and support programs to maintain or restore a high quality of the waters of this State; prevent the degradation thereof caused by pollution and contamination; and, endeavor to keep as much water as possible open and accessible to the public for the use and enjoyment of fish and wildlife. CDFW recommends avoidance of water practices and structures that use excessive amounts of water, and minimization of impacts that negatively affect water quality, to the extent feasible (Fish & G. Code, § 5650).

15) Use of Native Plants and Trees. CDFW recommends SMCCD require the Project Applicant to provide a native plant palette for the Project. The Project's landscaping plan should be disclosed and evaluated in the EIR for potential impacts on biological resources such as natural communities adjacent to the Project site (e.g., introducing non-native, invasive species). CDFW supports the use of native plants for the Project especially considering the Project's location adjacent to protected open space and natural areas. CDFW strongly recommends avoiding non-native, invasive species for landscaping and restoration, particularly any species listed as 'Moderate' or 'High' by the California Invasive Plant Council[10] CDFW supports the use of native species found in naturally occurring plant communities within or

---

[10] https://www.cal-ipc.org/plants/inventory/

adjacent to the Project site. In addition, CDFW supports planting species of trees, such as oaks (Quercus genus), and understory vegetation (e.g., ground cover, subshrubs, and shrubs) that create habitat and provide a food source for birds. CDFW recommends retaining any standing, dead, or dying tree (snags) where possible because snags provide perching and nesting habitat for birds and raptors. Finally, CDFW supports planting species of vegetation with high insect and pollinator value.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNDDB website[11] provides direction regarding the types of information that should be reported and allows on-line submittal of field survey forms.

In addition, information on special status native plant populations and sensitive natural communities, should be submitted to CDFW's Vegetation Classification and Mapping Program using the Combined Rapid Assessment and Relevé Form[12].

SMCCD should ensure data collected for the preparation of the EIR is properly submitted.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist SMCCD in identifying and mitigating Project impacts on biological resources.

---

[11] https://wildlife.ca.gov/Data/CNDDB

[12] https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit

Questions regarding this letter or further coordination should be directed to Kelly Fisher[13], Environmental Scientist.

Sincerely,

DocuSigned by:
5991E19EF8094C3...

Victoria Tang
Environmental Program Manager
South Coast Region

ec: California Department of Fish and Wildlife
Victoria Tang
Jennifer Turner
Kelly Fisher

Office of Planning and Research
State.Clearinghouse@opr.ca.gov

REFERENCES

Sawyer, J. O., Keeler-Wolf, T., & Evens, J. M. (2009). *A Manual of California Vegetation* (Second ed.). Sacramento, CA: California Native Plant Society. Retrieved from https://vegetation.cnps.org/

---

[13] Phone: 858-354-5083; Email: kelly.fisher@wildlife.ca.gov

Yana Garcia
Secretary for
Environmental Protection

Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 17, 2025

Charlie Yen
Director of Facilities Planning
Santa Monica Community College District
1900 Pico Boulevard
Santa Monica, CA 90405
yen_charlie@smc.edu

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SANTA MONICA COLLEGE 2024 MAIN CAMPUS MASTER PLAN UPDATE DATED JANUARY 09, 2025, STATE CLEARINGHOUSE NUMBER 2025010279

Dear Charlie Yen,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Santa Monica College 2024 Main Campus Master Plan Update (Project). The Project proposes to demolish 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. The 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 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 a New Quad. The proposed Project would generally retain the current vehicular circulation and access points and existing parking supply. The Project would be constructed in three phases beginning in 2025 with final buildout anticipated to be completed by 2035. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Santa Monica College 2024 Main Campus Master Plan Update. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor’s Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Shane Parker
Principal / Consulting Firm
Parker Environmental Consultants
shane@parkerenvironmental.com

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

STATE OF CALIFORNIA **Gavin Newsom, *Governor***

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

ACTING EXECUTIVE SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

January 14, 2025

Charlie Yen
Santa Monica Community College District
1900 Pico Boulevard
Santa Monica CA 90405

Re: 2025010279 Santa Monica College 2024 Main Campus Master Plan Update Project, Los Angeles County

Dear Mr. Yen:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that 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. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

- **a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- **b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- **a.** Avoidance and preservation of the resources in place, including, but not limited to**:**
  - **i.** Planning and construction to avoid the resources and protect the cultural and natural context.
  - **ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- **b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - **i.** Protecting the cultural character and integrity of the resource.
  - **ii.** Protecting the traditional use of the resource.
  - **iii.** Protecting the confidentiality of the resource.
- **c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- **d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- **e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- **f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- **a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- **b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- **c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
   - **a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
   - **b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
   - **a.** If part or all of the APE has been previously surveyed for cultural resources.
   - **b.** If any known cultural resources have already been recorded on or adjacent to the APE.
   - **c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
   - **d.** If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
   - **a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
   - **b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

- **a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- **b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- **a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- **b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- **c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@NAHC.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

STATE OF CALIFORNIA **Gavin Newsom, *Governor***

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

ACTING EXECUTIVE SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

March 4, 2025

Adrianna Gjonaj
Parker Environmental Consultants

Via Email to: adrianna@parkerenvironmental.com

Re: Santa Monica College 2024 Main Campus Master Plan Update Project, Los Angeles County

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897- 0673
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation
a California Way of Life

February 10, 2025

Charlie Yen, Director of Facilities Planning
Santa Monica Community College District
1900 Pico Boulevard
Santa Monica, CA 90405

RE: Santa Monica College 2024 Main
Campus Master Plan Update– Notice of
Preparation (NOP)
SCH #2025010279
GTS #07-LA-2025-04722
LA-10/PM 3.092

Dear Charlie Yen,

The 2024 Main Campus Master Plan Update consists of demolition of existing temporary and permanent buildings, and the construction of new buildings. The Project would also include renovations to two existing buildings (the Physical and Life Science Complex and the Library and Media Center). The 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 Project would be constructed in three phases beginning in 2025 with final buildout anticipated to be completed by 2035.

Local street access to the Project Site is provided by Pico Boulevard, Pearl Street, 18th Court, and 16th Street. Pico Boulevard is a two-way street providing two travel lanes in each direction. Street parking is predominantly restricted along Pico Boulevard adjacent to the Project Site, with the exception of minimal metered parking spaces. Pearl Street is a two-way street providing one travel lane in each direction. Street parking is provided along the north and south sides of Pearl Street. There is one designated bike lane on the south side of the street. 18th Court is a two-way alley providing access to residential parking spaces for the residences fronting 20th Street. 16th Street is a two-way street providing one travel lane in each direction with metered street parking on the east side of the street and permit only parking on the west side of the street. There is one designated bike lane on the east side of the street.

There are a total of 2,860 vehicle parking spaces located in a combination of above grade and below grade parking structures and surface parking lots. The Main Campus is supported by a series of shuttle parking lots, parking at other campus locations, and an extensive network of bus and shuttle services. No new subterranean parking is proposed.

After reviewing the NOP, Caltrans has the following comments:

The SMC 2024 Campus Master Plan Update preserves the goals of the 2010 Master Plan Update and provides a framework for identifying the required improvements to the SMC Main Campus environment, facilities, and infrastructure to support students and elevate the campus experience. With the implementation of the Proposed Project, the total parking provided on campus would be 2,858 vehicle spaces, resulting in a net reduction of two parking spaces. The IS states that the Project is deemed to be sufficient to accommodate both current usage and future demand. Caltrans advises that the Project explore the proposed strategies to enhance the safety and experience for non-vehicle road users, particularly during peak hours. The 2024 Campus Master Plan establishes several exemplary goals:

- Expanding setbacks and pedestrian pathways to create a continuous and improved pedestrian experience along Pico Boulevard.

- Adding streetscape elements such as plantings, trees, seating, and lighting consistent with other areas of the SMC campus and aligned with campus sustainability goals.

If surface parking must be built, it is recommended that it does not face the street directly. For sites such as the new Art Replacement building and its adjacent surface parking lot, Caltrans recommends adding frontage to encourage recreational walking and transit use, while aligning with the 2024 Campus Master Plan. Whenever possible, reducing the amount of excess car parking supplied acts against enabling driving over other methods of transportation. Research indicates that removing car parking is a proven method of reducing trip demand, improving housing affordability, and encouraging active modes of transportation.

Currently, there are 302 bicycle parking spaces on campus and Class II bike facilities within the Project area. As shown in IS Figure 16, bicycle parking is located along the perimeter of the campus and adjacent to bike lanes along 16th Street and Pearl Street. There are a total of three Metro bike sharing locations on campus: one on Pico Boulevard with 12 bikes available, one on Pearl Street with six bikes available, and one adjacent to the Math and Science building. Caltrans supports the inclusion of a new bike repair station in the Project scope. It is generally recommended that bike lanes be upgraded to Class IV or Class II facilities to provide the highest level of safety for bicyclists. As such, the Project may maintain existing bicycle access and circulation patterns.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will require a Caltrans transportation permit. Caltrans recommends limiting construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review. We look forward to the coordination of our efforts to ensure potential impacts to the highway facilities and traveling public are discussed and addressed before work begins.

If you have any questions, please contact project coordinator Frances Duong, at frances.duong@dot.ca.gov and refer to GTS #07-LA-2025-04722.

Sincerely,

Anthony Higgins

Anthony Higgins
Acting LDR Branch Chief

Cc: State Clearinghouse

Subject: Fwd: Proposed demolition of Business Building
Date: Thursday, January 30, 2025 at 4:29:22 PM Pacific Standard Time
From: YEN_CHARLIE
To: GIRARD_DONALD, Shane Parker, Kenneth Kutcher

FYI.

Thank you,

Charlie Yen
Director of Facilities Planning
Santa Monica College

Begin forwarded message:

> **From:** ROSE_LISA <ROSE_LISA@smc.edu>
> **Date:** January 30, 2025 at 4:22:46PM PST
> **To:** YEN_CHARLIE <YEN_CHARLIE@smc.edu>, BONVENUTO_CHRIS <Bonvenuto_Chris@smc.edu>
> **Subject: Fw: Proposed demolition of Business Building**
>
> FYI
>
> ---
>
> **From:** ejs2514 <ejs2514@verizon.net>
> **Sent:** Thursday, January 30, 2025 3:45 PM
> **To:** info@smc.edu <info@smc.edu>
> **Cc:** info@laconservancy.org <info@laconservancy.org>; WelcomeCenter <WelcomeCenter@smc.edu>; editor@smdp.com <editor@smdp.com>; SMC Foundation <foundation@smc.edu>; thomas@smdp.com <thomas@smdp.com>; ROSE_LISA <ROSE_LISA@smc.edu>
> **Subject:** Proposed demolition of Business Building
>
> CAUTION: This email originated outside SMC.
>
> It’s shocking to hear that Santa Monica College is planning to demolish its Business Building as part of its updated Master Plan.
>
> The Business Building is an excellent late-modern design by renowned architect Anthony Lumsden of DMJM . Its design excellence was recognized at the time, and it was awarded a Los Angeles American Institute of Architects Design Award Citation in 1982.
>
> The combination of poured concrete, metal siding, and mirrored glass results in a composition that remains fresh and interesting to this day. Whatever

modernization is needed can be accommodated within the existing building. (Note that the June 2024 Facilities Condition Assessment does not identify any significant deficiencies with the building, even though it recommends demolition!)

Santa Monica College should be commended for pursuing high quality designs for its recent buildings. At the same time it should recognize the jewel in its hands.

Best wishes,
Ed Salisbury
Santa Monica, CA

P.S. While the old Art Center complex is not architecturally distinguished, instructional space with natural daylighting is valuable, interior courtyards are nice gathering spaces for students, and so modernizing the existing complex may be superior (and less costly) to demoltion

SMC 2024 MAIN CAMPUS MASTER PLAN UPDATE
ENVIRONMENTAL IMPACT REPORT
PUBLIC SCOPING MEETING

STATE CLEARINGHOUSE NO. 2025010279
JANUARY 30, 2025

Please include your mailing address if you wish to receive future notices regarding this case, including publication of the Draft and Final EIR.

Name	Organization (if any)	Address	City, Zip Code	E-mail
Laura Kachergus		2430 Pearl St.	90405	lkachergus@gmail.com
Clare Thomas	FOSP	2602 25th St	90405	clarethomasdo@aol.com
Tamer KIPER		307 Marine St.	90405	tameromerkiper@gmail.com

[Page left intentionally blank.]

Appendix C
Air Quality and Greenhouse Gas Emissions

CalEEMod Modeling Data

[Page left intentionally blank.]

Santa Monica College Campus - Existing Conditions Entire Campus Custom Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

2.6. Operations Emissions by Sector, Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

    - 4.2.2. Electricity Emissions By Land Use - Mitigated
    - 4.2.3. Natural Gas Emissions By Land Use - Unmitigated
    - 4.2.4. Natural Gas Emissions By Land Use - Mitigated
- 4.3. Area Emissions by Source
    - 4.3.1. Unmitigated
    - 4.3.2. Mitigated
- 4.4. Water Emissions by Land Use
    - 4.4.1. Unmitigated
    - 4.4.2. Mitigated
- 4.5. Waste Emissions by Land Use
    - 4.5.1. Unmitigated
    - 4.5.2. Mitigated
- 4.6. Refrigerant Emissions by Land Use
    - 4.6.1. Unmitigated
    - 4.6.2. Mitigated
- 4.7. Offroad Emissions By Equipment Type
    - 4.7.1. Unmitigated
    - 4.7.2. Mitigated

- 4.8. Stationary Emissions By Equipment Type
  - 4.8.1. Unmitigated
  - 4.8.2. Mitigated
- 5. Activity Data
  - 5.9. Operational Mobile Sources
    - 5.9.1. Unmitigated
    - 5.9.2. Mitigated
  - 5.10. Operational Area Sources
    - 5.10.1. Hearths
      - 5.10.1.1. Unmitigated
      - 5.10.1.2. Mitigated
    - 5.10.2. Architectural Coatings
    - 5.10.3. Landscape Equipment
    - 5.10.4. Landscape Equipment - Mitigated
  - 5.11. Operational Energy Consumption
    - 5.11.1. Unmitigated
    - 5.11.2. Mitigated
  - 5.12. Operational Water and Wastewater Consumption

    - 5.12.1. Unmitigated
    - 5.12.2. Mitigated
  - 5.13. Operational Waste Generation
    - 5.13.1. Unmitigated
    - 5.13.2. Mitigated
  - 5.14. Operational Refrigeration and Air Conditioning Equipment
    - 5.14.1. Unmitigated
    - 5.14.2. Mitigated
  - 5.15. Operational Off-Road Equipment
    - 5.15.1. Unmitigated
    - 5.15.2. Mitigated
  - 5.16. Stationary Sources
    - 5.16.1. Emergency Generators and Fire Pumps
    - 5.16.2. Process Boilers
- 8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Santa Monica College Campus - Existing Conditions Entire Campus
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	20.2
Location	Corsair Stadium, 1900 Pico Blvd, Santa Monica, CA 90405, USA
County	Los Angeles-South Coast
City	Santa Monica
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4417
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Junior College (2yr)	1,066	1000sqft	43.0	1,065,931	0.00	0.00	—	—
Enclosed Parking with Elevator	2,860	Space	0.00	1,144,000	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Transportation	T-7	Implement Commute Trip Reduction Marketing
Transportation	T-9	Implement Subsidized or Discounted Transit Program
Transportation	T-34*	Provide Bike Parking
Energy	E-10-B	Establish Onsite Renewable Energy Systems: Solar Power
Energy	E-24*	Provide Battery Storage
Water	W-2	Use Grey Water
Water	W-7	Adopt a Water Conservation Strategy
Waste	S-1/S-2	Implement Waste Reduction Plan
Area Sources	AS-1	Use Low-VOC Cleaning Supplies

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	114	66.3	688	1.40	2.45	116	118	2.35	29.4	31.7	847	178,421	179,268	94.8	5.89	486	183,882
Mit.	111	64.9	672	1.37	2.43	112	115	2.33	28.6	30.9	155	174,300	174,455	25.4	5.69	473	177,259
% Reduced	3%	2%	2%	3%	1%	3%	3%	1%	3%	3%	82%	2%	3%	73%	3%	3%	4%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	97.6	70.4	550	1.34	2.28	116	118	2.22	29.4	31.6	847	172,531	173,378	95.2	6.17	16.6	177,614

Mit.	93.9	68.9	536	1.31	2.26	112	115	2.20	28.6	30.8	155	168,561	168,716	25.7	5.97	16.3	171,153
% Reduced	4%	2%	3%	3%	1%	3%	3%	1%	3%	3%	82%	2%	3%	73%	3%	2%	4%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	93.8	60.2	520	1.11	2.13	91.5	93.6	2.06	23.3	25.3	847	147,475	148,322	93.7	5.05	171	152,340
Mit.	90.6	59.0	508	1.08	2.11	89.0	91.1	2.04	22.6	24.7	155	144,156	144,311	24.3	4.87	166	146,536
% Reduced	3%	2%	2%	2%	1%	3%	3%	1%	3%	3%	82%	2%	3%	74%	4%	3%	4%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	17.1	11.0	94.8	0.20	0.39	16.7	17.1	0.38	4.24	4.62	140	24,416	24,556	15.5	0.84	28.3	25,222
Mit.	16.5	10.8	92.6	0.20	0.39	16.2	16.6	0.37	4.13	4.50	25.6	23,867	23,892	4.02	0.81	27.6	24,261
% Reduced	3%	2%	2%	2%	1%	3%	3%	1%	3%	3%	82%	2%	3%	74%	4%	3%	4%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	72.1	51.3	575	1.28	0.85	116	116	0.79	29.4	30.2	—	131,403	131,403	6.80	5.37	482	133,655
Area	41.3	0.81	96.1	0.01	0.17	—	0.17	0.13	—	0.13	—	395	395	0.02	< 0.005	—	397
Energy	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	40,575	40,575	2.97	0.21	—	40,711
Water	—	—	—	—	—	—	—	—	—	—	100	519	619	10.3	0.25	—	950
Waste	—	—	—	—	—	—	—	—	—	—	747	0.00	747	74.6	0.00	—	2,613
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Stationary	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552

Total	114	66.3	688	1.40	2.45	116	118	2.35	29.4	31.7	847	178,421	179,268	94.8	5.89	486	183,882
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	71.0	56.1	534	1.23	0.85	116	116	0.79	29.4	30.2	—	125,909	125,909	7.14	5.65	12.5	127,784
Area	25.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	40,575	40,575	2.97	0.21	—	40,711
Water	—	—	—	—	—	—	—	—	—	—	100	519	619	10.3	0.25	—	950
Waste	—	—	—	—	—	—	—	—	—	—	747	0.00	747	74.6	0.00	—	2,613
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Stationary	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	97.6	70.4	550	1.34	2.28	116	118	2.22	29.4	31.6	847	172,531	173,378	95.2	6.17	16.6	177,614
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	56.5	45.4	439	1.00	0.68	91.5	92.2	0.63	23.3	23.9	—	102,173	102,173	5.68	4.54	167	103,836
Area	36.3	0.55	65.8	< 0.005	0.12	—	0.12	0.09	—	0.09	—	271	271	0.01	< 0.005	—	272
Energy	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	40,575	40,575	2.97	0.21	—	40,711
Water	—	—	—	—	—	—	—	—	—	—	100	519	619	10.3	0.25	—	950
Waste	—	—	—	—	—	—	—	—	—	—	747	0.00	747	74.6	0.00	—	2,613
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Stationary	0.18	0.00	3.22	0.02	0.25	0.00	0.25	0.25	0.00	0.25	0.00	3,939	3,939	0.08	0.05	0.00	3,955
Total	93.8	60.2	520	1.11	2.13	91.5	93.6	2.06	23.3	25.3	847	147,475	148,322	93.7	5.05	171	152,340
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	10.3	8.29	80.0	0.18	0.12	16.7	16.8	0.12	4.24	4.36	—	16,916	16,916	0.94	0.75	27.6	17,191
Area	6.63	0.10	12.0	< 0.005	0.02	—	0.02	0.02	—	0.02	—	44.8	44.8	< 0.005	< 0.005	—	45.0
Energy	0.14	2.60	2.19	0.02	0.20	—	0.20	0.20	—	0.20	—	6,718	6,718	0.49	0.03	—	6,740
Water	—	—	—	—	—	—	—	—	—	—	16.6	85.9	102	1.71	0.04	—	157
Waste	—	—	—	—	—	—	—	—	—	—	124	0.00	124	12.4	0.00	—	433

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Stationary	0.03	0.00	0.59	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	652	652	0.01	0.01	0.00	655
Total	17.1	11.0	94.8	0.20	0.39	16.7	17.1	0.38	4.24	4.62	140	24,416	24,556	15.5	0.84	28.3	25,222

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	70.1	49.9	559	1.25	0.83	112	113	0.77	28.6	29.3	—	127,800	127,800	6.62	5.22	469	129,990
Area	39.6	0.81	96.1	0.01	0.17	—	0.17	0.13	—	0.13	—	395	395	0.02	< 0.005	—	397
Energy	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	40,160	40,160	2.94	0.21	—	40,295
Water	—	—	—	—	—	—	—	—	—	—	80.1	415	495	8.24	0.20	—	760
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Stationary	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	111	64.9	672	1.37	2.43	112	115	2.33	28.6	30.9	155	174,300	174,455	25.4	5.69	473	177,259
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	69.1	54.6	519	1.20	0.83	112	113	0.77	28.6	29.3	—	122,456	122,456	6.94	5.50	12.2	124,280
Area	23.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	40,160	40,160	2.94	0.21	—	40,295
Water	—	—	—	—	—	—	—	—	—	—	80.1	415	495	8.24	0.20	—	760
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Stationary	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552

Total	93.9	68.9	536	1.31	2.26	112	115	2.20	28.6	30.8	155	168,561	168,716	25.7	5.97	16.3	171,153
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	55.0	44.2	427	0.97	0.66	89.0	89.7	0.62	22.6	23.2	—	99,371	99,371	5.52	4.42	162	100,988
Area	34.6	0.55	65.8	< 0.005	0.12	—	0.12	0.09	—	0.09	—	271	271	0.01	< 0.005	—	272
Energy	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	40,160	40,160	2.94	0.21	—	40,295
Water	—	—	—	—	—	—	—	—	—	—	80.1	415	495	8.24	0.20	—	760
Waste	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Stationary	0.18	0.00	3.22	0.02	0.25	0.00	0.25	0.25	0.00	0.25	0.00	3,939	3,939	0.08	0.05	0.00	3,955
Total	90.6	59.0	508	1.08	2.11	89.0	91.1	2.04	22.6	24.7	155	144,156	144,311	24.3	4.87	166	146,536
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	10.0	8.06	77.8	0.18	0.12	16.2	16.4	0.11	4.13	4.24	—	16,452	16,452	0.91	0.73	26.9	16,720
Area	6.32	0.10	12.0	< 0.005	0.02	—	0.02	0.02	—	0.02	—	44.8	44.8	< 0.005	< 0.005	—	45.0
Energy	0.14	2.60	2.19	0.02	0.20	—	0.20	0.20	—	0.20	—	6,649	6,649	0.49	0.03	—	6,671
Water	—	—	—	—	—	—	—	—	—	—	13.3	68.7	82.0	1.36	0.03	—	126
Waste	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Stationary	0.03	0.00	0.59	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	652	652	0.01	0.01	0.00	655
Total	16.5	10.8	92.6	0.20	0.39	16.2	16.6	0.37	4.13	4.50	25.6	23,867	23,892	4.02	0.81	27.6	24,261

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	72.1	51.3	575	1.28	0.85	116	116	0.79	29.4	30.2	—	131,403	131,403	6.80	5.37	482	133,655
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	72.1	51.3	575	1.28	0.85	116	116	0.79	29.4	30.2	—	131,403	131,403	6.80	5.37	482	133,655
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	71.0	56.1	534	1.23	0.85	116	116	0.79	29.4	30.2	—	125,909	125,909	7.14	5.65	12.5	127,784
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	71.0	56.1	534	1.23	0.85	116	116	0.79	29.4	30.2	—	125,909	125,909	7.14	5.65	12.5	127,784
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	10.3	8.29	80.0	0.18	0.12	16.7	16.8	0.12	4.24	4.36	—	16,916	16,916	0.94	0.75	27.6	17,191
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	10.3	8.29	80.0	0.18	0.12	16.7	16.8	0.12	4.24	4.36	—	16,916	16,916	0.94	0.75	27.6	17,191

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	70.1	49.9	559	1.25	0.83	112	113	0.77	28.6	29.3	—	127,800	127,800	6.62	5.22	469	129,990
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	70.1	49.9	559	1.25	0.83	112	113	0.77	28.6	29.3	—	127,800	127,800	6.62	5.22	469	129,990
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	69.1	54.6	519	1.20	0.83	112	113	0.77	28.6	29.3	—	122,456	122,456	6.94	5.50	12.2	124,280
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	69.1	54.6	519	1.20	0.83	112	113	0.77	28.6	29.3	—	122,456	122,456	6.94	5.50	12.2	124,280
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	10.0	8.06	77.8	0.18	0.12	16.2	16.4	0.11	4.13	4.24	—	16,452	16,452	0.91	0.73	26.9	16,720
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	10.0	8.06	77.8	0.18	0.12	16.2	16.4	0.11	4.13	4.24	—	16,452	16,452	0.91	0.73	26.9	16,720

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	17,403	17,403	1.08	0.13	—	17,469
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	6,155	6,155	0.38	0.05	—	6,178
Total	—	—	—	—	—	—	—	—	—	—	—	23,558	23,558	1.46	0.18	—	23,647
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	17,403	17,403	1.08	0.13	—	17,469
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	6,155	6,155	0.38	0.05	—	6,178
Total	—	—	—	—	—	—	—	—	—	—	—	23,558	23,558	1.46	0.18	—	23,647
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	2,881	2,881	0.18	0.02	—	2,892
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	1,019	1,019	0.06	0.01	—	1,023
Total	—	—	—	—	—	—	—	—	—	—	—	3,900	3,900	0.24	0.03	—	3,915

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	16,988	16,988	1.05	0.13	—	17,053
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	6,155	6,155	0.38	0.05	—	6,178
Total	—	—	—	—	—	—	—	—	—	—	—	23,143	23,143	1.44	0.17	—	23,231
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	16,988	16,988	1.05	0.13	—	17,053
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	6,155	6,155	0.38	0.05	—	6,178
Total	—	—	—	—	—	—	—	—	—	—	—	23,143	23,143	1.44	0.17	—	23,231
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	2,813	2,813	0.17	0.02	—	2,823
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	1,019	1,019	0.06	0.01	—	1,023
Total	—	—	—	—	—	—	—	—	—	—	—	3,832	3,832	0.24	0.03	—	3,846

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	17,017	17,017	1.51	0.03	—	17,064
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	17,017	17,017	1.51	0.03	—	17,064
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	17,017	17,017	1.51	0.03	—	17,064
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	17,017	17,017	1.51	0.03	—	17,064
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.14	2.60	2.19	0.02	0.20	—	0.20	0.20	—	0.20	—	2,817	2,817	0.25	0.01	—	2,825
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.14	2.60	2.19	0.02	0.20	—	0.20	0.20	—	0.20	—	2,817	2,817	0.25	0.01	—	2,825

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	17,017	17,017	1.51	0.03	—	17,064
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	17,017	17,017	1.51	0.03	—	17,064
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	17,017	17,017	1.51	0.03	—	17,064
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.78	14.3	12.0	0.09	1.08	—	1.08	1.08	—	1.08	—	17,017	17,017	1.51	0.03	—	17,064
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.14	2.60	2.19	0.02	0.20	—	0.20	0.20	—	0.20	—	2,817	2,817	0.25	0.01	—	2,825
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.14	2.60	2.19	0.02	0.20	—	0.20	0.20	—	0.20	—	2,817	2,817	0.25	0.01	—	2,825

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	22.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	15.8	0.81	96.1	0.01	0.17	—	0.17	0.13	—	0.13	—	395	395	0.02	< 0.005	—	397
Total	41.3	0.81	96.1	0.01	0.17	—	0.17	0.13	—	0.13	—	395	395	0.02	< 0.005	—	397
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	22.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	25.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	4.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.97	0.10	12.0	< 0.005	0.02	—	0.02	0.02	—	0.02	—	44.8	44.8	< 0.005	< 0.005	—	45.0
Total	6.63	0.10	12.0	< 0.005	0.02	—	0.02	0.02	—	0.02	—	44.8	44.8	< 0.005	< 0.005	—	45.0

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	21.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	15.8	0.81	96.1	0.01	0.17	—	0.17	0.13	—	0.13	—	395	395	0.02	< 0.005	—	397
Total	39.6	0.81	96.1	0.01	0.17	—	0.17	0.13	—	0.13	—	395	395	0.02	< 0.005	—	397
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	21.1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	23.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.85	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.97	0.10	12.0	< 0.005	0.02	—	0.02	0.02	—	0.02	—	44.8	44.8	< 0.005	< 0.005	—	45.0
Total	6.32	0.10	12.0	< 0.005	0.02	—	0.02	0.02	—	0.02	—	44.8	44.8	< 0.005	< 0.005	—	45.0

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	100	519	619	10.3	0.25	—	950
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	100	519	619	10.3	0.25	—	950
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	100	519	619	10.3	0.25	—	950
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	100	519	619	10.3	0.25	—	950
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	16.6	85.9	102	1.71	0.04	—	157
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	16.6	85.9	102	1.71	0.04	—	157

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	80.1	415	495	8.24	0.20	—	760
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	80.1	415	495	8.24	0.20	—	760
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	80.1	415	495	8.24	0.20	—	760
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	80.1	415	495	8.24	0.20	—	760
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	13.3	68.7	82.0	1.36	0.03	—	126
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	13.3	68.7	82.0	1.36	0.03	—	126

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	747	0.00	747	74.6	0.00	—	2,613
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	747	0.00	747	74.6	0.00	—	2,613

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	747	0.00	747	74.6	0.00	—	2,613
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	747	0.00	747	74.6	0.00	—	2,613
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	124	0.00	124	12.4	0.00	—	433
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	124	0.00	124	12.4	0.00	—	433

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	74.7	0.00	74.7	7.46	0.00	—	261
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.3

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4.12	4.12
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.68	0.68

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Process Boiler	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Process Boiler	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Process Boiler	0.03	0.00	0.59	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	652	652	0.01	0.01	0.00	655
Total	0.03	0.00	0.59	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	652	652	0.01	0.01	0.00	655

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Process Boiler	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Process Boiler	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Process Boiler	0.03	0.00	0.59	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	652	652	0.01	0.01	0.00	655
Total	0.03	0.00	0.59	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	652	652	0.01	0.01	0.00	655

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Junior College (2yr)	21,585	11,970	1,290	6,318,968	163,038	90,416	9,742	47,728,839
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Junior College (2yr)	20,993	11,642	1,254	6,145,705	158,568	87,936	9,475	46,420,132
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	1,598,897	532,966	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Junior College (2yr)	11,940,222	532	0.0330	0.0040	53,097,097
Enclosed Parking with Elevator	4,222,998	532	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Junior College (2yr)	11,655,887	532	0.0330	0.0040	53,097,097
Enclosed Parking with Elevator	4,222,998	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Junior College (2yr)	52,282,884	0.00
Enclosed Parking with Elevator	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Junior College (2yr)	41,826,307	0.00
Enclosed Parking with Elevator	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Junior College (2yr)	1,386	—
Enclosed Parking with Elevator	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Junior College (2yr)	139	—
Enclosed Parking with Elevator	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Junior College (2yr)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Junior College (2yr)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Junior College (2yr)	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Junior College (2yr)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Junior College (2yr)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00

Junior College (2yr)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Junior College (2yr)	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Junior College (2yr)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
Boiler - CNG (2–5 MMBTU)	Electric	1.00	3.92	47.0	12,220

8. User Changes to Default Data

Screen	Justification
Land Use	Existing Conditions for entire SMC College: 1,065,931 sf with 2,860 parking spaces.

Santa Monica College Master Plan - Phase 1 Construction Custom Report

Table of Contents

1. Basic Project Information

  1.1. Basic Project Information

  1.2. Land Use Types

  1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

  2.1. Construction Emissions Compared Against Thresholds

  2.2. Construction Emissions by Year, Unmitigated

3. Construction Emissions Details

  3.1. Demolition (2025) - Unmitigated

  3.3. Demolition (2026) - Unmitigated

  3.5. Grading (2026) - Unmitigated

  3.7. Building Construction (2026) - Unmitigated

  3.9. Building Construction (2027) - Unmitigated

  3.11. Building Construction (2028) - Unmitigated

- 3.13. Paving (2029) - Unmitigated
- 3.15. Architectural Coating (2028) - Unmitigated
- 3.17. Architectural Coating (2029) - Unmitigated

5. Activity Data
  - 5.1. Construction Schedule
  - 5.2. Off-Road Equipment
    - 5.2.1. Unmitigated
  - 5.3. Construction Vehicles
    - 5.3.1. Unmitigated
  - 5.4. Vehicles
    - 5.4.1. Construction Vehicle Control Strategies
  - 5.5. Architectural Coatings
  - 5.6. Dust Mitigation
    - 5.6.1. Construction Earthmoving Activities
    - 5.6.2. Construction Earthmoving Control Strategies
  - 5.7. Construction Paving
  - 5.8. Construction Electricity Consumption and Emissions Factors

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Santa Monica College Master Plan - Phase 1 Construction
Construction Start Date	7/1/2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	20.2
Location	1900 Pico Blvd, Santa Monica, CA 90405, USA
County	Los Angeles-South Coast
City	Santa Monica
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4417
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Junior College (2yr)	287	1000sqft	4.70	286,616	15,000	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	14.7	25.4	25.5	0.04	1.01	3.38	4.05	0.93	1.50	2.11	—	5,493	5,493	0.23	0.29	9.48	5,593
Mit.	14.7	25.4	25.5	0.04	1.01	3.38	4.05	0.93	1.50	2.11	—	5,493	5,493	0.23	0.29	9.48	5,593
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	14.7	25.5	25.3	0.04	1.01	1.98	2.38	0.93	0.48	1.14	—	5,409	5,409	0.23	0.29	0.25	5,500
Mit.	14.7	25.5	25.3	0.04	1.01	1.98	2.38	0.93	0.48	1.14	—	5,409	5,409	0.23	0.29	0.25	5,500
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.80	11.5	15.1	0.03	0.43	1.49	1.92	0.39	0.47	0.86	—	3,838	3,838	0.16	0.20	2.69	3,902
Mit.	5.80	11.5	15.1	0.03	0.43	1.49	1.92	0.39	0.47	0.86	—	3,838	3,838	0.16	0.20	2.69	3,902
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.06	2.11	2.76	< 0.005	0.08	0.27	0.35	0.07	0.09	0.16	—	635	635	0.03	0.03	0.45	646
Mit.	1.06	2.11	2.76	< 0.005	0.08	0.27	0.35	0.07	0.09	0.16	—	635	635	0.03	0.03	0.45	646
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.71	25.4	25.5	0.04	1.01	1.09	2.10	0.93	0.21	1.14	—	5,055	5,055	0.22	0.16	2.80	5,112
2026	1.72	16.7	21.5	0.04	0.67	3.38	4.05	0.61	1.50	2.11	—	5,493	5,493	0.23	0.29	9.48	5,593
2027	1.50	11.4	20.9	0.03	0.35	1.98	2.32	0.32	0.48	0.80	—	5,433	5,433	0.23	0.27	8.73	5,529
2028	14.7	10.8	20.4	0.03	0.31	1.98	2.29	0.29	0.48	0.77	—	5,371	5,371	0.16	0.27	8.03	5,465
2029	0.68	5.79	9.87	0.01	0.20	0.26	0.46	0.18	0.06	0.24	—	1,606	1,606	0.06	0.02	0.67	1,615

Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.71	25.5	25.3	0.04	1.01	1.09	2.10	0.93	0.21	1.14	—	5,041	5,041	0.22	0.16	0.07	5,095
2026	2.57	23.8	24.3	0.04	0.92	1.98	2.38	0.85	0.48	1.06	—	5,409	5,409	0.23	0.29	0.25	5,500
2027	1.49	11.5	19.8	0.03	0.35	1.98	2.32	0.32	0.48	0.80	—	5,351	5,351	0.18	0.27	0.23	5,437
2028	14.7	10.9	19.4	0.03	0.31	1.98	2.29	0.29	0.48	0.77	—	5,291	5,291	0.17	0.27	0.21	5,377
2029	14.6	8.60	12.3	0.02	0.12	0.31	0.43	0.11	0.07	0.18	—	1,804	1,804	0.07	0.02	0.02	1,812
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.98	9.18	9.13	0.02	0.36	0.39	0.75	0.34	0.08	0.41	—	1,816	1,816	0.08	0.06	0.44	1,836
2026	1.32	11.5	15.1	0.03	0.43	1.49	1.92	0.39	0.47	0.86	—	3,674	3,674	0.16	0.18	1.99	3,734
2027	1.07	8.23	14.4	0.02	0.25	1.39	1.64	0.23	0.34	0.57	—	3,838	3,838	0.13	0.20	2.69	3,902
2028	5.80	7.04	11.5	0.02	0.16	0.81	0.97	0.15	0.19	0.34	—	2,545	2,545	0.08	0.11	1.37	2,580
2029	2.70	2.55	3.91	0.01	0.06	0.10	0.16	0.05	0.02	0.07	—	603	603	0.02	0.01	0.11	606
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.18	1.68	1.67	< 0.005	0.07	0.07	0.14	0.06	0.01	0.08	—	301	301	0.01	0.01	0.07	304
2026	0.24	2.11	2.76	< 0.005	0.08	0.27	0.35	0.07	0.09	0.16	—	608	608	0.03	0.03	0.33	618
2027	0.19	1.50	2.62	< 0.005	0.05	0.25	0.30	0.04	0.06	0.10	—	635	635	0.02	0.03	0.45	646
2028	1.06	1.28	2.10	< 0.005	0.03	0.15	0.18	0.03	0.04	0.06	—	421	421	0.01	0.02	0.23	427
2029	0.49	0.46	0.71	< 0.005	0.01	0.02	0.03	0.01	< 0.005	0.01	—	99.8	99.8	< 0.005	< 0.005	0.02	100

3. Construction Emissions Details

3.1. Demolition (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.61	24.4	23.7	0.04	1.00	—	1.00	0.92	—	0.92	—	4,006	4,006	0.16	0.03	—	4,020
Demolition	—	—	—	—	—	0.62	0.62	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.61	24.4	23.7	0.04	1.00	—	1.00	0.92	—	0.92	—	4,006	4,006	0.16	0.03	—	4,020
Demolition	—	—	—	—	—	0.62	0.62	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.94	8.79	8.55	0.01	0.36	—	0.36	0.33	—	0.33	—	1,442	1,442	0.06	0.01	—	1,447
Demolition	—	—	—	—	—	0.22	0.22	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	1.60	1.56	< 0.005	0.07	—	0.07	0.06	—	0.06	—	239	239	0.01	< 0.005	—	240
Demolition	—	—	—	—	—	0.04	0.04	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.09	1.39	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	277	277	0.01	0.01	1.01	281
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.95	0.37	0.01	0.01	0.21	0.22	0.01	0.06	0.07	—	772	772	0.04	0.12	1.79	811
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.10	1.18	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	262	262	0.01	0.01	0.03	265
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.98	0.37	0.01	0.01	0.21	0.22	0.01	0.06	0.07	—	773	773	0.04	0.12	0.05	810
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.45	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	95.8	95.8	< 0.005	< 0.005	0.16	97.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.36	0.13	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	278	278	0.02	0.04	0.28	292
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.9	15.9	< 0.005	< 0.005	0.03	16.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.07	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	46.0	46.0	< 0.005	0.01	0.05	48.3

3.3. Demolition (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.49	22.7	22.8	0.04	0.91	—	0.91	0.84	—	0.84	—	4,007	4,007	0.16	0.03	—	4,021
Demolition	—	—	—	—	—	0.62	0.62	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	4.00	4.02	0.01	0.16	—	0.16	0.15	—	0.15	—	706	706	0.03	0.01	—	708
Demolition	—	—	—	—	—	0.11	0.11	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.73	0.73	< 0.005	0.03	—	0.03	0.03	—	0.03	—	117	117	< 0.005	< 0.005	—	117
Demolition	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	1.10	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	257	257	0.01	0.01	0.02	260
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.95	0.36	0.01	0.01	0.21	0.22	0.01	0.06	0.07	—	759	759	0.04	0.12	0.04	796

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.02	0.20	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	45.9	45.9	< 0.005	< 0.005	0.07	46.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.17	0.06	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	134	134	0.01	0.02	0.13	140
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.60	7.60	< 0.005	< 0.005	0.01	7.70
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.1	22.1	< 0.005	< 0.005	0.02	23.2

3.5. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.65	15.0	17.4	0.03	0.65	—	0.65	0.59	—	0.59	—	2,960	2,960	0.12	0.02	—	2,970
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.29	2.67	3.11	< 0.005	0.12	—	0.12	0.11	—	0.11	—	527	527	0.02	< 0.005	—	529

Dust From Material Movement	—	—	—	—	—	0.49	0.49	—	0.24	0.24	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.49	0.57	< 0.005	0.02	—	0.02	0.02	—	0.02	—	87.3	87.3	< 0.005	< 0.005	—	87.6
Dust From Material Movement	—	—	—	—	—	0.09	0.09	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.97	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	203	203	0.01	0.01	0.69	206
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	1.70	0.61	0.01	0.02	0.42	0.44	0.02	0.12	0.14	—	1,526	1,526	0.08	0.24	3.46	1,604
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	34.8	34.8	< 0.005	< 0.005	0.05	35.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.32	0.11	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	272	272	0.01	0.04	0.27	285
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.76	5.76	< 0.005	< 0.005	0.01	5.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	45.0	45.0	< 0.005	0.01	0.04	47.2

3.7. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.39	3.55	4.67	0.01	0.14	—	0.14	0.13	—	0.13	—	863	863	0.04	0.01	—	866
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.65	0.85	< 0.005	0.02	—	0.02	0.02	—	0.02	—	143	143	0.01	< 0.005	—	143
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.44	0.47	7.77	0.00	0.00	1.57	1.57	0.00	0.37	0.37	—	1,631	1,631	0.07	0.06	5.52	1,655
Vendor	0.04	1.61	0.78	0.01	0.02	0.40	0.42	0.01	0.11	0.12	—	1,465	1,465	0.06	0.21	3.96	1,532
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.44	0.52	6.63	0.00	0.00	1.57	1.57	0.00	0.37	0.37	—	1,546	1,546	0.07	0.06	0.14	1,565
Vendor	0.04	1.69	0.80	0.01	0.02	0.40	0.42	0.01	0.11	0.12	—	1,465	1,465	0.06	0.21	0.10	1,529
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.21	2.50	0.00	0.00	0.56	0.56	0.00	0.13	0.13	—	565	565	0.03	0.02	0.86	573
Vendor	0.02	0.61	0.28	< 0.005	0.01	0.14	0.15	< 0.005	0.04	0.04	—	527	527	0.02	0.08	0.61	551
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.46	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	93.5	93.5	< 0.005	< 0.005	0.14	94.8
Vendor	< 0.005	0.11	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	87.3	87.3	< 0.005	0.01	0.10	91.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.03	9.39	12.9	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.74	6.71	9.24	0.02	0.24	—	0.24	0.22	—	0.22	—	1,712	1,712	0.07	0.01	—	1,718
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.22	1.69	< 0.005	0.04	—	0.04	0.04	—	0.04	—	283	283	0.01	< 0.005	—	284
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.43	0.42	7.23	0.00	0.00	1.57	1.57	0.00	0.37	0.37	—	1,600	1,600	0.07	0.06	4.98	1,623
Vendor	0.04	1.55	0.74	0.01	0.01	0.40	0.41	0.01	0.11	0.12	—	1,436	1,436	0.06	0.20	3.75	1,501
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.52	6.13	0.00	0.00	1.57	1.57	0.00	0.37	0.37	—	1,517	1,517	0.02	0.06	0.13	1,534
Vendor	0.04	1.61	0.75	0.01	0.01	0.40	0.41	0.01	0.11	0.12	—	1,437	1,437	0.06	0.20	0.10	1,498
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.30	0.37	4.60	0.00	0.00	1.11	1.11	0.00	0.26	0.26	—	1,099	1,099	0.02	0.04	1.53	1,113

Vendor	0.03	1.16	0.53	0.01	0.01	0.28	0.29	0.01	0.08	0.09	—	1,026	1,026	0.04	0.14	1.15	1,071
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.07	0.84	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	182	182	< 0.005	0.01	0.25	184
Vendor	0.01	0.21	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	170	170	0.01	0.02	0.19	177
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.99	8.92	12.9	0.02	0.30	—	0.30	0.28	—	0.28	—	2,397	2,397	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	3.18	4.61	0.01	0.11	—	0.11	0.10	—	0.10	—	854	854	0.03	0.01	—	857
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.06	0.58	0.84	< 0.005	0.02	—	0.02	0.02	—	0.02	—	141	141	0.01	< 0.005	—	142
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.41	0.41	6.79	0.00	0.00	1.57	1.57	0.00	0.37	0.37	—	1,571	1,571	0.02	0.06	4.48	1,593
Vendor	0.03	1.48	0.71	0.01	0.01	0.40	0.41	0.01	0.11	0.12	—	1,403	1,403	0.05	0.20	3.55	1,466
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.41	0.47	5.77	0.00	0.00	1.57	1.57	0.00	0.37	0.37	—	1,490	1,490	0.02	0.06	0.12	1,507
Vendor	0.03	1.54	0.72	0.01	0.01	0.40	0.41	0.01	0.11	0.12	—	1,404	1,404	0.05	0.20	0.09	1,464
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.17	2.15	0.00	0.00	0.55	0.55	0.00	0.13	0.13	—	538	538	0.01	0.02	0.69	545
Vendor	0.01	0.55	0.25	< 0.005	< 0.005	0.14	0.15	< 0.005	0.04	0.04	—	500	500	0.02	0.07	0.54	522
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.39	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	89.1	89.1	< 0.005	< 0.005	0.11	90.3
Vendor	< 0.005	0.10	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	82.7	82.7	< 0.005	0.01	0.09	86.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	5.73	8.81	0.01	0.20	—	0.20	0.18	—	0.18	—	1,350	1,350	0.05	0.01	—	1,354
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	1.02	1.57	< 0.005	0.04	—	0.04	0.03	—	0.03	—	240	240	0.01	< 0.005	—	241
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.19	0.29	< 0.005	0.01	—	0.01	0.01	—	0.01	—	39.8	39.8	< 0.005	< 0.005	—	39.9
Paving	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	1.05	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	257	257	< 0.005	0.01	0.67	260
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.17	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	44.0	44.0	< 0.005	< 0.005	0.05	44.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.28	7.28	< 0.005	< 0.005	0.01	7.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	8.63	11.3	0.02	0.14	—	0.14	0.13	—	0.13	—	1,511	1,511	0.06	0.01	—	1,516
Architectural Coatings	13.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	8.63	11.3	0.02	0.14	—	0.14	0.13	—	0.13	—	1,511	1,511	0.06	0.01	—	1,516
Architectural Coatings	13.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	3.11	4.06	0.01	0.05	—	0.05	0.05	—	0.05	—	544	544	0.02	< 0.005	—	546
Architectural Coatings	4.91	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.57	0.74	< 0.005	0.01	—	0.01	0.01	—	0.01	—	90.1	90.1	< 0.005	< 0.005	—	90.4
Architectural Coatings	0.90	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	1.36	0.00	0.00	0.31	0.31	0.00	0.07	0.07	—	314	314	< 0.005	0.01	0.90	319
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.09	1.15	0.00	0.00	0.31	0.31	0.00	0.07	0.07	—	298	298	< 0.005	0.01	0.02	301
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.03	0.03	0.43	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	109	109	< 0.005	< 0.005	0.14	110
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	18.0	18.0	< 0.005	< 0.005	0.02	18.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Architectural Coating (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.93	8.51	11.2	0.02	0.12	—	0.12	0.11	—	0.11	—	1,511	1,511	0.06	0.01	—	1,516
Architectural Coatings	13.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	1.50	1.98	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.01	< 0.005	—	267
Architectural Coatings	2.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.27	0.36	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	44.1	44.1	< 0.005	< 0.005	—	44.2
Architectural Coatings	0.44	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	1.07	0.00	0.00	0.31	0.31	0.00	0.07	0.07	—	293	293	< 0.005	0.01	0.02	296
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.20	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	52.3	52.3	< 0.005	< 0.005	0.06	53.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.67	8.67	< 0.005	< 0.005	0.01	8.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	7/1/2025	3/31/2026	5.00	196	—
Grading	Grading	4/1/2026	6/30/2026	5.00	65.0	—
Building Construction	Building Construction	7/1/2026	6/30/2028	5.00	523	—
Paving	Paving	4/1/2029	6/30/2029	5.00	65.0	—
Architectural Coating	Architectural Coating	7/1/2028	3/31/2029	5.00	195	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37

Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Architectural Coating	Aerial Lifts	Diesel	Average	3.00	8.00	46.0	0.31
Architectural Coating	Air Compressors	Diesel	Average	6.00	8.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	20.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	11.1	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	11.4	40.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	120	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	47.0	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT

Architectural Coating	—	—	—	—
Architectural Coating	Worker	24.1	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	429,924	143,308	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)

Demolition	0.00	0.00	0.00	189,981	—
Grading	—	5,900	43.0	0.00	—
Paving	0.00	0.00	0.00	0.00	1.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Junior College (2yr)	1.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	532	0.03	< 0.005
2026	0.00	532	0.03	< 0.005
2027	0.00	532	0.03	< 0.005
2028	0.00	532	0.03	< 0.005
2029	0.00	532	0.03	< 0.005

8. User Changes to Default Data

Screen	Justification
Land Use	Phase 1 Endpoint includes 188,216 sf of new development and 98,400 sf of renovated space.
Construction: Construction Phases	Assumes approximate 4 year construction timeline for Phase 1 development.

Construction: Off-Road Equipment	Assumes equipment use on worst-case day
Construction: Dust From Material Movement	Assumes 5900 cy soil export for building foundations.
Construction: Trips and VMT	Grading trip length increased to 40 miles to allow for flexibility with selection of receiving sites.
Construction: Paving	Assumes 1 acre of paved surfaces

Santa Monica College Master Plan - Phase 2 Construction Custom Report

Table of Contents

1. Basic Project Information

   1.1. Basic Project Information

   1.2. Land Use Types

   1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

   2.1. Construction Emissions Compared Against Thresholds

   2.2. Construction Emissions by Year, Unmitigated

3. Construction Emissions Details

   3.1. Demolition (2029) - Unmitigated

   3.3. Grading (2029) - Unmitigated

   3.5. Building Construction (2029) - Unmitigated

   3.7. Building Construction (2030) - Unmitigated

   3.9. Building Construction (2031) - Unmitigated

   3.11. Paving (2032) - Unmitigated

- 3.13. Architectural Coating (2031) - Unmitigated
- 3.15. Architectural Coating (2032) - Unmitigated

5. Activity Data
    - 5.1. Construction Schedule
    - 5.2. Off-Road Equipment
        - 5.2.1. Unmitigated
    - 5.3. Construction Vehicles
        - 5.3.1. Unmitigated
    - 5.4. Vehicles
        - 5.4.1. Construction Vehicle Control Strategies
    - 5.5. Architectural Coatings
    - 5.6. Dust Mitigation
        - 5.6.1. Construction Earthmoving Activities
        - 5.6.2. Construction Earthmoving Control Strategies
    - 5.7. Construction Paving
    - 5.8. Construction Electricity Consumption and Emissions Factors

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Santa Monica College Master Plan - Phase 2 Construction
Construction Start Date	7/2/2029
Lead Agency	Santa Monica College
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	20.2
Location	1900 Pico Blvd, Santa Monica, CA 90405, USA
County	Los Angeles-South Coast
City	Santa Monica
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4417
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Junior College (2yr)	177	1000sqft	2.40	176,673	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	12.8	11.9	15.7	0.03	0.41	1.30	1.72	0.38	0.30	0.63	4,012
Mit.	12.8	11.9	15.7	0.03	0.41	1.30	1.72	0.38	0.30	0.63	4,012
% Reduced	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	12.8	13.9	15.3	0.04	0.52	3.64	4.16	0.48	1.57	2.05	5,237
Mit.	12.8	13.9	15.3	0.04	0.52	3.64	4.16	0.48	1.57	2.05	5,237
% Reduced	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.10	7.00	10.9	0.02	0.18	0.86	1.04	0.16	0.21	0.37	2,839
Mit.	3.10	7.00	10.9	0.02	0.18	0.86	1.04	0.16	0.21	0.37	2,839
% Reduced	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.57	1.28	1.99	< 0.005	0.03	0.16	0.19	0.03	0.04	0.07	470
Mit.	0.57	1.28	1.99	< 0.005	0.03	0.16	0.19	0.03	0.04	0.07	470
% Reduced	—	—	—	—	—	—	—	—	—	—	—

Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	—	—	150	—	—	55.0	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—
Mit.	No	No	No	No	—	—	No	—	—	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	—	—	150	—	—	55.0	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—
Mit.	No	No	No	No	—	—	No	—	—	No	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
2029	1.25	11.9	13.5	0.03	0.41	1.30	1.72	0.38	0.24	0.63	3,397
2030	1.26	9.72	15.7	0.03	0.25	1.22	1.47	0.23	0.30	0.53	4,012
2031	1.20	9.43	15.4	0.03	0.23	1.22	1.45	0.22	0.30	0.51	3,962
2032	12.8	5.15	8.79	0.01	0.16	0.20	0.35	0.15	0.05	0.19	1,432
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
2029	1.37	13.9	15.3	0.04	0.52	3.64	4.16	0.48	1.57	2.05	5,237
2030	1.26	9.80	15.1	0.03	0.25	1.22	1.47	0.23	0.30	0.53	3,960
2031	12.8	9.51	14.8	0.03	0.23	1.22	1.45	0.22	0.30	0.51	3,920
2032	12.8	2.24	3.19	< 0.005	0.02	0.19	0.21	0.02	0.05	0.06	603
Average Daily	—	—	—	—	—	—	—	—	—	—	—
2029	0.46	4.20	5.20	0.01	0.14	0.60	0.74	0.13	0.18	0.30	1,414

2030	0.90	7.00	10.9	0.02	0.18	0.86	1.04	0.16	0.21	0.37	2,839
2031	2.19	5.92	9.28	0.02	0.14	0.74	0.88	0.13	0.18	0.31	2,411
2032	3.10	1.14	1.79	< 0.005	0.02	0.07	0.09	0.02	0.02	0.04	312
Annual	—	—	—	—	—	—	—	—	—	—	—
2029	0.08	0.77	0.95	< 0.005	0.03	0.11	0.14	0.02	0.03	0.06	234
2030	0.16	1.28	1.99	< 0.005	0.03	0.16	0.19	0.03	0.04	0.07	470
2031	0.40	1.08	1.69	< 0.005	0.03	0.13	0.16	0.02	0.03	0.06	399
2032	0.57	0.21	0.33	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	51.7

3. Construction Emissions Details

3.1. Demolition (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.20	10.7	12.4	0.02	0.40	—	0.40	0.37	—	0.37	2,210
Demolition	—	—	—	—	—	0.88	0.88	—	0.13	0.13	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	1.90	2.22	< 0.005	0.07	—	0.07	0.07	—	0.07	394
Demolition	—	—	—	—	—	0.16	0.16	—	0.02	0.02	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.04	0.35	0.40	< 0.005	0.01	—	0.01	0.01	—	0.01	65.2
Demolition	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.53	0.00	0.00	0.13	0.13	0.00	0.03	0.03	130
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	1.17	0.48	0.01	0.01	0.29	0.31	0.01	0.08	0.09	1,056
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	0.01	0.01	22.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.22	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	188
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.69
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	31.1

3.3. Grading (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.31	11.1	13.8	0.02	0.48	—	0.48	0.44	—	0.44	2,463
Dust From Material Movement	—	—	—	—	—	2.77	2.77	—	1.34	1.34	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.70	0.87	< 0.005	0.03	—	0.03	0.03	—	0.03	155
Dust From Material Movement	—	—	—	—	—	0.17	0.17	—	0.08	0.08	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.13	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	25.7
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.02	0.02	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.45	0.00	0.00	0.13	0.13	0.00	0.03	0.03	123
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.03	2.80	0.98	0.02	0.04	0.75	0.78	0.04	0.20	0.24	2,651
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	7.88
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.18	0.06	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	167

Annual	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	27.7

3.5. Building Construction (2029) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.04	8.89	11.6	0.02	0.26	—	0.26	0.24	—	0.24	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.06	1.39	< 0.005	0.03	—	0.03	0.03	—	0.03	264
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.19	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01	43.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.24	0.25	3.31	0.00	0.00	0.97	0.97	0.00	0.23	0.23	914
Vendor	0.02	0.90	0.43	0.01	0.01	0.25	0.25	0.01	0.07	0.07	880

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.41	0.00	0.00	0.11	0.11	0.00	0.03	0.03	111
Vendor	< 0.005	0.11	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	105
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	18.3
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	17.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2030) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.01	8.70	11.6	0.02	0.24	—	0.24	0.22	—	0.22	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.01	8.70	11.6	0.02	0.24	—	0.24	0.22	—	0.22	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.72	6.22	8.27	0.02	0.17	—	0.17	0.16	—	0.16	1,578
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.13	1.13	1.51	< 0.005	0.03	—	0.03	0.03	—	0.03	261
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.19	3.68	0.00	0.00	0.97	0.97	0.00	0.23	0.23	949
Vendor	0.02	0.83	0.40	0.01	0.01	0.25	0.25	0.01	0.07	0.07	854
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.22	3.10	0.00	0.00	0.97	0.97	0.00	0.23	0.23	899
Vendor	0.02	0.87	0.41	0.01	0.01	0.25	0.25	0.01	0.07	0.07	853
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.16	2.33	0.00	0.00	0.68	0.68	0.00	0.16	0.16	652
Vendor	0.01	0.62	0.29	< 0.005	< 0.005	0.18	0.18	< 0.005	0.05	0.05	609
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.43	0.00	0.00	0.12	0.12	0.00	0.03	0.03	108
Vendor	< 0.005	0.11	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	101
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2031) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.98	8.46	11.5	0.02	0.23	—	0.23	0.21	—	0.21	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.98	8.46	11.5	0.02	0.23	—	0.23	0.21	—	0.21	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	5.03	6.86	0.01	0.14	—	0.14	0.12	—	0.12	1,314
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.92	1.25	< 0.005	0.02	—	0.02	0.02	—	0.02	218
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.19	3.44	0.00	0.00	0.97	0.97	0.00	0.23	0.23	926
Vendor	0.02	0.79	0.39	0.01	0.01	0.25	0.25	0.01	0.07	0.07	827
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.22	2.92	0.00	0.00	0.97	0.97	0.00	0.23	0.23	886
Vendor	0.02	0.83	0.39	0.01	0.01	0.25	0.25	0.01	0.07	0.07	826
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.13	1.82	0.00	0.00	0.57	0.57	0.00	0.13	0.13	535
Vendor	0.01	0.49	0.23	< 0.005	< 0.005	0.15	0.15	< 0.005	0.04	0.04	492
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.33	0.00	0.00	0.10	0.10	0.00	0.02	0.02	88.6
Vendor	< 0.005	0.09	0.04	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	81.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2032) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.55	5.12	8.13	0.01	0.16	—	0.16	0.15	—	0.15	1,248
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.60	0.96	< 0.005	0.02	—	0.02	0.02	—	0.02	147
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.11	0.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	24.3
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—

Worker	0.04	0.03	0.65	0.00	0.00	0.20	0.20	0.00	0.05	0.05	185
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.07	0.00	0.00	0.02	0.02	0.00	0.01	0.01	21.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2031) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	2.21	2.65	< 0.005	0.02	—	0.02	0.02	—	0.02	430
Architectural Coatings	12.6	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.26	0.31	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	49.7

Architectural Coatings	1.45	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	8.22
Architectural Coatings	0.27	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.58	0.00	0.00	0.19	0.19	0.00	0.05	0.05	177
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.07	0.00	0.00	0.02	0.02	0.00	0.01	0.01	20.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.44
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2032) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	2.20	2.64	< 0.005	0.02	—	0.02	0.02	—	0.02	430
Architectural Coatings	12.6	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	2.20	2.64	< 0.005	0.02	—	0.02	0.02	—	0.02	430
Architectural Coatings	12.6	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.52	0.63	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	102
Architectural Coatings	2.98	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.10	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	16.9
Architectural Coatings	0.54	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.65	0.00	0.00	0.19	0.19	0.00	0.05	0.05	183
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.55	0.00	0.00	0.19	0.19	0.00	0.05	0.05	173
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.14	0.00	0.00	0.05	0.05	0.00	0.01	0.01	42.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	6.96
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	7/2/2029	9/30/2029	5.00	65.0	—
Grading	Grading	10/1/2029	10/31/2029	5.00	23.0	—
Building Construction	Building Construction	11/1/2029	10/31/2031	5.00	522	—
Paving	Paving	5/3/2032	6/30/2032	5.00	43.0	—
Architectural Coating	Architectural Coating	11/3/2031	4/30/2032	5.00	130	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Architectural Coating	Aerial Lifts	Diesel	Average	2.00	8.00	46.0	0.31

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—

Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	15.8	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	20.1	40.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	74.2	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	29.0	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	14.8	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	265,010	88,337	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	89,330	—
Grading	—	3,700	43.0	0.00	—
Paving	0.00	0.00	0.00	0.00	1.10

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Junior College (2yr)	1.10	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2029	0.00	532	0.03	< 0.005
2030	0.00	532	0.03	< 0.005
2031	0.00	532	0.03	< 0.005
2032	0.00	532	0.03	< 0.005

8. User Changes to Default Data

Screen	Justification
Land Use	Phase 2 Endpoint includes 68,000 sf of new development and 108,673 sf of renovated space.
Construction: Construction Phases	Phase 2 assumes approximate 3-year construction timeline.
Construction: Off-Road Equipment	—
Construction: Dust From Material Movement	Assumes 3,700 cy soil export for building foundations.
Construction: Trips and VMT	Grading trip length increased to 40 miles to allow flexibility with selection of receiving sites.
Construction: Paving	Assumes 1.1 acres of paved area for Phase 2.

Santa Monica College Master Plan - Phase 3 Construction Custom Report

Table of Contents

1. Basic Project Information

   1.1. Basic Project Information

   1.2. Land Use Types

   1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

   2.1. Construction Emissions Compared Against Thresholds

   2.2. Construction Emissions by Year, Unmitigated

3. Construction Emissions Details

   3.1. Demolition (2032) - Unmitigated

   3.3. Grading (2032) - Unmitigated

   3.5. Building Construction (2032) - Unmitigated

   3.7. Building Construction (2033) - Unmitigated

   3.9. Building Construction (2034) - Unmitigated

   3.11. Paving (2035) - Unmitigated

- 3.13. Architectural Coating (2034) - Unmitigated
- 3.15. Architectural Coating (2035) - Unmitigated

5. Activity Data
  - 5.1. Construction Schedule
  - 5.2. Off-Road Equipment
    - 5.2.1. Unmitigated
  - 5.3. Construction Vehicles
    - 5.3.1. Unmitigated
  - 5.4. Vehicles
    - 5.4.1. Construction Vehicle Control Strategies
  - 5.5. Architectural Coatings
  - 5.6. Dust Mitigation
    - 5.6.1. Construction Earthmoving Activities
    - 5.6.2. Construction Earthmoving Control Strategies
  - 5.7. Construction Paving
  - 5.8. Construction Electricity Consumption and Emissions Factors

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Santa Monica College Master Plan - Phase 3 Construction
Construction Start Date	7/1/2032
Lead Agency	Santa Monica College
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	20.2
Location	1900 Pico Blvd, Santa Monica, CA 90405, USA
County	Los Angeles-South Coast
City	Santa Monica
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4417
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Junior College (2yr)	9.00	1000sqft	2.80	9,000	1.80	1.80	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.14	10.3	12.5	0.03	0.35	1.18	1.52	0.32	0.22	0.54	3,206
Mit.	1.14	10.3	12.5	0.03	0.35	1.18	1.52	0.32	0.22	0.54	3,206
% Reduced	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.22	9.70	13.5	0.02	0.42	2.94	3.35	0.38	1.38	1.76	2,727
Mit.	1.22	9.70	13.5	0.02	0.42	2.94	3.35	0.38	1.38	1.76	2,727
% Reduced	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.68	5.76	8.29	0.02	0.13	0.39	0.50	0.12	0.12	0.22	1,637
Mit.	0.68	5.76	8.29	0.02	0.13	0.39	0.50	0.12	0.12	0.22	1,637
% Reduced	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.12	1.05	1.51	< 0.005	0.02	0.07	0.09	0.02	0.02	0.04	271
Mit.	0.12	1.05	1.51	< 0.005	0.02	0.07	0.09	0.02	0.02	0.04	271
% Reduced	—	—	—	—	—	—	—	—	—	—	—

Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	—	—	150	—	—	55.0	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—
Mit.	No	No	No	No	—	—	No	—	—	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	—	—	150	—	—	55.0	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—
Mit.	No	No	No	No	—	—	No	—	—	No	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
2032	1.14	10.3	12.5	0.03	0.35	1.18	1.52	0.32	0.22	0.54	3,206
2033	0.95	8.06	11.6	0.02	0.19	0.06	0.25	0.17	0.02	0.19	2,294
2034	0.93	7.91	11.6	0.02	0.18	0.06	0.24	0.16	0.02	0.18	2,292
2035	0.81	4.95	8.64	0.01	0.13	0.20	0.32	0.12	0.05	0.16	1,426
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
2032	1.22	9.70	13.5	0.02	0.42	2.94	3.35	0.38	1.38	1.76	2,727
2033	0.95	8.06	11.6	0.02	0.19	0.06	0.25	0.17	0.02	0.19	2,291
2034	0.93	7.92	11.6	0.02	0.18	0.06	0.24	0.16	0.02	0.18	2,289
2035	0.81	2.19	2.66	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	439
Average Daily	—	—	—	—	—	—	—	—	—	—	—
2032	0.39	3.42	4.41	0.01	0.11	0.39	0.50	0.10	0.12	0.22	1,010

2033	0.68	5.76	8.29	0.02	0.13	0.04	0.18	0.12	0.01	0.13	1,637
2034	0.65	4.97	7.21	0.01	0.11	0.04	0.14	0.10	0.01	0.11	1,415
2035	0.25	1.11	1.66	< 0.005	0.02	0.03	0.04	0.02	0.01	0.02	274
Annual	—	—	—	—	—	—	—	—	—	—	—
2032	0.07	0.62	0.81	< 0.005	0.02	0.07	0.09	0.02	0.02	0.04	167
2033	0.12	1.05	1.51	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	271
2034	0.12	0.91	1.32	< 0.005	0.02	0.01	0.03	0.02	< 0.005	0.02	234
2035	0.05	0.20	0.30	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	45.4

3. Construction Emissions Details

3.1. Demolition (2032) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.10	9.37	11.7	0.02	0.33	—	0.33	0.31	—	0.31	2,210
Demolition	—	—	—	—	—	0.78	0.78	—	0.12	0.12	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	1.70	2.11	< 0.005	0.06	—	0.06	0.06	—	0.06	400
Demolition	—	—	—	—	—	0.14	0.14	—	0.02	0.02	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.04	0.31	0.38	< 0.005	0.01	—	0.01	0.01	—	0.01	66.2
Demolition	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.44	0.00	0.00	0.13	0.13	0.00	0.03	0.03	123
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.94	0.39	0.01	0.01	0.26	0.27	0.01	0.07	0.08	873
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.07	0.00	0.00	0.02	0.02	0.00	0.01	0.01	21.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.18	0.07	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	158
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.58
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	26.1

3.3. Grading (2032) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.20	9.50	13.0	0.02	0.41	—	0.41	0.38	—	0.38	2,463
Dust From Material Movement	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.55	0.75	< 0.005	0.02	—	0.02	0.02	—	0.02	142
Dust From Material Movement	—	—	—	—	—	0.16	0.16	—	0.08	0.08	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.10	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	23.5
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.37	0.00	0.00	0.13	0.13	0.00	0.03	0.03	117
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.17	0.07	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	147
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	6.88
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	8.48

Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.14
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	1.40

3.5. Building Construction (2032) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	8.21	11.5	0.02	0.21	—	0.21	0.19	—	0.19	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.98	1.37	< 0.005	0.02	—	0.02	0.02	—	0.02	264
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.18	0.25	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	43.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.14	0.00	0.00	0.05	0.05	0.00	0.01	0.01	44.0
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	40.6

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	5.39
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	4.85
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.89
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.80
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2033) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.94	8.02	11.4	0.02	0.19	—	0.19	0.17	—	0.17	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.94	8.02	11.4	0.02	0.19	—	0.19	0.17	—	0.17	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	5.73	8.18	0.02	0.13	—	0.13	0.12	—	0.12	1,578
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.12	1.04	1.49	< 0.005	0.02	—	0.02	0.02	—	0.02	261
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.16	0.00	0.00	0.05	0.05	0.00	0.01	0.01	45.9
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	39.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.13	0.00	0.00	0.05	0.05	0.00	0.01	0.01	43.5
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	39.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.03	0.03	0.00	0.01	0.01	31.5
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	28.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	5.22
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	4.65
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2034) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.92	7.87	11.4	0.02	0.17	—	0.17	0.16	—	0.16	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.92	7.87	11.4	0.02	0.17	—	0.17	0.16	—	0.16	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.55	4.68	6.80	0.01	0.10	—	0.10	0.10	—	0.10	1,314
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.85	1.24	< 0.005	0.02	—	0.02	0.02	—	0.02	218
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.15	0.00	0.00	0.05	0.05	0.00	0.01	0.01	45.3
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	37.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.12	0.00	0.00	0.05	0.05	0.00	0.01	0.01	43.0
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	37.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.08	0.00	0.00	0.03	0.03	0.00	0.01	0.01	25.9
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	22.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	4.30
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	3.73
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2035) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.50	4.93	8.08	0.01	0.13	—	0.13	0.12	—	0.12	1,248
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.59	0.97	< 0.005	0.02	—	0.02	0.01	—	0.01	150
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.11	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	24.9
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—

Worker	0.03	0.02	0.56	0.00	0.00	0.20	0.20	0.00	0.05	0.05	178
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	0.01	0.01	20.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.42
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2034) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	2.19	2.64	< 0.005	0.01	—	0.01	0.01	—	0.01	430
Architectural Coatings	0.65	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.26	0.31	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	51.4

Architectural Coatings	0.08	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	8.50
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	8.59
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.17
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2035) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	2.19	2.63	< 0.005	0.01	—	0.01	0.01	—	0.01	430
Architectural Coatings	0.65	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	2.19	2.63	< 0.005	0.01	—	0.01	0.01	—	0.01	430
Architectural Coatings	0.65	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.51	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	101
Architectural Coatings	0.15	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	16.7
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	8.97
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	8.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	2.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.34
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	7/1/2032	9/30/2032	5.00	66.0	—
Grading	Grading	10/1/2032	10/29/2032	5.00	21.0	—
Building Construction	Building Construction	11/1/2032	10/31/2034	5.00	522	—
Paving	Paving	5/1/2035	6/29/2035	5.00	44.0	—
Architectural Coating	Architectural Coating	11/1/2034	4/30/2035	5.00	129	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Architectural Coating	Aerial Lifts	Diesel	Average	2.00	8.00	46.0	0.31

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—

Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	14.1	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	2.38	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	3.78	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	1.48	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.76	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	13,500	4,500	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	80,789	—
Grading	—	400	43.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.62

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Junior College (2yr)	0.62	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2032	0.00	532	0.03	< 0.005
2033	0.00	532	0.03	< 0.005
2034	0.00	532	0.03	< 0.005
2035	0.00	532	0.03	< 0.005

8. User Changes to Default Data

Screen	Justification
Land Use	Phase 3 Endpoint includes 9,000 sf of new development.
Construction: Construction Phases	Assumes approximate 3 year construction timeline for Phase 3 development.
Construction: Off-Road Equipment	Assumes construction equipment on worst-case day.
Construction: Dust From Material Movement	Assumes approximate 400 cy soil export for foundations.
Construction: Paving	Phase 3 assumes 0.62 acres of paving based on site plan.

Santa Monica College Master Plan 2024 - Full Buildout Entire Campus Custom Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

2.6. Operations Emissions by Sector, Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

- 4.2.2. Electricity Emissions By Land Use - Mitigated
- 4.2.3. Natural Gas Emissions By Land Use - Unmitigated
- 4.2.4. Natural Gas Emissions By Land Use - Mitigated
- 4.3. Area Emissions by Source
  - 4.3.1. Unmitigated
  - 4.3.2. Mitigated
- 4.4. Water Emissions by Land Use
  - 4.4.1. Unmitigated
  - 4.4.2. Mitigated
- 4.5. Waste Emissions by Land Use
  - 4.5.1. Unmitigated
  - 4.5.2. Mitigated
- 4.8. Stationary Emissions By Equipment Type
  - 4.8.1. Unmitigated
  - 4.8.2. Mitigated
- 5. Activity Data
  - 5.9. Operational Mobile Sources
    - 5.9.1. Unmitigated

- 5.9.2. Mitigated
5.10. Operational Area Sources
- 5.10.1. Hearths
  - 5.10.1.1. Unmitigated
  - 5.10.1.2. Mitigated
- 5.10.2. Architectural Coatings
- 5.10.3. Landscape Equipment
- 5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption
- 5.11.1. Unmitigated
- 5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption
- 5.12.1. Unmitigated
- 5.12.2. Mitigated

5.13. Operational Waste Generation
- 5.13.1. Unmitigated
- 5.13.2. Mitigated

5.16. Stationary Sources

        - 5.16.1. Emergency Generators and Fire Pumps
        - 5.16.2. Process Boilers
    - 5.17. User Defined
- 8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Santa Monica College Master Plan 2024 - Full Buildout Entire Campus
Operational Year	2035
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	20.2
Location	Corsair Stadium, 1900 Pico Blvd, Santa Monica, CA 90405, USA
County	Los Angeles-South Coast
City	Santa Monica
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4417
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Junior College (2yr)	971	1000sqft	43.0	971,047	0.00	0.00	—	—
Enclosed Parking with Elevator	2,860	Space	0.00	1,144,000	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Transportation	T-7	Implement Commute Trip Reduction Marketing
Transportation	T-9	Implement Subsidized or Discounted Transit Program
Transportation	T-14*	Provide Electric Vehicle Charging Infrastructure
Transportation	T-34*	Provide Bike Parking
Energy	E-1	Buildings Exceed 2019 Title 24 Building Envelope Energy Efficiency Standards
Energy	E-10-B	Establish Onsite Renewable Energy Systems: Solar Power
Energy	E-24*	Provide Battery Storage
Water	W-2	Use Grey Water
Water	W-7	Adopt a Water Conservation Strategy
Waste	S-1/S-2	Implement Waste Reduction Plan
Area Sources	AS-1	Use Low-VOC Cleaning Supplies

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	87.7	49.8	487	1.12	2.22	105	108	2.15	26.8	28.9	772	147,062	147,834	84.6	4.39	123	151,380
Mit.	84.8	48.1	476	1.09	2.13	102	105	2.06	26.0	28.1	772	142,162	142,933	84.3	4.27	119	146,434
% Reduced	3%	3%	2%	3%	4%	3%	3%	4%	3%	3%	—	3%	3%	< 0.5%	3%	3%	3%

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	72.4	51.7	368	1.07	2.05	105	107	2.02	26.8	28.8	772	142,496	143,268	84.8	4.57	6.83	146,756
Mit.	69.5	49.9	357	1.04	1.97	102	104	1.94	26.0	28.0	772	137,710	138,482	84.5	4.45	6.75	141,927
% Reduced	4%	3%	3%	3%	4%	3%	3%	4%	3%	3%	—	3%	3%	< 0.5%	3%	1%	3%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	71.6	39.3	363	0.88	1.75	83.4	85.1	1.69	21.2	22.9	772	121,856	122,628	83.8	3.75	44.9	125,884
Mit.	68.9	37.6	355	0.85	1.66	81.1	82.8	1.61	20.6	22.2	772	117,578	118,350	83.5	3.65	43.8	121,569
% Reduced	4%	4%	2%	3%	5%	3%	3%	5%	3%	3%	—	4%	3%	< 0.5%	3%	3%	3%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	13.1	7.16	66.3	0.16	0.32	15.2	15.5	0.31	3.87	4.18	128	20,175	20,302	13.9	0.62	7.44	20,842
Mit.	12.6	6.87	64.7	0.16	0.30	14.8	15.1	0.29	3.76	4.05	128	19,466	19,594	13.8	0.60	7.25	20,127
% Reduced	4%	4%	2%	3%	5%	3%	3%	5%	3%	3%	—	4%	3%	< 0.5%	3%	3%	3%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	46.7	28.7	375	1.00	0.47	105	106	0.44	26.8	27.2	—	102,332	102,332	4.33	3.89	119	103,719
Area	38.4	0.77	92.0	0.01	0.16	—	0.16	0.12	—	0.12	—	378	378	0.02	< 0.005	—	380
Energy	0.71	13.0	10.9	0.08	0.99	—	0.99	0.99	—	0.99	—	37,511	37,511	2.74	0.19	—	37,637
Water	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Waste	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.75	3.75
Stationary	1.89	7.34	8.70	0.04	0.59	0.00	0.59	0.59	0.00	0.59	0.00	6,369	6,369	0.14	0.07	0.00	6,394
Total	87.7	49.8	487	1.12	2.22	105	108	2.15	26.8	28.9	772	147,062	147,834	84.6	4.39	123	151,380
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	46.5	31.3	348	0.96	0.47	105	106	0.44	26.8	27.2	—	98,144	98,144	4.49	4.08	3.08	99,475
Area	23.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.71	13.0	10.9	0.08	0.99	—	0.99	0.99	—	0.99	—	37,511	37,511	2.74	0.19	—	37,637
Water	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Waste	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.75	3.75
Stationary	1.89	7.34	8.70	0.04	0.59	0.00	0.59	0.59	0.00	0.59	0.00	6,369	6,369	0.14	0.07	0.00	6,394
Total	72.4	51.7	368	1.07	2.05	105	107	2.02	26.8	28.8	772	142,496	143,268	84.8	4.57	6.83	146,756
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	37.0	25.3	286	0.78	0.38	83.4	83.8	0.36	21.2	21.5	—	79,620	79,620	3.58	3.28	41.2	80,727
Area	33.6	0.53	63.0	< 0.005	0.11	—	0.11	0.08	—	0.08	—	259	259	0.01	< 0.005	—	260
Energy	0.71	13.0	10.9	0.08	0.99	—	0.99	0.99	—	0.99	—	37,511	37,511	2.74	0.19	—	37,637
Water	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Waste	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.75	3.75
Stationary	0.29	0.48	3.49	0.02	0.27	0.00	0.27	0.27	0.00	0.27	0.00	3,994	3,994	0.08	0.05	0.00	4,010
Total	71.6	39.3	363	0.88	1.75	83.4	85.1	1.69	21.2	22.9	772	121,856	122,628	83.8	3.75	44.9	125,884
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.74	4.61	52.2	0.14	0.07	15.2	15.3	0.06	3.87	3.93	—	13,182	13,182	0.59	0.54	6.82	13,365
Area	6.13	0.10	11.5	< 0.005	0.02	—	0.02	0.02	—	0.02	—	42.9	42.9	< 0.005	< 0.005	—	43.0
Energy	0.13	2.37	1.99	0.01	0.18	—	0.18	0.18	—	0.18	—	6,210	6,210	0.45	0.03	—	6,231

Water	—	—	—	—	—	—	—	—	—	—	15.1	78.2	93.3	1.55	0.04	—	143
Waste	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	394
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.62	0.62
Stationary	0.05	0.09	0.64	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	661	661	0.01	0.01	0.00	664
Total	13.1	7.16	66.3	0.16	0.32	15.2	15.5	0.31	3.87	4.18	128	20,175	20,302	13.9	0.62	7.44	20,842

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	45.5	27.9	365	0.97	0.46	102	103	0.43	26.0	26.5	—	99,526	99,526	4.21	3.79	116	100,875
Area	36.8	0.77	92.0	0.01	0.16	—	0.16	0.12	—	0.12	—	378	378	0.02	< 0.005	—	380
Energy	0.66	12.1	10.1	0.07	0.92	—	0.92	0.92	—	0.92	—	35,416	35,416	2.58	0.19	—	35,535
Water	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Waste	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.75	3.75
Stationary	1.89	7.34	8.70	0.04	0.59	0.00	0.59	0.59	0.00	0.59	0.00	6,369	6,369	0.14	0.07	0.00	6,394
Total	84.8	48.1	476	1.09	2.13	102	105	2.06	26.0	28.1	772	142,162	142,933	84.3	4.27	119	146,434
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	45.3	30.5	338	0.93	0.46	102	103	0.43	26.0	26.5	—	95,453	95,453	4.37	3.97	3.00	96,747
Area	21.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.66	12.1	10.1	0.07	0.92	—	0.92	0.92	—	0.92	—	35,416	35,416	2.58	0.19	—	35,535
Water	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Waste	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.75	3.75
Stationary	1.89	7.34	8.70	0.04	0.59	0.00	0.59	0.59	0.00	0.59	0.00	6,369	6,369	0.14	0.07	0.00	6,394
Total	69.5	49.9	357	1.04	1.97	102	104	1.94	26.0	28.0	772	137,710	138,482	84.5	4.45	6.75	141,927
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	35.9	24.6	278	0.76	0.37	81.1	81.5	0.35	20.6	21.0	—	77,437	77,437	3.48	3.19	40.0	78,514
Area	32.0	0.53	63.0	< 0.005	0.11	—	0.11	0.08	—	0.08	—	259	259	0.01	< 0.005	—	260
Energy	0.66	12.1	10.1	0.07	0.92	—	0.92	0.92	—	0.92	—	35,416	35,416	2.58	0.19	—	35,535
Water	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Waste	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.75	3.75
Stationary	0.29	0.48	3.49	0.02	0.27	0.00	0.27	0.27	0.00	0.27	0.00	3,994	3,994	0.08	0.05	0.00	4,010
Total	68.9	37.6	355	0.85	1.66	81.1	82.8	1.61	20.6	22.2	772	117,578	118,350	83.5	3.65	43.8	121,569
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	6.56	4.48	50.7	0.14	0.07	14.8	14.9	0.06	3.76	3.82	—	12,820	12,820	0.58	0.53	6.63	12,999
Area	5.85	0.10	11.5	< 0.005	0.02	—	0.02	0.02	—	0.02	—	42.9	42.9	< 0.005	< 0.005	—	43.0
Energy	0.12	2.20	1.85	0.01	0.17	—	0.17	0.17	—	0.17	—	5,863	5,863	0.43	0.03	—	5,883
Water	—	—	—	—	—	—	—	—	—	—	15.1	78.2	93.3	1.55	0.04	—	143
Waste	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	394
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.62	0.62
Stationary	0.05	0.09	0.64	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	661	661	0.01	0.01	0.00	664
Total	12.6	6.87	64.7	0.16	0.30	14.8	15.1	0.29	3.76	4.05	128	19,466	19,594	13.8	0.60	7.25	20,127

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	46.7	28.7	375	1.00	0.47	105	106	0.44	26.8	27.2	—	102,332	102,332	4.33	3.89	119	103,719
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	46.7	28.7	375	1.00	0.47	105	106	0.44	26.8	27.2	—	102,332	102,332	4.33	3.89	119	103,719
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	46.5	31.3	348	0.96	0.47	105	106	0.44	26.8	27.2	—	98,144	98,144	4.49	4.08	3.08	99,475
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	46.5	31.3	348	0.96	0.47	105	106	0.44	26.8	27.2	—	98,144	98,144	4.49	4.08	3.08	99,475
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	6.74	4.61	52.2	0.14	0.07	15.2	15.3	0.06	3.87	3.93	—	13,182	13,182	0.59	0.54	6.82	13,365
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	6.74	4.61	52.2	0.14	0.07	15.2	15.3	0.06	3.87	3.93	—	13,182	13,182	0.59	0.54	6.82	13,365

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	45.5	27.9	365	0.97	0.46	102	103	0.43	26.0	26.5	—	99,526	99,526	4.21	3.79	116	100,875
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	45.5	27.9	365	0.97	0.46	102	103	0.43	26.0	26.5	—	99,526	99,526	4.21	3.79	116	100,875
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	45.3	30.5	338	0.93	0.46	102	103	0.43	26.0	26.5	—	95,453	95,453	4.37	3.97	3.00	96,747
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	45.3	30.5	338	0.93	0.46	102	103	0.43	26.0	26.5	—	95,453	95,453	4.37	3.97	3.00	96,747
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	6.56	4.48	50.7	0.14	0.07	14.8	14.9	0.06	3.76	3.82	—	12,820	12,820	0.58	0.53	6.63	12,999
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	6.56	4.48	50.7	0.14	0.07	14.8	14.9	0.06	3.76	3.82	—	12,820	12,820	0.58	0.53	6.63	12,999

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	15,854	15,854	0.98	0.12	—	15,914
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	6,155	6,155	0.38	0.05	—	6,178
Total	—	—	—	—	—	—	—	—	—	—	—	22,009	22,009	1.37	0.17	—	22,092
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	15,854	15,854	0.98	0.12	—	15,914
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	6,155	6,155	0.38	0.05	—	6,178
Total	—	—	—	—	—	—	—	—	—	—	—	22,009	22,009	1.37	0.17	—	22,092
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	2,625	2,625	0.16	0.02	—	2,635
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	1,019	1,019	0.06	0.01	—	1,023

Total	—	—	—	—	—	—	—	—	—	—	—	3,644	3,644	0.23	0.03	—	3,658

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	14,872	14,872	0.92	0.11	—	14,929
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	6,155	6,155	0.38	0.05	—	6,178
Total	—	—	—	—	—	—	—	—	—	—	—	21,027	21,027	1.30	0.16	—	21,107
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	14,872	14,872	0.92	0.11	—	14,929
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	6,155	6,155	0.38	0.05	—	6,178
Total	—	—	—	—	—	—	—	—	—	—	—	21,027	21,027	1.30	0.16	—	21,107
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	—	2,462	2,462	0.15	0.02	—	2,472
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	1,019	1,019	0.06	0.01	—	1,023

Total	—	—	—	—	—	—	—	—	—	—	—	3,481	3,481	0.22	0.03	—	3,494

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.71	13.0	10.9	0.08	0.99	—	0.99	0.99	—	0.99	—	15,502	15,502	1.37	0.03	—	15,545
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.71	13.0	10.9	0.08	0.99	—	0.99	0.99	—	0.99	—	15,502	15,502	1.37	0.03	—	15,545
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.71	13.0	10.9	0.08	0.99	—	0.99	0.99	—	0.99	—	15,502	15,502	1.37	0.03	—	15,545
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.71	13.0	10.9	0.08	0.99	—	0.99	0.99	—	0.99	—	15,502	15,502	1.37	0.03	—	15,545
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.13	2.37	1.99	0.01	0.18	—	0.18	0.18	—	0.18	—	2,567	2,567	0.23	< 0.005	—	2,574
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Total	0.13	2.37	1.99	0.01	0.18	—	0.18	0.18	—	0.18	—	2,567	2,567	0.23	< 0.005	—	2,574

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.66	12.1	10.1	0.07	0.92	—	0.92	0.92	—	0.92	—	14,388	14,388	1.27	0.03	—	14,428
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.66	12.1	10.1	0.07	0.92	—	0.92	0.92	—	0.92	—	14,388	14,388	1.27	0.03	—	14,428
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.66	12.1	10.1	0.07	0.92	—	0.92	0.92	—	0.92	—	14,388	14,388	1.27	0.03	—	14,428
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.66	12.1	10.1	0.07	0.92	—	0.92	0.92	—	0.92	—	14,388	14,388	1.27	0.03	—	14,428
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	0.12	2.20	1.85	0.01	0.17	—	0.17	0.17	—	0.17	—	2,382	2,382	0.21	< 0.005	—	2,389
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Total	0.12	2.20	1.85	0.01	0.17	—	0.17	0.17	—	0.17	—	2,382	2,382	0.21	< 0.005	—	2,389

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	20.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	15.1	0.77	92.0	0.01	0.16	—	0.16	0.12	—	0.12	—	378	378	0.02	< 0.005	—	380
Total	38.4	0.77	92.0	0.01	0.16	—	0.16	0.12	—	0.12	—	378	378	0.02	< 0.005	—	380
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	20.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	23.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	0.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.89	0.10	11.5	< 0.005	0.02	—	0.02	0.02	—	0.02	—	42.9	42.9	< 0.005	< 0.005	—	43.0
Total	6.13	0.10	11.5	< 0.005	0.02	—	0.02	0.02	—	0.02	—	42.9	42.9	< 0.005	< 0.005	—	43.0

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	19.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	15.1	0.77	92.0	0.01	0.16	—	0.16	0.12	—	0.12	—	378	378	0.02	< 0.005	—	380
Total	36.8	0.77	92.0	0.01	0.16	—	0.16	0.12	—	0.12	—	378	378	0.02	< 0.005	—	380
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	19.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	2.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	21.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	3.51	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.89	0.10	11.5	< 0.005	0.02	—	0.02	0.02	—	0.02	—	42.9	42.9	< 0.005	< 0.005	—	43.0
Total	5.85	0.10	11.5	< 0.005	0.02	—	0.02	0.02	—	0.02	—	42.9	42.9	< 0.005	< 0.005	—	43.0

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	15.1	78.2	93.3	1.55	0.04	—	143
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	15.1	78.2	93.3	1.55	0.04	—	143

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	91.3	473	564	9.39	0.23	—	866
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	15.1	78.2	93.3	1.55	0.04	—	143
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	15.1	78.2	93.3	1.55	0.04	—	143

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	394
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	394

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	680	0.00	680	68.0	0.00	—	2,380
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junior College (2yr)	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	394
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	394

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	1.64	7.34	4.18	0.01	0.24	0.00	0.24	0.24	0.00	0.24	0.00	840	840	0.03	0.01	0.00	842

Process Boiler	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	1.89	7.34	8.70	0.04	0.59	0.00	0.59	0.59	0.00	0.59	0.00	6,369	6,369	0.14	0.07	0.00	6,394
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	1.64	7.34	4.18	0.01	0.24	0.00	0.24	0.24	0.00	0.24	0.00	840	840	0.03	0.01	0.00	842
Process Boiler	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	1.89	7.34	8.70	0.04	0.59	0.00	0.59	0.59	0.00	0.59	0.00	6,369	6,369	0.14	0.07	0.00	6,394
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.02	0.09	0.05	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	9.14	9.14	< 0.005	< 0.005	0.00	9.17
Process Boiler	0.03	0.00	0.59	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	652	652	0.01	0.01	0.00	655
Total	0.05	0.09	0.64	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	661	661	0.01	0.01	0.00	664

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	1.64	7.34	4.18	0.01	0.24	0.00	0.24	0.24	0.00	0.24	0.00	840	840	0.03	0.01	0.00	842

Process Boiler	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	1.89	7.34	8.70	0.04	0.59	0.00	0.59	0.59	0.00	0.59	0.00	6,369	6,369	0.14	0.07	0.00	6,394
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	1.64	7.34	4.18	0.01	0.24	0.00	0.24	0.24	0.00	0.24	0.00	840	840	0.03	0.01	0.00	842
Process Boiler	0.25	0.00	4.52	0.03	0.35	0.00	0.35	0.35	0.00	0.35	0.00	5,530	5,530	0.11	0.07	0.00	5,552
Total	1.89	7.34	8.70	0.04	0.59	0.00	0.59	0.59	0.00	0.59	0.00	6,369	6,369	0.14	0.07	0.00	6,394
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emergency Generator	0.02	0.09	0.05	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	9.14	9.14	< 0.005	< 0.005	0.00	9.17
Process Boiler	0.03	0.00	0.59	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	652	652	0.01	0.01	0.00	655
Total	0.05	0.09	0.64	< 0.005	0.05	0.00	0.05	0.05	0.00	0.05	0.00	661	661	0.01	0.01	0.00	664

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Junior College (2yr)	19,664	10,905	1,175	5,756,485	148,525	82,367	8,875	43,480,250
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Junior College (2yr)	19,125	10,606	1,143	5,598,644	144,453	80,109	8,631	42,288,038
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	1,456,571	485,524	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Junior College (2yr)	10,877,361	532	0.0330	0.0040	48,370,651
Enclosed Parking with Elevator	4,222,998	532	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Junior College (2yr)	10,204,050	532	0.0330	0.0040	44,895,951
Enclosed Parking with Elevator	4,222,998	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Junior College (2yr)	47,628,916	0.00
Enclosed Parking with Elevator	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Junior College (2yr)	47,628,916	0.00
Enclosed Parking with Elevator	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Junior College (2yr)	1,262	—
Enclosed Parking with Elevator	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Junior College (2yr)	1,262	—
Enclosed Parking with Elevator	0.00	—

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Emergency Generator	Diesel	2.00	0.50	12.0	1,000	0.73

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
Boiler - CNG (2–5 MMBTU)	Electric	1.00	3.92	47.0	12,220

5.17. User Defined

Equipment Type	Fuel Type

8. User Changes to Default Data

Screen	Justification
Land Use	SMC 2024 Master Plan Floor Area = 971,047 sf (1,065,931sf (2025 Baseline) - 360,100sf demolition + 265,216sf new construction).

Appendix D

Historic Resources Technical Report

[Page left intentionally blank.]

HISTORIC RESOURCES GROUP

SANTA MONICA COLLEGE MASTER PLAN HISTORIC RESOURCES TECHNICAL REPORT

MARCH 2025

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

prepared for

Harding Larmore Kutcher & Kozal, LLP

1250 Sixth Street, Suite 200
Santa Monica, CA 90401

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 4

2.0 METHODOLOGY 6

3.0 PROJECT DESCRIPTION & LOCATION 7

4.0 REGULATORY FRAMEWORK 11

5.0 SUMMARY OF PREVIOUS EVALUATIONS 18

6.0 DEVELOPMENT HISTORY 19

7.0 EXISTING CONDITIONS & PHYSICAL DESCRIPTION 31

8.0 IDENTIFICATION OF HISTORICAL RESOURCES 48

9.0 ANALYSIS OF POTENTIAL IMPACTS 62

10.0 CONCLUSION 64

11.0 REFERENCES 65

Appendix A: Historic Photographs
Appendix B: Aerial Photographs
Appendix C: Resumes

1.0 EXECUTIVE SUMMARY

The Santa Monica Community College District (SMCCD) Board of Trustees (Applicant) is proposing the Santa Monica College (SMC) 2024 Main Campus Master Plan Update (Proposed Project). The SMC 2024 Main Campus Master Plan Update is an update to the SMC Educational Facilities Master Plan (last amended in 2010), and outlines a renewed framework for the college's future growth and development amidst changes in educational modalities, new opportunities, and optimized use of financial resources for SMC's Main Campus. It is intended to be a living document that provides for the long range planning framework for SMC's Main Campus and flexibility to accommodate changes in future conditions.

The purpose of this report is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)[1] are present on the Main Campus of SMC (Project Site) and, if so, to identify whether there is the potential for impacts to historical resources that may be caused by the Proposed Project. This report is intended to inform environmental review of the Proposed Project.

The SMC Main Campus was established in its current location in 1940, with construction beginning after World War II. The campus plan and original Mid-century Modern buildings were designed by the noted architectural firm Marsh, Smith and Powell, which specialized in school design, particularly following the 1933 Long Beach Earthquake. Successor firms of Marsh, Smith and Powell were commissioned for alterations to existing facilities and the design of new buildings on the campus in the late 1960s and 1970s. The Main Campus has undergone continuous change over time, including the demolition and alteration of the original buildings, and the introduction of substantial new construction throughout the campus. Therefore, based on a review of existing conditions on the Project Site; research into the development history of SMC and changes to the campus over time; and review of the relevant contexts and eligibility standards for potential historic designation, this report finds that there are no historical resources on the Project Site.

Due to the demolition of multiple buildings from the immediate post-World War II period and the introduction of new construction that disrupts the original campus plan, there is no potential SMC historic district, comprising all or a portion of the campus, that meets eligibility criteria and integrity thresholds for historic designation. In addition, there are no individual buildings or site features that meet eligibility criteria for designation. Although there are remaining buildings and features dating from the original development of the Main Campus, they have either been altered, or do not rise to the level of significance required for individual designation for representing the establishment and growth of SMC, or for their architectural merit. The buildings designed by Marsh, Smith and Powell for the Main Campus were designed as a collection of buildings according to a specific plan for the campus; none of the individual buildings represent excellent or unique examples of Mid-century Modernism, or reflect a particular aspect of the firm's work that distinguishes them from other school buildings from the period such that they would be eligible for individual designation.

---

[1] California PRC, Section 21084.1.

In addition, there are no buildings that postdate the work of Marsh, Smith and Powell (or any successor firms) and the immediate post-World War II development of the campus that meet eligibility criteria and integrity thresholds for historic designation.

Therefore, although the Proposed Project would include the demolition of 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, the Project would not result in a substantial adverse change in the significance of a historical resource, and therefore would not have a significant effect on the environment as defined by CEQA.

2.0 METHODOLOGY

The purpose of this report is to determine whether there are historical resources on the Project Site that need to be considered as part of environmental review for the Proposed Project. This report was prepared by reviewing previous evaluations of the Project Site, completing a site visit to document existing conditions; and conducting additional research on the history of the SMC Main Campus and its development over time. The SMC Main Campus is evaluated herein for potential eligibility as a historic district; individual buildings and site features dating to a historic period in the development of the campus are reviewed for potential individual eligibility for historic designation. The evaluations are based on integrity thresholds and eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and for local designation in the City of Santa Monica. The field methods and analysis are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historic resources; and an identification of physical features and historic integrity ascertained during the site visit and through building records and historic photographs.

This report was prepared using primary and secondary sources related to the history and development of SMC. Documents that were consulted include:

- Historic photographs and aerial images
- Building plans
- Previous evaluations, including for environmental review of prior projects
- Local histories
- City of Santa Monica Citywide Historic Context Statement
- City of Santa Monica Historic Resources Inventory Update
- SMC Records and Documentation
- Contemporaneous news articles, including the *Corsair* student newspaper

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; John LoCascio, AIA, Principal Architect; Robby Aranguren, GIS/Technical Specialist; and Ye Hong, Associate Architectural Historian, all of whom are qualified professionals who meet or exceed the *Secretary of the Interior's Professional Qualification Standards* in the relevant fields. Resumes are included in Appendix C.

3.0 PROJECT DESCRIPTION & LOCATION

Project Description

The Proposed Project consists of the adoption and implementation of the Santa Monica College (SMC) 2024 Main Campus Master Plan Update by the Santa Monica Community College District (SMCCD) Board of Trustees. The SMC 2024 Main Campus Master Plan Update is an update to the SMC Educational Facilities Master Plan (last amended in 2010), and outlines a renewed framework for the college's future growth and development amidst changes in educational modalities, new opportunities, and optimized use of financial resources for SMC's Main Campus. It is intended to be a living document that provides for the long range planning framework for SMC's Main Campus and flexibility to accommodate changes in future conditions.

The SMC 2024 Main Campus Master Plan Update would include 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 including the Pico 1 Business Replacement Building (76,474 gsf), the Pico 2 Drescher Replacement Building (99,742 gsf), a new police headquarters (12,000 gsf), a new student union building (42,000 gsf), a new maintenance and operations (M&O) building (26,000 gsf), and replacement structure(s) for the Pearl Street buildings (9,000 sf) (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 Project would be constructed in three phases beginning in 2025 with final buildout anticipated to be completed by 2035.

Project Location

The Project Site includes SMC's Main Campus, located at 1900 Pico Boulevard in the City of Santa Monica, CA.[2] Santa Monica College's Main Campus encompasses approximately 43 acres generally bounded by Pico Boulevard to the north, 18th Court to the east, Pearl Street to the south, and 16th Street to the west, and includes adjacent properties along Pico Boulevard between 16th Street and 14th Street, and along Pearl Street between 17th Street and 18th Court (Project Site). A summary of the Project Site's property addresses, Los Angeles County Assessor's Parcel Numbers (APNs), and associated lot areas are itemized in Figure 1, Summary of Project Site Area, below. The location of the Project Site is depicted in Figure 2; buildings proposed for demolition are shown in Figure 3.

---

[2] 1900 Pico Boulevard is the SMC Campus' primary address. For a list of all of the property addresses associated with the Main Campus, see Figure 1, Summary of Project Site Area, below.

FIGURE 1. SUMMARY OF PROJECT SITE AREA

Property Addresses	APN	Existing Land Use	Lot Area	
			(square feet)	(acres)
1702 Pico Boulevard	4273-001-908	SMC Main Campus	1,735,195	39.82
1530 Pico Boulevard 1516 Pico Boulevard	4284-034-905 4284-034-901	SMC Foundation and surface parking	15,940	0.37
1510 Pico Boulevard	4284-034-902	SMC Facilities Planning	9,820	0.23
1410 Pico Boulevard 2019 14th Street 2023 14th Street	4284-034-900 4284-034-904 4284-034-903	SMC Art Complex	71,860	1.65
1714 Pearl Street 1718 Pearl Street	4273-022-901 4273-022-900	SMC Campus Police Buildings A and B	13,000	0.30
1724 Pearl Street	4273-022-902	SMC Campus Police Annex	6,500	0.15
1734 Pearl Street	4273-022-903	SMC Campus Events	6,500	0.15
1738 Pearl Street	4273-022-905	SMC Auxiliary Services	6,500	0.15
1744 Pearl Street	4273-022-904	SMC Environmental Center and Greenhouse	7,765	0.18
NA	4273-021-901	SMC Parking Lot 5	42,550	0.98
Total			**1,915,630**	**43.98**

Source(s):
City of Santa Monica, SaMoMAP, website: https://samomap.santamonica.gov, accessed April 2024; Los Angeles County Assessor map page, Main Campus, website: https://maps.assessor.lacounty.gov/Geocortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4273-001; Pico Boulevard additional properties, website: https://maps.assessor.lacounty.gov/Geocortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4284-034; Pearl Street additional properties, website: https://maps.assessor.lacounty.gov/Geocortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4273-022, accessed April 2024.

FIGURE 2. LOCATION MAP

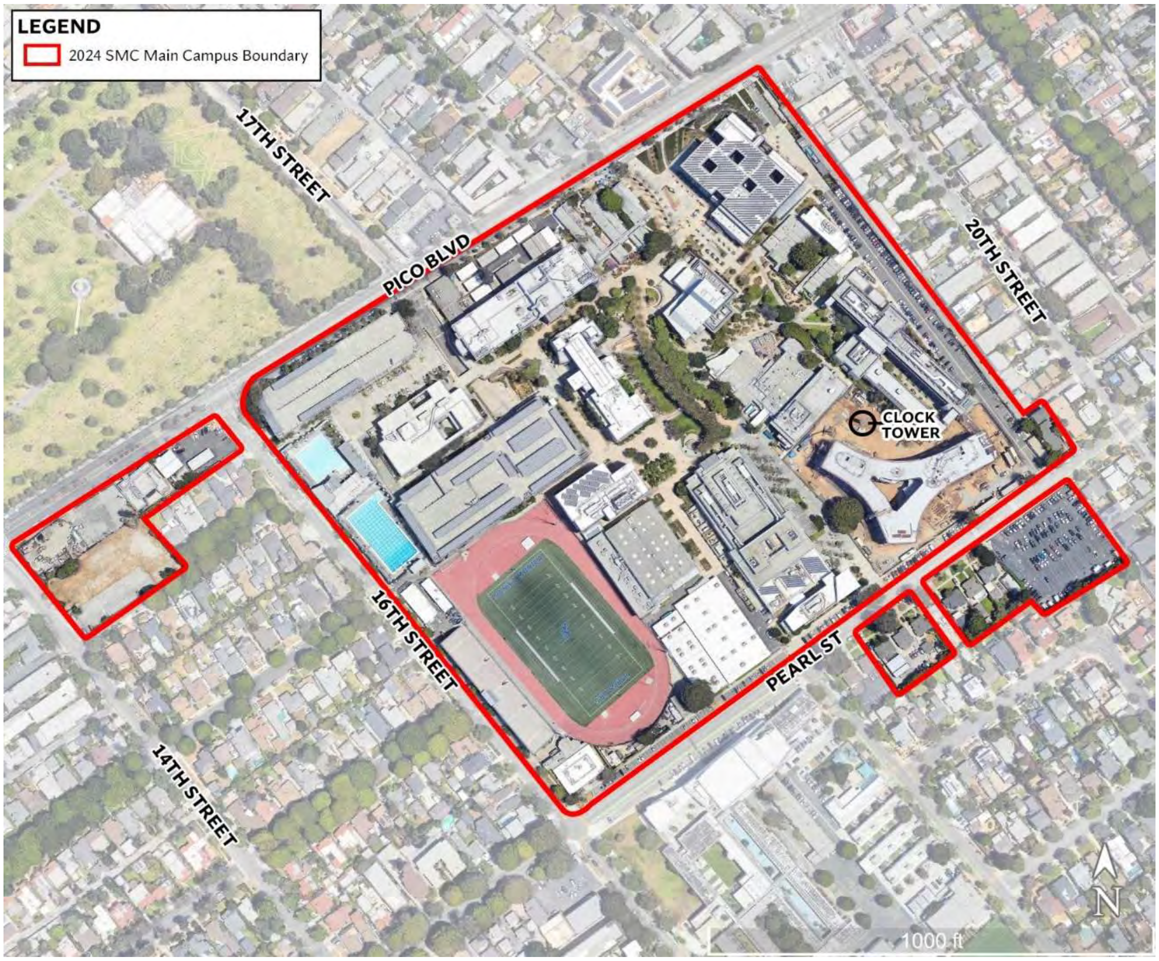
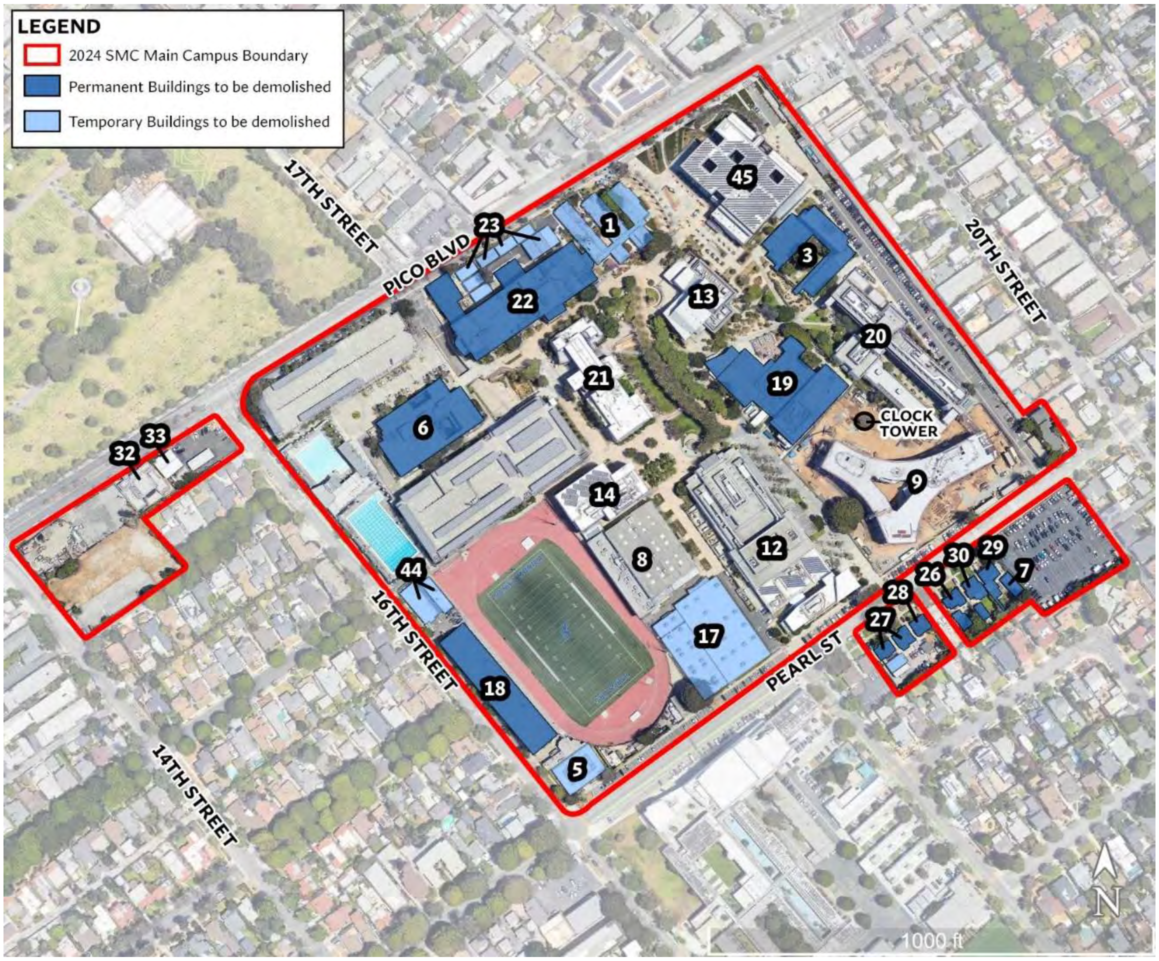

LEGEND
🟥 2024 SMC Main Campus Boundary
17TH STREET
PICO BLVD
20TH STREET
CLOCK TOWER
16TH STREET
PEARL ST
14TH STREET
N
1000 ft

FIGURE 3. DEMOLITION PLAN


LEGEND
2024 SMC Main Campus Boundary
Permanent Buildings to be demolished
Temporary Buildings to be demolished
17TH STREET
PICO BLVD
20TH STREET
16TH STREET
14TH STREET
PEARL ST
CLOCK TOWER
1
3
5
6
7
8
9
12
13
14
17
18
19
20
21
22
23
26
27
28
29
30
32
33
44
45
N
1000 ft

4.0 REGULATORY FRAMEWORK

Historical Resources Under CEQA

The California Environmental Quality Act (CEQA), codified in Public Resources Code (PRC) Section 21000 et seq., is the principal statute governing the environmental review of projects proposed in the state. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, 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.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g);[3] and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments.

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment."[4] The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.[5] Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.[6]

---

[3] Such resources shall be treated as significant unless the preponderance of the evidence demonstrates that they are not.

[4] 36 Code of Federal Regulations (CFR) 60. https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfrbrowse/Title36/36cfr60_main_02.tpl (accessed September 2021).

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.[7] A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district's significance and historic integrity determine its boundaries.[8]

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- **A.** Are associated with events that have made a significant contribution to the broad patterns of our history;
- **B.** Are associated with the lives of persons significant in our past;
- **C.** Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **D.** Have yielded, or may be likely to yield, information important in prehistory or history.[9]

---

[5] The identification of archaeological sites and traditional cultural properties is outside the scope of this report.

[6] United States Department of the Interior, National Park Service, "National Historic Landmarks: Frequently Asked Questions," https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm. (accessed September 2021).

[7] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, (Washington D.C.: National Park Service, 1995), 5.

[8] United States Department of the Interior, National Register Bulletin #16: How to Complete the National Register Registration Form, 1997, Appendix IV: 2.

[9] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

Eligibility of Properties Less than 50 Years Old

The National Register Criteria for Evaluation excludes properties that achieved significance within the past 50 years unless they are of exceptional importance (Criteria Consideration G). 50 years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places. The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as "the ability of a property to convey its significance."[10] According to National Register Bulletin #15, the National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association.[11] To retain historic integrity a property must possess several, and usually most, of these seven aspects.[12] Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance.[13] In general, the National Register has a higher integrity threshold than State or local registers.[14]

These seven aspects or qualities that comprise integrity are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.

---

[10] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

[11] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

[12] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

[13] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

[14] California Office of Historic Preservation, Technical Assistance Series #6: California Register and National Register, no date, 2.

- *Association* is the direct link between an important historic event or person and a historic property.[15]

Historic Districts

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as historic districts. The National Park Service defines a historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." A historic district derives its significance as a single unified entity.[16]

According to the National Park Service, "a district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole." Examples of districts include business districts, college campuses, large estates, farms, industrial complexes, residential areas, and rural villages.[17]

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[18] The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.[19] Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

---

[15] U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45.

[16] National Register Bulletin 16A: How to Complete the National Register Registration Form. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (42)

[17] Ibid.

[18] California Public Resources Code, Section 5024.1[a]. http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed September 2021).

[19] California Public Resources Code, Section 5024.1[b] http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1 (accessed September 2021).

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California or national history; or
3. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.[20]

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.[21]

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.[22]

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:[23]

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

---

[20] Criterion 4 addresses potential archaeological resources, which is outside the scope of this report.

[21] California Office of Historic Preservation, "Technical Assistance Series #6: California Register and National Register," no date.

[22] "California Office of Historic Preservation, "Technical Assistance Series #6."

[23] California Office of Historic Preservation, "National Register of Historic Places," https://ohp.parks.ca.gov/?page_id=21237 (accessed January 2024).

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.

City of Santa Monica Local Designation

In 1976, the City of Santa Monica adopted the Landmarks and Historic District Ordinance.[24] The ordinance includes criteria and procedures for designating City of Santa Monica Landmarks, Structures of Merit, and Historic Districts. Landmarks may include structures, natural features, or any type of improvement to a property that is found to have particular architectural or historical significance to the City. Landmarks are considered to have the highest level of individual historical or architectural significance locally. Structures of Merit are historic resources with a more limited degree of individual significance. In 1992, the City became a Certified Local Government (CLG) and has continued its involvement in the state's program under the Office of Historic Preservation.

The Landmarks Commission may approve the landmark designation of a structure, improvement, natural feature or an object if it finds that it meets one or more of the following criteria, outlined in Section 9.56.100(A):

1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.
2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.
3. It is identified with historic personages or with important events in local, state or national history.
4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.
6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

---

[24] City of Santa Monica, "Landmarks and Historic District Ordinance, Section 9.36.100," March 24, 1976. Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015; Amended by Ord. No. 2520CCS § 56, adopted June 14, 2016.

A geographic area or a noncontiguous grouping of thematically related properties may be designated a Historic District if the City Council finds that such area meets one of the following criteria (9.56.100(B)):

1. Any of the criteria identified in Section 9.56.100(A)(1) through (6).
2. It is a noncontiguous grouping of thematically related properties or a definable area possessing a concentration of historic, scenic or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development or architectural quality.
3. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
4. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

5.0 SUMMARY OF PREVIOUS EVALUATIONS

Neither the Main Campus of SMC nor any individual buildings have been designated at the federal, state, or local levels. The City of Santa Monica has conducted several comprehensive historic resource surveys documenting potential historic resources, beginning with the first survey in 1983. Additional surveys followed in 1986 and 1993, and updates were completed in 1994, 1997, 2002, 2004, 2006, 2010, and 2018. The Main Campus was not identified as a historical resource in any of the City's historic resources surveys. In the Citywide Historic Context Statement prepared in 2017-2018, Santa Monica College is included in the narrative history of institutional development from the post-World War II era; however, because the campus is not visible from the public right-of-way, it was not evaluated as part of the Historic Resources Inventory Update conducted at that time.[25]

Built Environment Resources Directory (BERD)

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. In 2019, Drescher Hall was evaluated for potential eligibility for listing in the National Register of Historic Places as part of review under Section 106 of the National Historic Preservation Act.[26] That study determined that the building was not eligible for listing in the National Register, and it was assigned the California Historical Resources Status Code of 6Y, which is defined as "Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing."[27] No other SMC buildings or campus features are listed in the BERD.

---

[25] City of Santa Monica, "Citywide Historic Resources Inventory Update Survey Report," prepared by Architectural Resources Group and Historic Resources Group, August 9, 2018, Appendix D, 1.

[26] California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County," 2024.

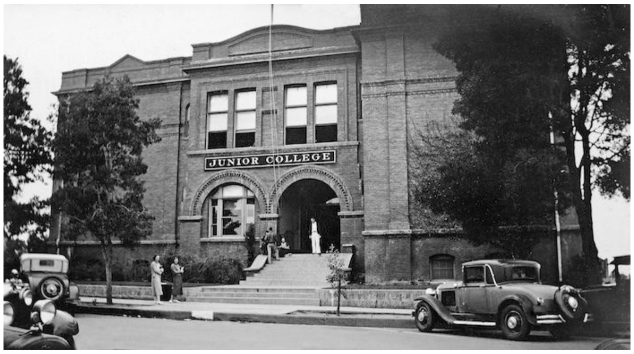
[27] California Historical Resources Status Codes, https://ohp.parks.ca.gov/pages/1068/files/Resource-Status-Codes.pdf.

6.0 DEVELOPMENT HISTORY

Establishment & Early Development

Junior colleges were first established by the California legislature in 1907 with the passage of the "Upward Extension Act," which allowed high schools to offer two years of postgraduate education.[28] In 1910, California's first community college opened in Fresno. Santa Monica College, originally Santa Monica Junior College (1929-1945), and later Santa Monica City College (1945-1970), was established in 1929. The *Evening Vanguard* reported that of the 30 junior colleges in California at that time, only four had their own facilities, while the rest were located in existing high school plants. This convinced the school board that "the college can make a successful beginning…occupying part of the high school establishment. It will have its own student body organization, its athletic and social life, and be conducted as an institution entirely independent of the high school."[29] Santa Monica Junior College opened in the fall of 1929, holding classes on the second floor of Santa Monica High School, with a maximum enrollment of 350 students.[30]

In 1932, the college relocated to an unreinforced masonry building that was formerly used by Garfield Elementary School. After the 1933 Long Beach earthquake, the building was declared unsafe, and classes were relocated to temporary tents/bungalows on the site known as "Splinterville" by the students. In the 1930s, federal, state, and local funding was secured to meet the demands of rapidly progressing school programs, but a movement to expand the junior college was met with opposition. In 1937, due to the labor demands resulting from the Great Depression and looming war, the Santa Monica Technical School was established on a 5 ½ acre site at the corner of 23rd Street and Pico Boulevard. The school provided vocational training including cosmetology, carpentry, and industrial metalwork.[31]



Santa Monica Junior College, 1932. Building was formerly Garfield Elementary School. Source: Santa Monica College.

---

[28] Academic Senate for California Community Colleges, https://www.asccc.org/50th-anniversary#:~:text=Upward%20Extension%20Law-,1907,two%20years%20of%20university%20programs (accessed October 2024).

[29] "Santa Monica Junior School is Authorized," *Evening Vanguard*, January 30, 1929.

[30] "Preparation for New Campus Completed," *Corsair*, Vol. 22, No. 9, November 9, 1949.

[31] Donald Milton Cleland, "A Historical Study of the Santa Monica City Schools," *History of Education Journal*, Vol. 5, No. 1, A Special Number Honoring Flaud C. Wooton, Autumn, 1953, 6-9.

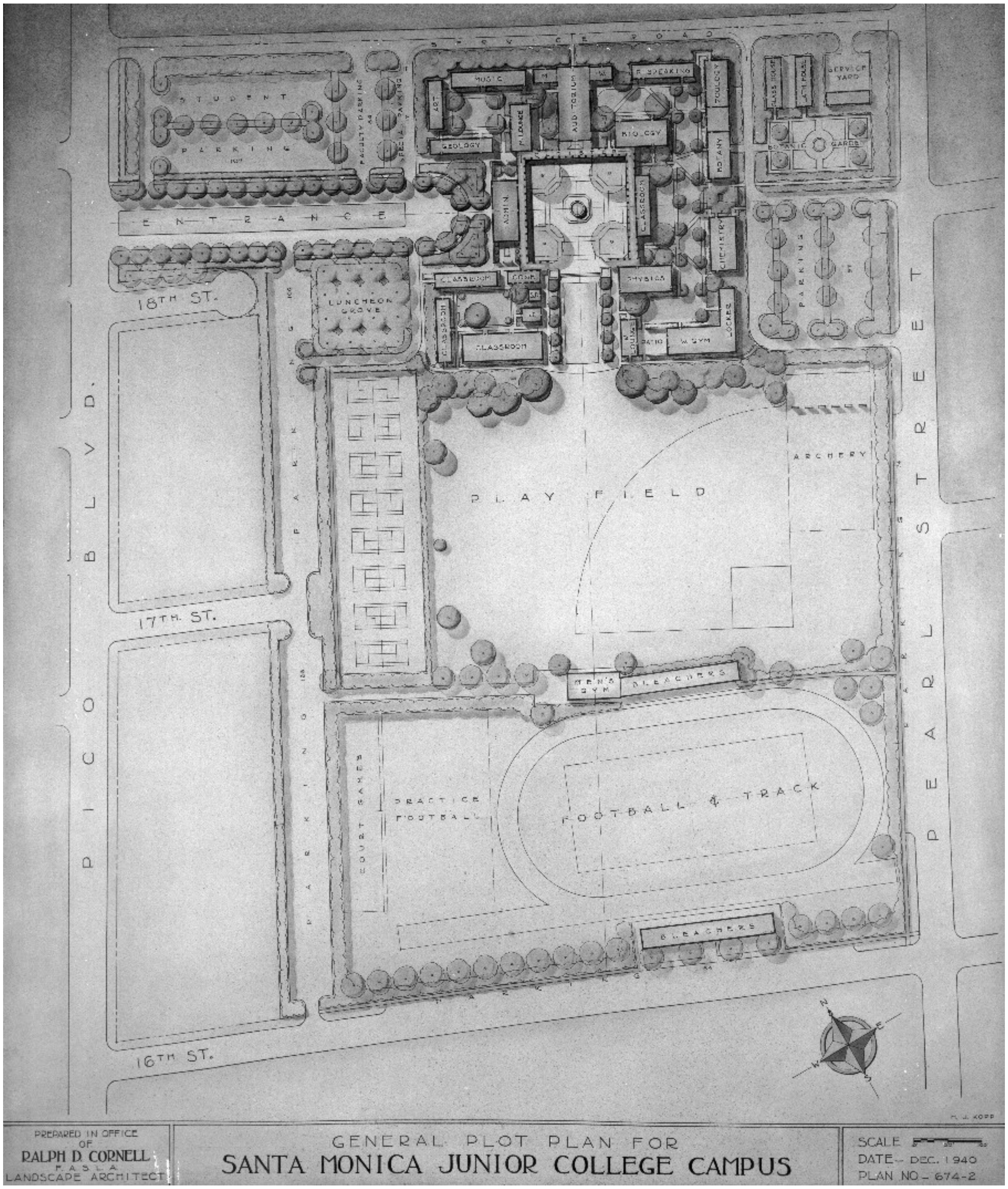
During this same period, Elmer Sandmeyer, then president of the Santa Monica Junior College, fought for new facilities for the school. As a result, in 1940, the Board of Education approved the purchase of 16 acres on Pearl Street, east of 17th Steet, and requested an option after one year to purchase an additional 10 adjoining acres.[32] In 1944, the *Los Angeles Times* reported that at the request of students and patrons, the name of the school would be changed to Santa Monica City College.[33] In 1945, the college and Santa Monica Technical School merged.[34] The opportunities for employment afforded by new vocational courses and other expanded offerings, coupled with the selection of the new site was celebrated by the students:

> For years, many students were discouraged because they were afraid that they would not be able to get employment after finishing college, and many were indifferent toward study. Times have changed. Today there are hundreds of opportunities to find jobs in defense industries or in the armed service. In most instances those who have superior training are receiving the best assignments...
>
> A generation of students has hoped, dreamed, and worked for an adequate campus for Santa Monica Junior College. At last it appears that the dreams are to be visualized.[35]

Sandmeyer and the heads of various departments collaborated with landscape architect Ralph D. Cornell (1890-1972), FASLA, to discuss plans for the new campus. Cornell's plans included permanent buildings, landscaping, and football and baseball fields. Both athletic fields were laid out, but construction of other campus features was halted during World War II. As a result, the rest of Cornell's plan for the campus was never realized.

---

[32] "Board Selects New Campus Site," *The SaMoJaC*, February 13, 1940.
[33] "Name of Beach College Changed," *Los Angeles Times*, November 16, 1944.
[34] "SM Celebrating 90 Years," https://www.smc.edu/about/90th-anniversary/history.php, accessed October 2024.
[35] "And this is as it Should Be," *Corsair*, Vol. 13, No. 1, September 15, 1941.


SERVICE ROAD
STUDENT PARKING
FACULTY PARKING
SPECIAL PARKING
MUSIC
ART
GEOLOGY
M. LOUNGE
AUDITORIUM
M
W
P. SPEAKING
BIOLOGY
ZOOLOGY
BOTANY
GLASS HOUSE
LATH HOUSE
SERVICE YARD
BOTANIC GARDEN
ADMIN
CLASSROOM
CHEMISTRY
PHYSICS
CONF.
CLASSROOM
CLASSROOM
W. LOUNGE
PATIO
W. GYM
LOCKER
PARKING
ENTRANCE
18TH ST.
LUNCHEON GROVE
PLAY FIELD
ARCHERY
PARKING
17TH. ST.
MEN'S GYM
BLEACHERS
COURT GAMES
PRACTICE FOOTBALL
FOOTBALL & TRACK
BLEACHERS
PARKING
16TH ST.
PICO BLVD.
PEARL STREET
N
E
S
W
PREPARED IN OFFICE OF
RALPH D. CORNELL
F.A.S.L.A.
LANDSCAPE ARCHITECT
GENERAL PLOT PLAN FOR
SANTA MONICA JUNIOR COLLEGE CAMPUS
SCALE
DATE — DEC. 1940
PLAN NO. — 674-2

Unrealized plan for Santa Monica Junior College designed by Ralph Cornell, 1940. Source: UCLA Library Special Collections, Charles E. Young Research Library, Cornell (Ralph D.) Papers.

Post-World War II Development & Original Campus Plan

In 1946, following the conclusion of World War II, the Board of Education chose the architectural firm of Marsh, Smith and Powell to design the new campus. The firm had extensive experience with campus architecture in Southern California, particularly following the 1933 Long Beach earthquake. In Santa Monica, this included designs for the Roosevelt School; the rebuilding of Santa Monica High School and the design of the new auditorium; Adams Junior High School; and the rebuilding of Franklin, Madison, Washington, and John Muir Schools.[36]

MARSH, SMITH AND POWELL, ARCHITECTS

The architectural firm of Marsh, Smith and Powell was established in 1928, and is considered one of the leading Southern California architectural firms from the late 1920s through the 1940s.

Norman Foote Marsh (1871-1955) was born in Upper Alton, Illinois and educated at the Urbana School of Architecture at the University of Illinois. He graduated in 1897 and moved to Chicago where he worked as an engineer for the American Luxfer Prism Company. In 1900, he moved to Los Angeles to begin his career as an architect. Marsh first formed a partnership with J.N. Preston under the firm name of Preston & Marsh, specializing in residential design. Their partnership lasted one year, and then Marsh became associated with C.H. Russell, under the firm name of Marsh & Russell. They continued to practice together for six years, successfully completing many projects, notably the design of the principal buildings in Venice, California (1904-1905). In 1907, the partnership dissolved, and Marsh worked independently, specializing in public buildings, including schools, churches, and libraries. In 1927, he formed a partnership with David Drake Smith and Herbert J. Powell, and in 1928, the firm was re-named Marsh, Smith & Powell.

Herbert J. Powell (1898-1996) was born in Chicago, Illinois. He did his undergraduate studies at the University of Redlands in California and graduated from Harvard University with a degree in architecture in 1924. Following graduation, he went to work in the New York office of McKim, Mead & White. He moved to Los Angeles in 1926 to work for the firm of Martson, Van Pelt & Mayberry in Pasadena before forming a partnership with Norman Foote Marsh and David Drake Smith.

David Drake Smith (1886-1964) was born in Versailles, Kentucky before his family relocated to Southern California in the early 1900s. He graduated from Stanford University in 1910 with a degree in civil engineering and worked as a structural engineer for Marsh until he started his own practice in 1913. He served in the military during WWI as a civil engineer. Following the war, he resumed his own practice until he joined the partnership with Marsh and Powell.

---

[36] "Board of Education Chooses Architect for New Campus, *Corsair,* Vol. 18, No. 1, September 18, 1946.

The firm designed more than 500 school projects in Southern California as well as several commercial, industrial, and religious buildings. The firm was responsible for many notable public structures including the Memorial Chapel at the University of Redlands (1927), Sierra Madre Congregational Church (1928), South Pasadena Public Library (1930), Sierra Madre School (1930), South Pasadena Post Office (1932), Hollywood High School Science Building (1934), South Pasadena High School (1937), Santa Monica High School Barnum Hall Theatre (1938), El Monte High School (1938-39), Corona del Mar School (1945), Santa Monica City College (1951), and San Marino High School (1954). Marsh retired from the firm in 1945. Powell was named a Fellow of the American Institute of Architects (AIA) in 1947. The AIA bestowed two honor awards on the firm, the first for the Corona del Mar School in 1949, and the second for the design of Santa Monica City College in 1954. Following Marsh's death in 1955, the firm changed its name to Smith, Powell & Morgridge. In 1965, it was renamed Powell, Morgridge Richards & Coghlan.

CAMPUS PLANNING & ORIGINAL CONSTRUCTION, 1946-EARLY 1960s

Initial construction on the campus was funded by a bond measure passed in 1946, which was designed to accommodate growing enrollment by veterans using the G.I. Bill. However, due to remaining building restrictions and scarcity of materials leftover from the war effort, Dr. Percy R. Davis, superintendent of Santa Monica schools, warned that immediate construction of any school buildings on the campus was not possible.[37] Since the football and baseball fields had already been laid out, they were scheduled to be completed first. In 1948, the football stadium was completed by the Sapp Construction Company, and dedicated for use by both Santa Monica City College and Santa Monica High School.[38]

In 1948, Marsh, Smith and Powell continued plans for the campus, bringing forward changes to the design for approval by the school board in April of that year.[39] In 1949, the plans were approved and it was announced that construction would begin the following year on as many buildings as available funds would permit.[40] Additional funding for the campus was secured as the result of a bond measure that passed in 1950. A rendering of the plan for the campus as laid out by Marsh, Smith and Powell was published in the *Corsair* in October 1950.

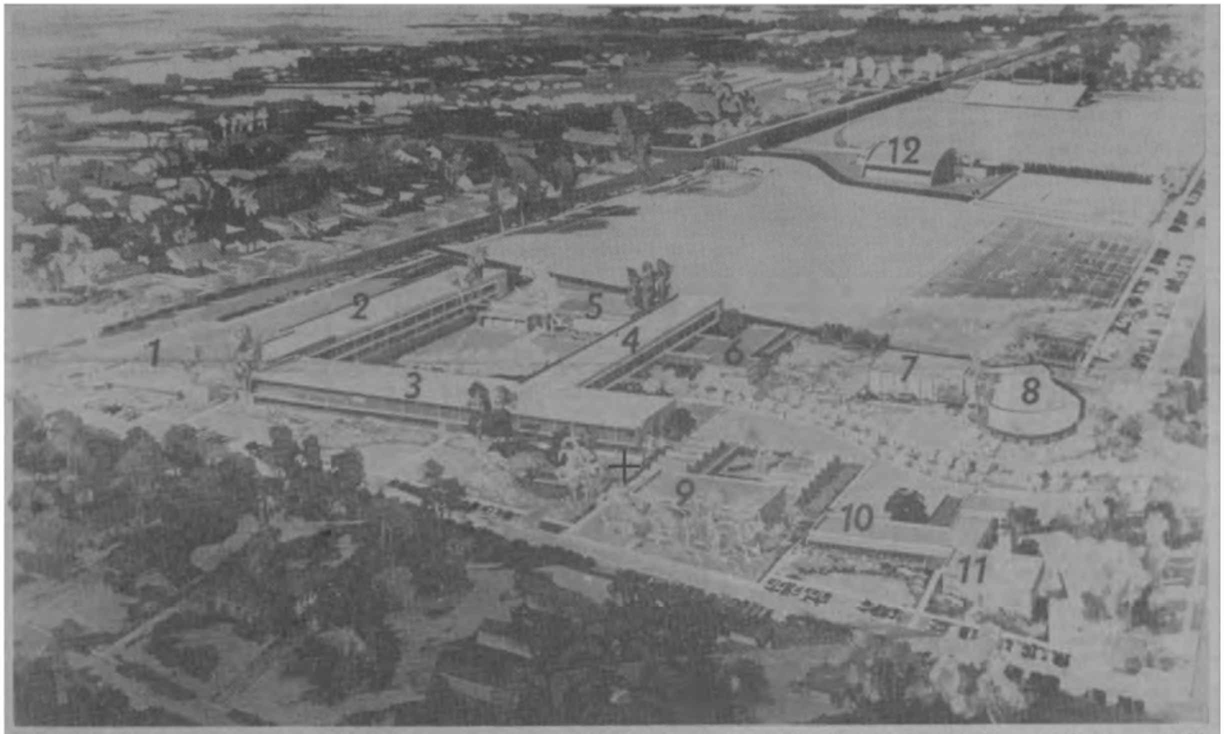
---

[37] "Board of Education Chooses Architect for New Campus, *Corsair,* Vol. 18, No. 1, September 18, 1946.

[38] An article in *The Register* noted that the first game was played at the new field in September 1948, when only half of the bleachers had been constructed. "Ready for Dedication," *The Register*, September 22, 1948.

[39] "Architects Return New Campus Plans for Minor Change, *Corsair*, Vol. 19, No. 20, April 7, 1948.

[40] "Preparations for New Campus Completed," *Corsair*, Vol. 22, No. 9, November 9, 1949.



THE NEW LOOK—This is how the new SMCC will look when completed. 1. Administration Building. 2. Liberal Arts Building. 3. Life Sciences Building. 4. Business Administration Building. 5. Library. 6. Student Union Building. 7. Speech Arts Building. 8. Auditorium 9. Art Building. 10. Music Building. 11. Recital Hall. 12. Men and Women's Gymnasiums. Buildings 10, 4. Funds have already been provided for the rest of the buildings and 8 are to be built in the near future as funds become available. TheBonds voted on yesterday provided for the construction of buildings 3, 1

Rendering of Santa Monica City College, Corsair, *Vol. 23, No. 6, October 18, 1950.*

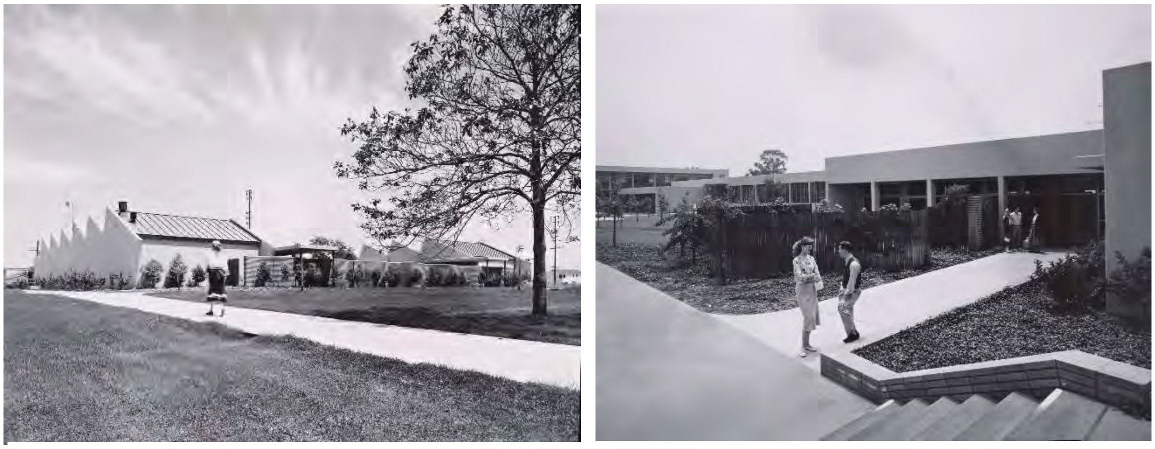
Buildings planned as part of the initial campaign include the Administration Building (not extant), Liberal Arts Building (not extant), Library (not extant), Student Union Building (now Student Health & Activities Building, substantially altered), and Speech-Arts Building. In 1951, an outdoor swimming pool (not extant) was completed at a cost of $250,000, constructed by the Alliance Construction Company.[41] Marsh, Smith and Powell prepared architectural drawings for the Arts Complex in 1950, and construction began the following year, and the building was completed in 1952. In 1952, Santa Monica City College officially opened with a dedication ceremony on April 27.[42] The *Evening Vanguard* reported that "The new $2,000,000 Santa Monica City College will open its spring semester classes after a six-year-delay in construction…The buildings and fixtures on the campus are of ultra-modern architecture."[43]

---

[41] "Construction on new CC Campus Progressing Rapidly," *Corsair*, Vol. 23, No. 13, January 3, 1951. "Santa Monica Sets Pool Dedication," *Los Angeles Times*, June 8, 1951.

[42] "Many Events Await Returning Corsair Alums," *Corsair*, Vol. 24, No. 25, April 23, 1952.

[43] "Santa Monica City College to Start Classes Wednesday on New Campus," *Evening Vanguard*, January 26, 1952.



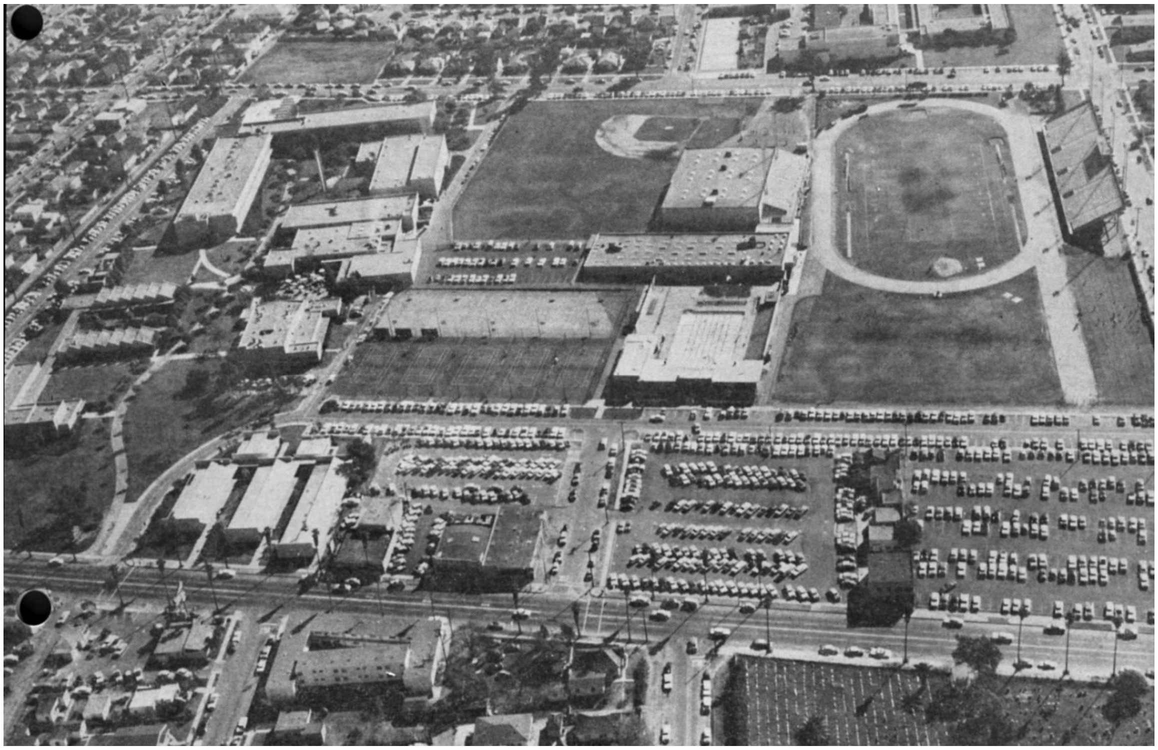
L: Arts Complex, 1952, Marsh, Smith and Powell. R: Student Union (now Student Health & Activities Building), 1951, Marsh, Smith and Powell. Photographed by Julius Shulman, 1953. Source: Julius Shulman photography archive, 1935-2009, Research Library, Getty Research Institute, Accession no. 2004.R.10.S4

Clock Tower, 1955. Source: Sprindthrift.

Campus construction continued in the late 1950s and 1960s. Based on a request from students for a memorial honoring those who gave their lives in World War II and the Korean War, a clock tower was constructed in 1955.[44] The approval of a bond measure in 1957 enabled the school to move forward with the construction of additional buildings, including the music complex (not extant), a gymnasium, cafeteria, foreign language and computer labs, as well as additions to the Student Union including a cafeteria and student store. The gymnasium was designed by Smith, Powell and Morgridge, the successor firm of Marsh, Smith and Powell. The buildings were constructed by contractor Herbert Goldsworthy. In 1958, Santa Monica City College served 9,500 students. The aerial photograph below shows the campus as it appeared in the early 1960s.

---

[44] "Marines to Appear at Clock Service," *Evening Vanguard,* May 26, 1955.



Aerial View of Santa Monica City College, 1962. Source: Santa Monica College.

Mid-century Modern Architecture

The collection of buildings designed by Marsh, Smith and Powell for the campus during this period reflects the principles of Mid-century Modernism. Mid-century Modernism describes the post-World War II iteration of the International Style. The International Style is characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently built, moderately priced homes and other building types to serve the growing population after the war. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired "second generation" Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These post-war architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine's pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the immediate post-World War II era and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

Character-defining features of Mid-century Modernism as applied to school buildings typically include: one or two-story configuration; horizontal massing; simple geometric forms; flat or low-pitched gable roof, often with wide overhanging eaves and cantilevered canopies; unadorned wall surfaces; wood, plaster, brick or stone used as exterior wall panels or accent materials; flush-mounted metal frame fixed windows and sliding doors, and clerestory windows; and little or no exterior decorative detailing.

Expansion & Growth, 1965-1980s

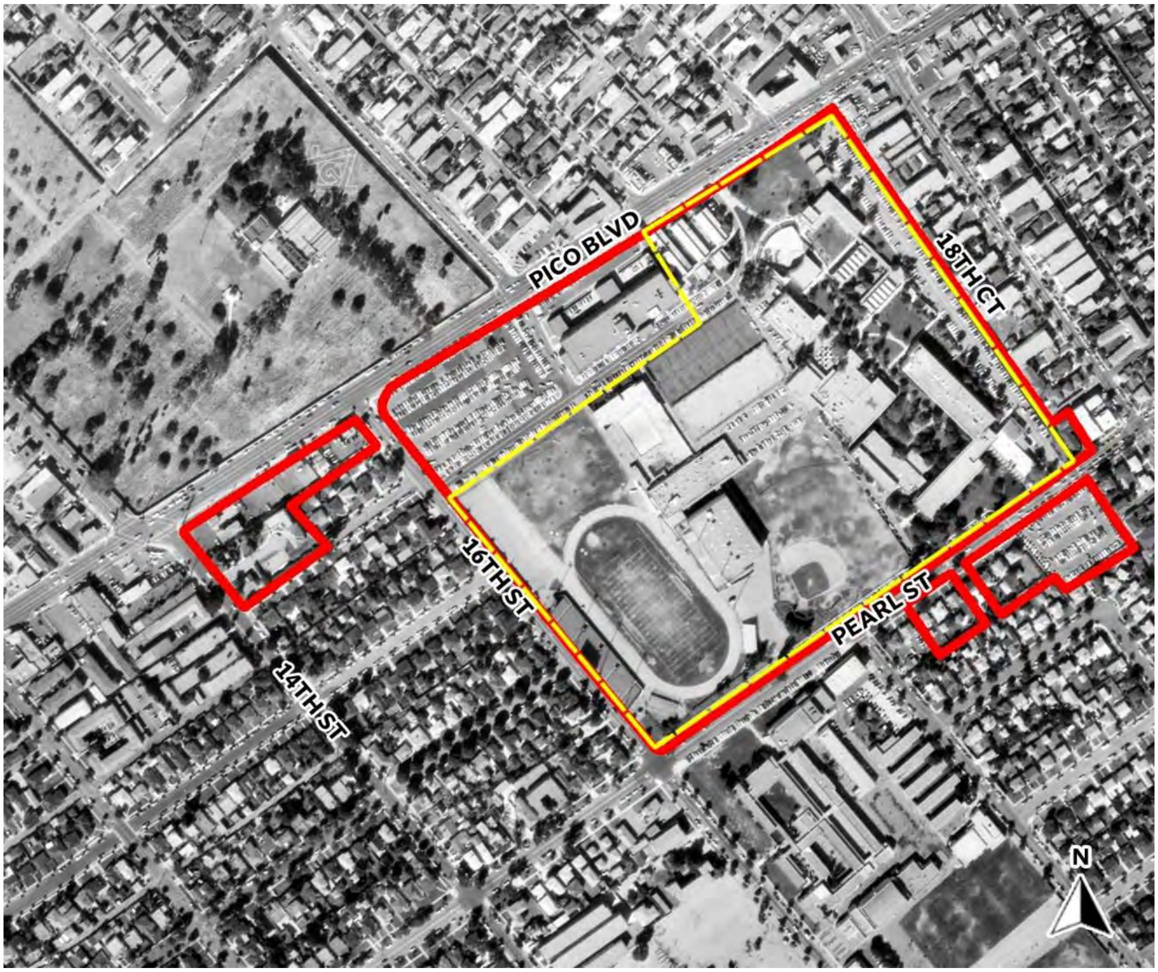
In 1965, the Santa Monica Unified School District sought federal funds to support the construction of a $1.3 million technology building at Santa Monica City College. The building would house auto mechanics, construction and machine shops, a library, seven classrooms, and drafting, sewing, cosmetology, and business departments.[45] Additional funding was allocated from a bond measure for school improvements that was passed in 1966. The building (now known as Drescher Hall) was designed by Powell, Morgridge, Richards and Coghlan, the successor firm of Smith, Powell and Morgridge, and completed in 1969.[46] Approval of an additional bond in 1966, state and federal funding, and the Associated Students organization provided funding for continued campus growth.[47] In 1967, the students funded the construction of an amphitheater (not extant). In 1970, the name was changed from Santa Monica City College to Santa Monica College. The aerial photograph below shows the campus in 1971, reflecting the original building campaign and additional buildings constructed through the end of the 1960s.

---

[45] "Board Seeks U.S. Funds for Building," *Los Angeles Times*, February 11, 1965.

[46] With the construction of Drescher Hall, the school sold what was the "north campus" that housed the former vocational school.

[47] "Santa Monica College Master Planning History," Santa Monica College, www2.smc.edu/planning.



Aerial photograph of Santa Monica College, 1971. Source: University of California, Santa Barbara–Fairchild Aerial Survey. Red line indicates current Main Campus boundary; yellow line indicates original campus.

In the 1970s, enrollment topped 13,000 students, and the campus expanded to nearly 40 acres. This included the 1975 acquisition of adjacent land along Pearl Street that was already occupied with single-family residences primarily constructed in the 1940s; these were converted for use for student services and as offices for the school.[48] Campus improvements and new facilities continued through the 1970s and 1980s. In 1973, the firm Daniel, Mann, Johnson and Mendenhall (DMJM) was hired to work on updating the SMC Master Plan, including alterations to existing facilities and new construction:[49] "The architects are taking into consideration SMC's lack of capacity to handle its enrollment as well as keeping the state's guidelines in mind. Changes under consideration for the master plan include adding a proposed child development center, building new parking facilities and altering or retracing the Library, Little Theater and Music Building."[50] As part of these efforts, DMJM prepared plans to update the Music Building in 1977. The project was constructed by Pinner Construction and completed in 1978. In 1980-1981, a business building and a new library (also designed by DMJM as part of their work as campus architects) were completed. In 1981, a new four-story parking structure (not extant) was constructed in an effort to combat the ongoing parking issues on campus. The former library was renovated and became the Letters and Science Building (not extant) in 1983. A 1988 article in the student newspaper noted that construction "dominates" the campus.[51]

---

[48] "Student Body Pays $53,349 for House," *Corsair,* Vol. 47, Number 12, December 10, 1975.
[49] "Campus Makes Renovations," *Corsair*, Vol. 44, No. 26, May 23, 1973.

Continued Growth and Redevelopment, 1990-2010

In 1990, college trustees approved a five-year construction plan for the campus at a cost of approximately $25.7 million.[52] The plan consisted of nine projects, including the remodeling of the Student Health and Activities Building, adding a second floor to the building above the Cafeteria wing, the construction of two parking structures adjacent to the Business Building (which opened in 1991), the addition of a third story to the Technology Building (now Drescher Hall), remodeling the student government offices in the Amphitheater Building (not extant) into classrooms and staff offices, remodeling the automotive-repair area, and expanding the Library.[53]

The 1994 Northridge Earthquake resulted in the loss of the Science Building and the 1981 parking structure, along with significant damage to other buildings. Campus upgrades were planned as a result, including the construction of a new Physical and Life Sciences Building to replace the Science Building. The new building was designed by the Los Angeles-based firm Anshen & Allen; The project broke ground in 1997 and was completed in 1999.[54]

In 1998, a new Master Plan was adopted, based on specific planning principles to create a more cohesive campus following the ad hoc development of the previous decades. The plan was updated in 2002. Projects identified in the plan included a new pool complex, an expansion to the existing parking structure, including a new pedestrian bridge and entryway, the new Science building, the Library expansion, the new Humanities and Social Sciences building complex, the new Theatre Arts building, and the new campus quad.[55] The plan also identified sites for a new student services building and a new underground parking structure. Funding sources for these improvements included an additional bond, FEMA, state funds, redevelopment, student parking fees, international student fees, and private donations.[56]

---

[50] "Proposals go to School Board," *Corsair*, Vol. 45, No. 1, September 19, 1973.
[51] "Construction Dominates Campus," *Corsair*, Vol. 59, No. 2, September 21, 1988.
[52] "To Continue, Plan Shows," *Corsair*, Vol. 60, No, 19, February 21, 1990.
[53] "To Continue, Plans Show," *Corsair*, Vol. 60, No. 19, February 21, 1990.
[54] "New Science Building Emerges from the Rubble," *Corsair*, Vol. 72, No. 2, September 16, 1988.
[55] "Santa Monica College Master Planning History," Santa Monica College, www2.smc.edu/planning.
[56] "Santa Monica College Master Planning History," Santa Monica College, www2.smc.edu/planning.

In 2000, the architectural firm of Pugh + Scarpa received the commission for updates to the Art Department, including converting existing gallery space into additional classrooms.[57] In 2002, a $160 million bond measure for the Santa Monica Community College District provided funding for the construction of a new Theater Arts Building. The building was designed by Leo A. Daly and completed in 2006.[58] It replaced the existing children's theater on campus. In 2007, a new Humanities and Social Sciences (HSS) Building was completed; the building replaced the Liberal Arts Building, which had suffered earthquake damage. The HSS building was designed by Gensler and the local architectural firm of Renzo Zecchetto Architects, and cost approximately $26.6 million.[59] The majority of the funding came from the City of Santa Monica Earthquake Relief Project and the Federal Emergency Management Agency (FEMA).[60] That same year, additional improvements to the campus were planned, which necessitated the demolition of the Admissions and Student Services Complex, Counseling Annex, Amphitheater, Music Complex, Concert Hall, and Counseling Complex.

A new five-year master plan was completed in 2010, to provide for the implementation of additional improvement projects identified in a 2008 bond measure. The plan identified locations for new buildings, along with guidance for open space, sustainability, pathways, and setbacks, among other criteria.[61] This included a new Information Technology Building, and the Health, PE, Fitness, Dance, and Central Plant Building.

Additional historic photos are in Appendix A. Aerial photographs documenting changes to the SMC Main Campus over time are in Appendix B.

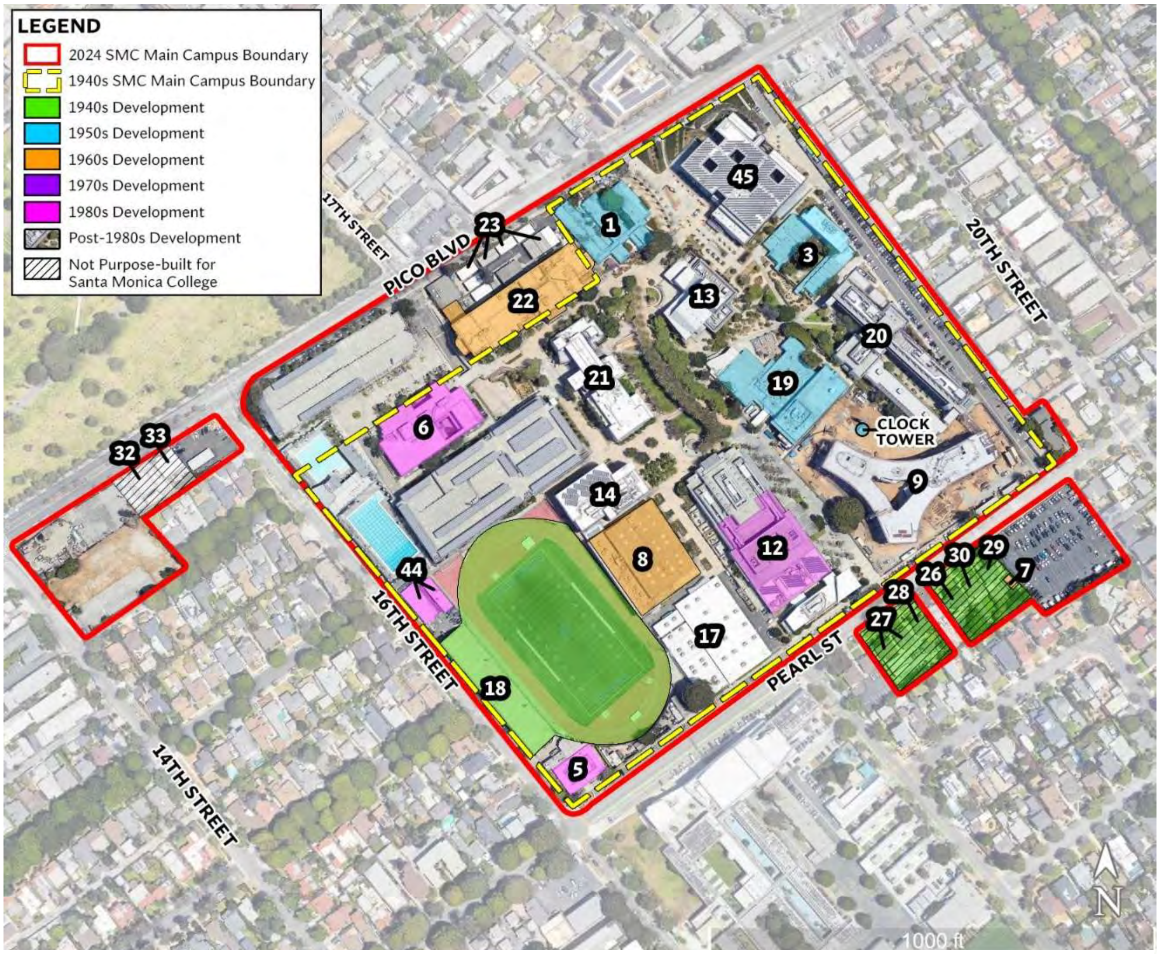
---

[57] "Future Facelift for Art Building," *Corsair*, Vol. 80, No. 13, November 29, 2000.
[58] "New Theater Building Officially Opens Up," *Corsair*, October 4, 2006.
[59] "HSS Building Now Fully Operational But is it Too Hot?," *Corsair*, September 5, 2007.
[60] "HSS Building Now Fully Operational But is it Too Hot?," *Corsair*, September 5, 2007.
[61] "Santa Monica College Master Planning History," Santa Monica College, www2.smc.edu/planning.

7.0 EXISTING CONDITIONS & PHYSICAL DESCRIPTION

As outlined in Section 6.0 above, the SMC Main Campus has seen continuous change over time, in response to a growing student population, and the need for new and updated facilities to support the educational mission. As a result, the campus overall does not reflect the original plan conceived by Marsh, Smith and Powell in the years immediately following World War II, and a significant portion of the existing buildings on campus were constructed after 1990. The current site plan shown in Figure 4, below and corresponding table in Figure 5 illustrate the extant buildings on the campus from each period of development. The existing conditions of the campus are further described below.

FIGURE 4. SITE PLAN BY DECADE OF DEVELOPMENT


LEGEND
2024 SMC Main Campus Boundary
1940s SMC Main Campus Boundary
1940s Development
1950s Development
1960s Development
1970s Development
1980s Development
Post-1980s Development
Not Purpose-built for Santa Monica College
17TH STREET
PICO BLVD
20TH STREET
16TH STREET
14TH STREET
PEARL ST
CLOCK TOWER
1
3
5
6
7
8
9
12
13
14
17
18
19
20
21
22
23
26
27
28
29
30
32
33
44
45
N
1000 ft

Current Site Plan, Santa Monica College. Building numbers correspond to the table in Figure 5, below.

FIGURE 5. EXTANT MAIN CAMPUS BUILDINGS

Map No.	Building Name	Historic Name	Construction Date	Architect	Builder
CENTRAL CAMPUS					
1	Pico Classroom Complex	Vocational Arts Building	1957	Marsh, Smith & Powell	
3	Art Complex	Art Complex	1952	Marsh, Smith & Powell	
5	M & O Extension (FKA ESL)		c. 1980		
6	Business Building	Business Building	1980	Daniel, Mann, Johnson & Mendenhall (DMJM)	Stole Inc.
8	Gymnasium		1960	Marsh, Smith & Powell	Herbert Goldsworthy
9	Math & Science		2024	CannonDesign	Icon West
12	Library & Media Center		1980; 2003	Daniel, Mann, Johnson & Mendenhall (DMJM, 1980); CO Architects (2003)	
13	Theater Arts		2006	Leo A. Daly	
14	Core Performance Center		2016	Gensler	
17	Math Complex		1995		
18	Stadium Shops/Facilities Offices		1948	Marsh, Smith & Powell	
19	Student Health & Activities	Student Union Building	1951; 1959; 1990; 2003	Marsh, Smith & Powell	Herbert Goldsworthy (1959)
20	Life & Physical Science Complex		1999	Anshen & Allen	
21	Humanities & Social Sciences		2007	Gensler and Renzo Zecchetto Architects	
22	Drescher Hall	Technology Building	1969	Powell, Morgridge, Richards & Coghlan	
23	Pico Village		c. 2020		

Map No.	Building Name	Historic Name	Construction Date	Architect	Builder
44	M&O Extension	Faculty Village	c. 1980		
45	Student Services Center		2019	Huitt-Zollars	
Blue Dot	Clock Tower	Clock Tower	1955		
PEARL STREET PARCELS					
26	Campus Events	1734 Pearl Street	1944 (became part of campus 1977)		Imperial Homes Inc.
27	Campus Police Buildings A & B	1714 & 1718 Pearl Street	1944 (became part of campus 1970 and 1976)		Imperial Homes Inc.
28	Campus Police Annex	1724 Pearl Street	1944 (became part of campus 1977)		Imperial Homes Inc.
29	Environmental Center; Sustainability Center	1744 Pearl Street	1944 (became part of campus 1975)		Imperial Homes Inc.
7	Greenhouse		1995		
30	Auxiliary Services	1738 Pearl Street	1944 (became part of campus 2003)		Imperial Homes Inc.
PICO BOULEVARD					
32	Pico Annex 1510		2001	AHT Architects (Emilio Arechaederra)	T. Elliott/Drinkward Const Inc
33	Pico Annex 1516		1991	Art Function Inc.	Elder-Hawkins & Associates, Inc.

Physical Description

The SMC Main Campus occupies several parcels in the Sunset Park neighborhood in the southeast portion of the City of Santa Monica, comprising approximately 43 acres in total. The central portion of the Main Campus occupies a trapezium-shaped parcel of approximately 39.82 acres bounded on the north by Pico Boulevard, on the east by 18th Court and by the rear and side of commercial and residential properties fronting on 20th Street and Pearl Street; on the south by Pearl Street; and on the west by 16th Street. SMC also occupies four parcels on the south side of Pico Boulevard between 14th Street and 16th Street, and two parcels at the northeast corner of 14th Street and Bay Street, totaling approximately 2.25 acres; and seven parcels on the south side of Pearl Street between 17th Street and 20th Street, totaling approximately .93 acres.

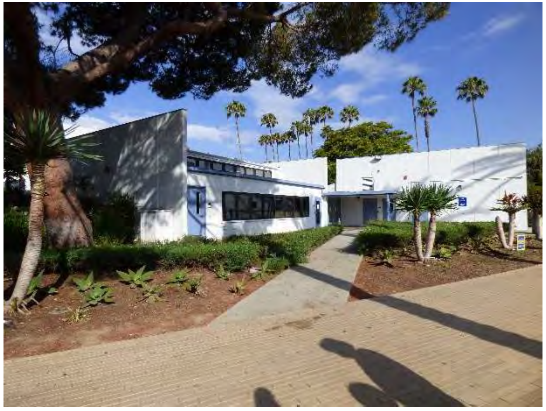
The central portion of the Main Campus consists of eighteen (18) buildings and building complexes, an athletic field and track, a swim center, two (2) parking structures, one (1) surface parking lot, a central quad, gardens, and landscaped walkways. The Main Campus as it exists today represents multiple phases of development from the late 1940s to the present and does not reflect a cohesive, singular design vision. Most of the existing buildings and landscape features are the result of ad hoc development from the 1950s into the 1970s, or of the master plans of the late 1990s and early 2000s. Many of these were subsequently altered.

The Pico Boulevard parcels are occupied by two (2) buildings and surface parking lots. The 14th and Bay Street parcels are occupied by a surface parking lot and a lot that is currently under construction. The Pearl Street parcels are occupied by six (6) buildings and a surface parking lot.

A brief description of the Main Campus buildings is provided below, numbered according to the key map provided in Figure 4 and in the order shown in the table in Figure 5.

CENTRAL PORTION OF MAIN CAMPUS

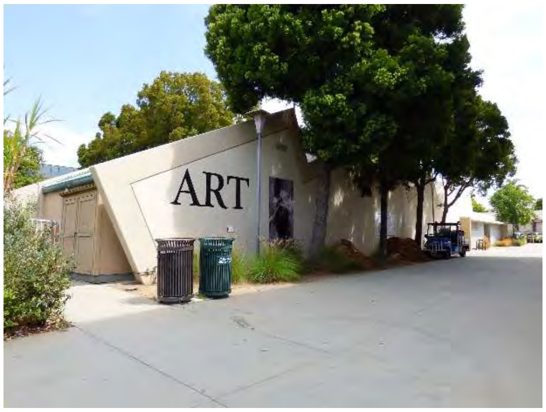
Pico Classroom Complex (Map Ref. 1)



The Pico Classroom Complex was constructed in 1957. It is located on the north edge of the campus on Pico Boulevard and is set back from the street by a landscaped lawn with a row of palm trees. It is a one-story Mid-century Modern style complex with an irregular plan, complex massing, and asymmetrical composition. It consists of five, one-story pavilions, three with rectangular plans and two with square plans, connected by an open-sided breezeway with a flat roof and plaster soffit supported on steel pipe columns. Similar breezeways extend along the west façades of each of the rectangular pavilions, opening to landscaped courtyards. The rectangular pavilions have combination flat and shed roofs with tight eaves wood fascias, and continuous clerestories extending the length of each roof. The square pavilions have flat roofs; the eastern one has a central monitor. All five pavilions have exterior walls finished in smooth cement plaster; the north and south walls extend above the roofs to form parapets. Fenestration consists primarily of ribbon windows with metal frames and sash and wood sills. There are multiple entrances consisting of single or paired hollow metal doors, some partially or fully glazed.

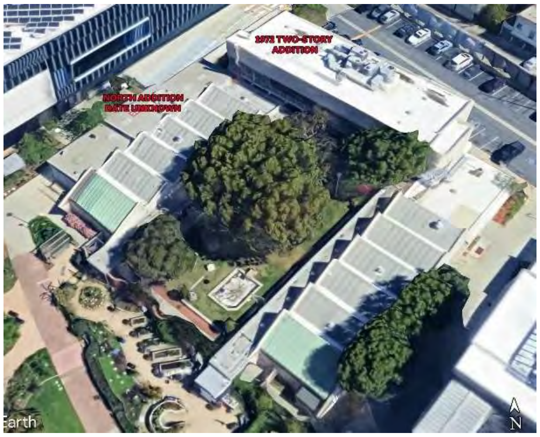
Alterations: All windows replaced; some doors replaced.

Art Complex (Map Ref. 3)



The Art Complex was completed in 1952 and altered in 1972. It is located on the east edge of the campus on 18th Court. It is surrounded by the Student Services Center to the north, a parking lot to the east, the Life and Physical Science Complex to the south, and the Organic Learning Garden to the west.

The Art Complex is a Mid-century Modern building of cast concrete construction with a U-shaped plan, symmetrical composition, and complex massing consisting of a two-story central addition at the east, constructed in 1972, flanked by one-story projecting wings, constructed in 1952; the wings frame a central courtyard enclosed on its west side by a serpentine wall of stack bond brick masonry construction. The two-story addition is of concrete frame construction with walls of split-face concrete block and cement plaster panels. It has a flat roof with



parapet, and a cantilevered second-floor balcony on the west façade accessed from the courtyard by a metal staircase. The wings have sawtooth roofs with clerestories and rolled roofing, and exterior walls of painted concrete. The westernmost sawtooth on each wing has standing seam metal roofing. The courtyard façade of each wing has an open-sided breezeway with a flat roof and plaster soffit supported on steel pipe columns. Fenestration consists primarily of ribbon windows with aluminum frames and sash. There are multiple entrances consisting primarily of hollow metal doors, some partially glazed.

Alterations: Two-story addition (1972); addition to north wing (date unknown).

FKA-ESL Building (Map Ref. 5)

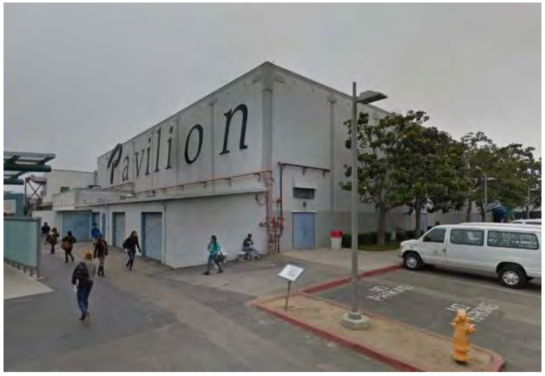
A MONICA COLLEGE

The FKA-ESL building was installed c. 1980. It is located at the southwest corner of campus, at the northeast corner of the intersection of 16th Street and Pearl Street. It is set back from the street with planter beds. It is a one-story modular building with a rectangular plan, simple massing and asymmetrical composition. It has a flat roof with overhanging eaves and a wide fascia. Exterior walls are clad in grooved plywood panel siding. Fenestration consists of aluminum sash windows with opaque spandrel panels. Entrances consist of hollow metal flush doors.

Business Building (Map Ref. 6)

The Business Building was constructed in 1980. It is located in the northwest portion of the campus. It is flanked to the north and south by parking structures 4 and 3, respectively; to the west by the swim center; and to the east by the Humanities & Social Sciences building and Drescher Hall. It generally reflects the Late Modern architectural style. It is two-stories in height with a roughly rectangular plan, simple massing, and asymmetrical composition. It has a flat roof with a parapet and two atria. The exterior walls are of cast concrete at the ground floor and metal siding at the second, with reflective glass curtain walls on the west and east façades. The primary entrance is accessed from a recessed, glass-walled atrium off the north façade and consists of a pair of fully glazed aluminum doors.

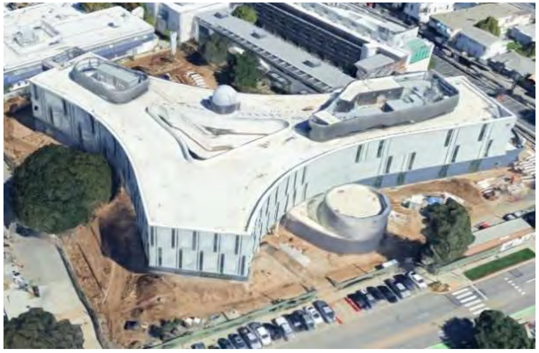
Gymnasium (Map Ref. 8)



The Gymnasium was completed in 1960. It is located in the southwest portion of the Main Campus, flanked to the west by the Stadium, to the north by the Core Performance Center, to the east by the Library & Media Center, and to the south by the Math Complex. It is a tall, one-story, utilitarian building with a rectangular plan, complex massing, and asymmetrical composition. It has a series of flat roofs at varying heights. The exterior walls are of painted concrete. Fenestration is limited to the west façade and consists of a metal-framed glazing wall system and punched rectangular windows. The multiple entrances consist primarily of hollow metal doors.

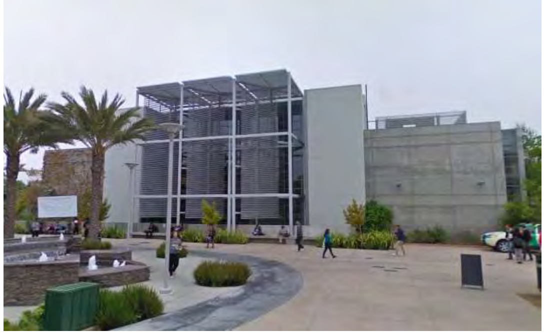
Alterations: Addition to south façade between 1971 and 1989; addition of second-floor offices on the west side, replacing west bleachers in 2004; some windows replaced; some doors replaced.

Math & Science (Map Ref. 9)



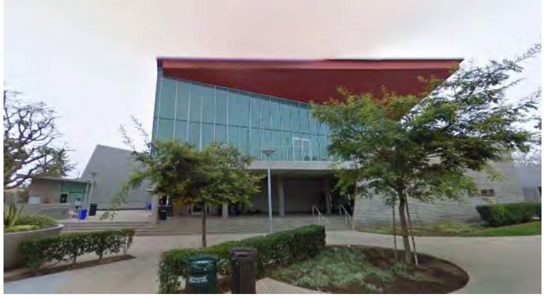
The Math & Science building is currently under construction in the southeast corner of the Main Campus, near the intersection of Pearl Street and 18th Court. It is flanked to the west by the Library & Media Center, to the north by the Student Health & Activities Building, and to the northeast by the Life & Physical Science Complex. It is a three-story building with a Y-shaped plan and central courtyard, asymmetrical composition, complex massing, and a flat roof with parapets.

Library & Media Center (Map Ref. 12)



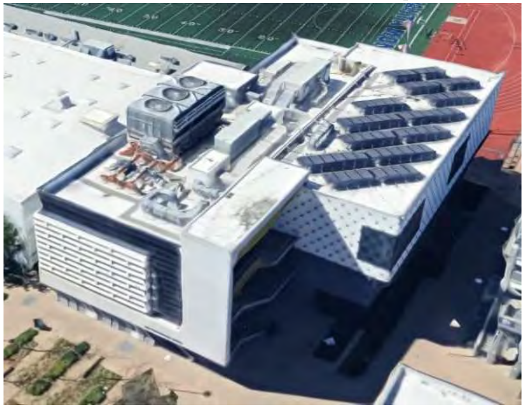
The Library & Media Center was originally constructed in 1980 and was remodeled in 2003. It is located on the south edge of the Main Campus, on Pearl Street. It is flanked to the west by the Math Complex and the Gymnasium, to the north by the Quad, and to the east by the Student Health & Activities Building and the new Math & Science building. The Library & Media Center is a two- and three-story building with a roughly rectangular plan, complex massing, and asymmetrical composition. It has a series of flat roofs at varying heights, with parapets and mechanical enclosures. The exterior walls are of expressed cast-in-place concrete construction and metal-framed glass curtain walls with metal brises-soleil. Fenestration consists primarily of metal-framed ribbon windows. The primary entrance is asymmetrically located on the east façade under a two-story metal portico and glass canopy, and consists of two pairs of glazed aluminum doors accessed by a broad flight of concrete steps.

Theater Arts (Map Ref. 13)



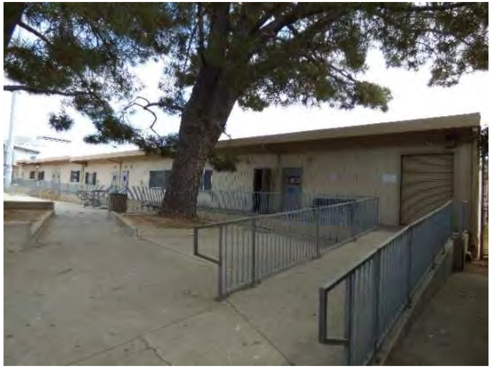
The Theater Arts building was constructed in 2006. It is located in the northeast portion of the Main Campus, on the east side of the Quad, and is flanked to the north by the Pico Classroom Complex, to the east by the Student Services Center and the Art Complex, and to the south by the Student Health & Activities Building. It is a two-story building with an irregular plan, complex massing, and asymmetrical composition. The central, taller portion of the roof is a series of folded plates with standing seam metal roofing, flanked at the perimeter by lower volumes with flat roofs and parapets. The exterior walls are of textured concrete, concrete masonry units, corrugated metal panel siding, and metal-framed glass curtain walls. The primary entrance is located on the north façade and consists of pairs of glazed metal doors under a metal canopy, accessed by wide flights of concrete steps. There is a secondary entrance on the west façade, in a recessed portico supported on round concrete columns.

Core Performance Center (Map Ref. 14)



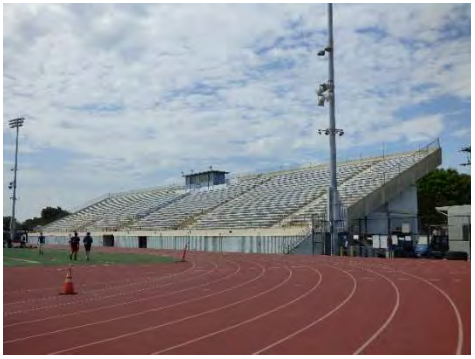
The Core Performance Center was constructed in 2016. It is located in the central portion of the campus, on the west side of the athletic field, and is flanked to the north by Parking Structure 3, to the northeast by the Humanities & Social Sciences building, to the east by the Quad, and to the south by the Gymnasium. The Core Performance Center is a three-story building with an irregular plan, asymmetrical composition, and complex massing composed of interlocking rectilinear volumes. It has a flat roof with parapets, solar panels, and a mechanical enclosure. The exterior walls are clad in tile, patterned metal panels, and metal-framed glass curtain walls with sculptural metal brises-soleil. Fenestration consists of metal-framed floor-to-ceiling and ribbon windows. There is an exterior metal staircase on the north façade under a tile-clad canopy.

Math Complex (Map Ref. 17)



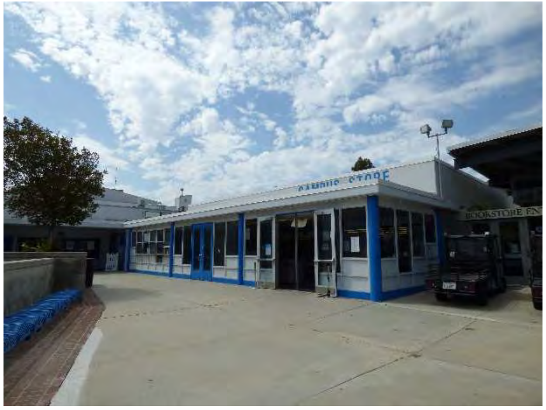
The Math Complex was installed in 1995. It is located on the south edge of the Main Campus, on Pearl Street. It is flanked to the west by the sports stadium, to the north by the Gymnasium, and to the east by the Library & Media Center. It consists of two, one-story, prefabricated portable buildings with rectangular plans, flat roofs, grooved plywood panel siding, horizontal sliding aluminum sash windows, and flush doors.

Stadium Shops/Facilities Offices (Map Ref. 18)



The Stadium Shops/Facilities Offices were constructed in 1948. They are located on the west edge of the Main Campus, on 16th Street, within the structure of the bleacher seating on the west side of the athletic field. This is a utilitarian structure of expressed concrete frame construction supporting the concrete seating risers. The exterior walls are of cement plaster veneer and expressed CMU infill. Fenestration consists of grouped steel-sash industrial windows and vinyl sash replacement windows.

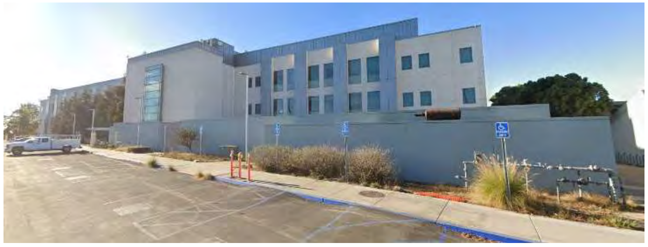
Student Health & Activities Building (Map Ref. 19)



The Student Health & Activities Building was constructed in 1951. It is located in the central area of the Main Campus, on the east side of the Quad. It is flanked to the north by the Theater Arts building, to the east by the Life and Physical Science Complex, and to the south by the Math and Science building. On the north side of the building there is a patio with basketweave brick paving, low concrete walls with built-in seating, and metal tables and benches. The Student Health & Activities Building is a one- and two-story building with an irregular plan, asymmetrical composition, and complex massing consisting of four volumes: the welcome center, bookstore, two-story south wing, and the northwest corner addition. The volumes have flat roofs at varying heights; most have low parapets and some have overhanging soffits. Exterior walls are of painted concrete, with portions of the second floor clad in tile. The northwest corner addition is clad in corrugated metal siding. Fenestration is varied and includes metal-framed fixed and awning units in single, grouped, and ribbon configurations; metal-framed glass curtain walls, with some opaque spandrel panels; and projecting bays with cast concrete bezels. The building has multiple entrances, most consisting of pairs of glazed metal storefront doors. The east entrance is recessed under a portico supported on square concrete columns and bisected by a serpentine wall of stack bond brick masonry construction. The west entrance is accessed by a concrete ramp; an adjacent exterior staircase leads to a second-floor deck. The north entrance is sheltered under a projecting concrete canopy supported on a round concrete column.

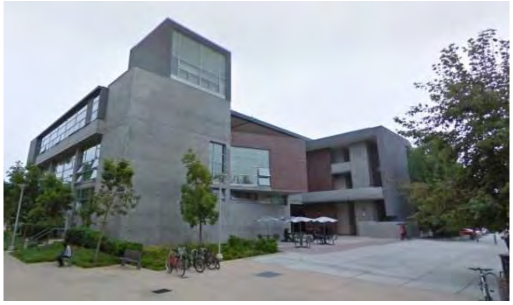
Alterations: The building has been significantly altered and expanded with additions in 1959, 1990, and 2003; some windows replaced; accessible ramp added.

Life & Physical Science Complex (Map Ref. 20)



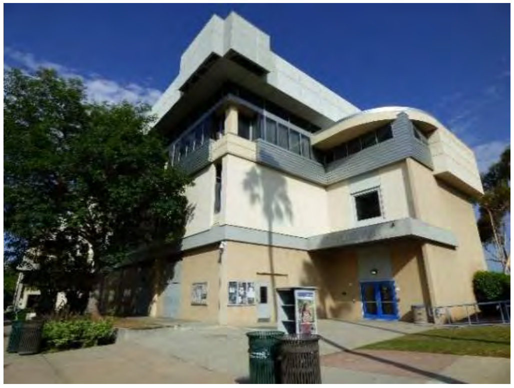
The Life & Physical Science complex was constructed in 1999. It is located in the southeast portion of the Main Campus, off 18th Court. It is flanked to the southwest by the new Math & Science building, to the northwest by the Student Health & Activities Building, to the north by the Art Complex, and to the east by a surface parking lot. It is a one- to three-story building with an irregular plan, asymmetrical composition, and complex massing consisting of long, rectilinear volumes framing a central courtyard. The east and northwest volumes have flat roofs with parapets and large mechanical enclosures; the west volume has a shed roof with standing seam metal roofing. The exterior walls are finished with scored cement plaster and articulated with projecting piers and cantilevered balconies with metal screens. Fenestration consists of punched rectangular windows and large, metal-framed window walls.

Humanities & Social Science (Map Ref. 21)



The Humanities & Social Science building was constructed in 2007. It is located in the central portion of the Main Campus, on the west side of the Quad. It is flanked to the southeast by the Library & Media Center, to the southwest by the Core Performance Center, to the west by Parking Structure 3, and to the north by Drescher Hall. It is a three-story building with a roughly rectangular plan, asymmetrical composition, and complex massing consisting of two volumes linked by a covered passage and pedestrian bridges. It has flat roofs at varying heights, most with parapets. Exterior walls are finished in smooth cement plaster, tile veneer, and metal panels. Fenestration consists of metal framed windows, window walls, and ribbon windows.

Drescher Hall (Map Ref. 22)



Drescher Hall was constructed in 1969 and remodeled in 1992 and 1996. It is located on the north side of the campus on Pico Boulevard. It is set back from the street by Pico Village (see below). It is flanked to the west by Parking Structure 4 and the Business Building; to the south by the Humanities & Social Science building; and to the east by the Pico Classroom Complex. Drescher Hall was originally constructed in 1969 and was remodeled in the 1990s. It is a one- and three-story building with a roughly L-shaped plan, asymmetrical composition, and complex massing consisting of a primary three-story block with a projecting one-story wing. The primary block has a flat roof with overhanging soffits and a paneled plaster parapet; the one-story wing has a flat roof with a parapet and cantilevered canopy. The exterior walls are of painted concrete panels, concrete block, board-formed concrete, scored plaster, and metal siding. Fenestration consists primarily of metal-framed window systems in ribbon, bay, bow, and recessed corner configurations. The building has multiple entrances consisting primarily of pairs of fully glazed or hollow metal doors.

Alterations: 1974 one-story wing addition; 1990s renovation and 3rd floor addition.

Pico Village (Map Ref. 23)

Pico Village was completed c. 2020. It is located on the north edge of the Main Campus along Pico Boulevard. It is flanked to the south and west by Drescher Hall, and to the east by the Pico Classroom Complex. It consists of nine, one-story, prefabricated portable buildings installed between 2019 and 2021. The buildings have flat roofs with overhanging soffits, grooved plywood panel siding, aluminum sash windows, and flush doors.

M & O Extension/Faculty Village (Map Ref. 44)

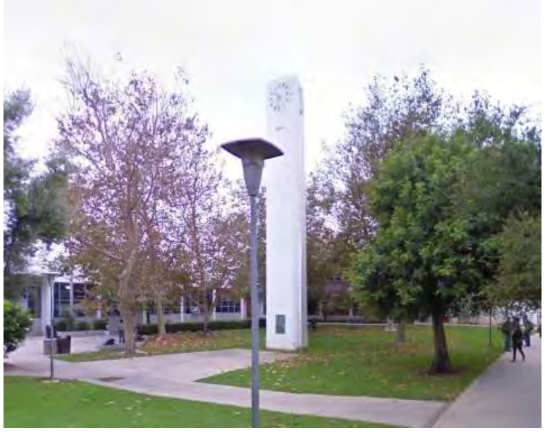
The M & O Extension was installed c. 1980. It is located on the west edge of the campus, on 16th Street, between the swim stadium and the football stadium shops. It consists of two, one-story, prefabricated portable buildings with rectangular plans, flat roofs, grooved plywood panel siding, horizontal sliding aluminum sash windows, and flush doors.

Student Services Center (Map Ref. 45)

SANTA MONICA COLLEGE

The Student Services Center was constructed in 2019. It is located at the northeast corner of the Main Campus, at Pico Boulevard and 18th Court. It is flanked to the northwest by the Pico Classroom Complex, to the southwest by the Theater Arts building, and to the south by the Art Complex. It is a three-story building with an irregular plan, complex massing of clustered rectilinear volumes, and asymmetrical composition. It has flat roofs with parapets and multiple atria. The exterior walls are finished in metal-framed glass curtain walls with vertical louvers, and solid panels.

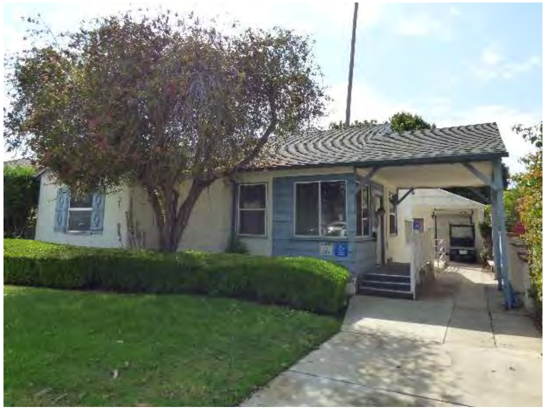
Clock Tower (No Map Ref.; shown with a dot)



The Clock Tower was constructed in 1955. It is located in the southeast portion of the campus, in the open space between the Student Health & Activities Building, the Life & Physical Science Complex, and the new Math & Science building. It is a columnar structure of concrete construction with a rectangular plan and a flat top. It has a metal clock face at the top of each of its three sides. It is surrounded by a lawn studded with mature trees.

PEARL STREET PARCELS

Campus Events (Map Ref. 26)



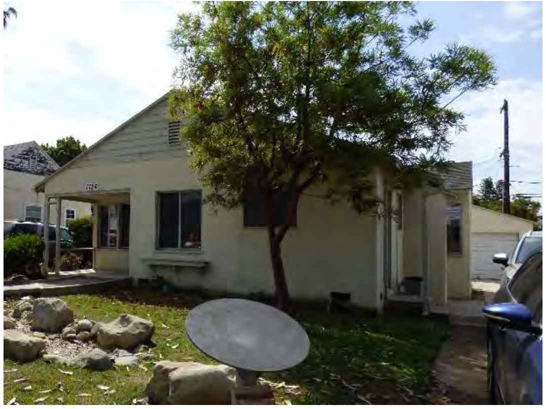
Campus Events is located at 1734 Pearl Street, south of the Main Campus. It is housed in a former single-family residence constructed in 1944. The property was purchased by the Trustees in 1977 and became the International Student Center in 1981. The one-story, Minimal Traditional style building is set back from the street by a lawn and accessed by a concrete driveway along the west edge of the property. The building has a rectangular plan, asymmetrical composition, and complex massing. It has a side gable roof with open eaves, asphalt composition shingles, and secondary cross gables at front and rear. The roof extends over the driveway, supported on wood posts and knee braces, to form a porte-cochère. There is a stone-veneered firebox on the north (primary) façade; the chimney has been removed. The exterior walls are veneered in smooth cement plaster with wood drop siding at the northwest corner and gables. Fenestration consists of aluminum sash replacement windows, one with decorative wood plank shutters. The primary entrance is asymmetrically located on the west façade, under the porte-cochère, and consists of a flush wood door.

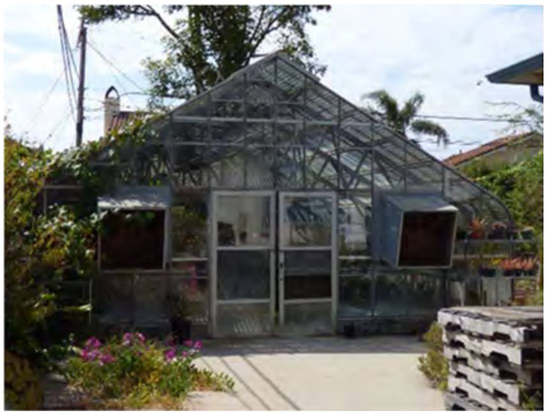
Campus Police Buildings A and B (Map Ref. 27)

Campus Police Buildings A and B are located at 1714 and 1718 Pearl Street, south of the Main Campus. Both were constructed in 1944 as single-family residences. They were purchased by the Associated Students in 1975 and became the new campus police station in 1981. The building at 1714 Pearl Street is set back from the street by a lawn and accessed by a concrete driveway along the west edge of the property. It is a one-story, Minimal Traditional style house with a roughly rectangular plan, simple massing, and asymmetrical composition. It has a moderately pitched hipped roof with open eaves and asphalt composition shingle roofing. There is an exterior brick chimney on the north (primary) façade. The exterior walls are veneered in smooth cement plaster. Fenestration consists of aluminum sash replacement windows. The primary entrance is asymmetrically located at the northwest corner of the house, under a flat-roofed projecting porch, and consists of a paneled wood door. There is a prefabricated portable building in the yard behind the house.

The building at 1718 Pearl Street is set back from the street by a lawn and has a concrete driveway along the west edge of the property. It is a one-story, Minimal Traditional style house with a roughly rectangular plan, simple massing, and asymmetrical composition. It has a moderately pitched hipped roof with open eaves and asphalt composition shingle roofing. There is an exterior brick chimney on the north (primary) façade. The exterior walls are veneered in smooth cement plaster, with wood drop siding infill at the northwest corner. Fenestration consists of vinyl sash replacement windows. The primary entrance is asymmetrically located on the north (primary) façade and consists of a paneled wood door accessed by a concrete ramp.

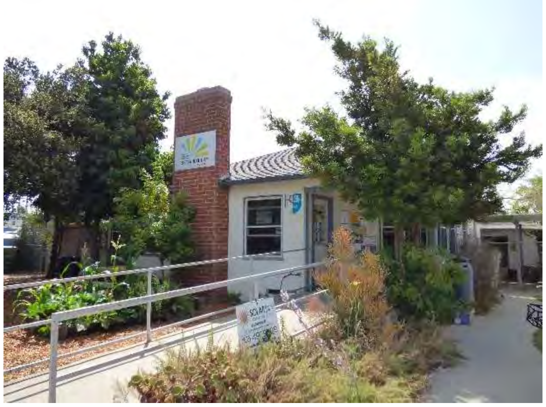
Campus Police Annex (Map Ref. 28)





The Campus Police Annex is located at 1724 Pearl Street, south of the Main Campus. It is housed in a former single-family residence constructed in 1944. The property was purchased in 1977 and was previously used as the Disabled Student Center and the High Tech Training Center. The building at 1724 Pearl Street is set back from the street with a landscaped yard and has a concrete driveway along the west edge of the property. It is a one-story, Minimal Traditional style house with a roughly T-shaped plan, simple massing, and asymmetrical composition. It has a moderately pitched front gable roof with open eaves, asphalt composition shingle roofing, and secondary gables on the east and west façades. There is an exterior brick chimney on the east façade and an interior cement plaster chimney. The exterior walls are veneered in smooth cement plaster, with wood clapboard siding in the front gable. Fenestration consists of aluminum replacement windows. The primary entrance is asymmetrically located at the northeast corner and consists of a flush door accessed from a recessed corner porch supported on paired wood posts.

Environmental Center and Greenhouse (Map Ref. 29 and 7)



The Environmental Center and Greenhouse are located at 1744 Pearl Street, south of the Main Campus. The Environmental Center is housed in a former single-family residence constructed in 1944. The property was purchased in 1993 for use by the School for Environmental Studies. The building is set back from the street with a xeriscape yard and has a concrete driveway along the west edge of the property. It is a one-story, Minimal Traditional style house with a rectangular plan, simple massing, and asymmetrical composition. It has a moderately pitched hipped roof with open eaves and asphalt composition shingle roofing. There is an exterior brick chimney on the north (primary) façade. The exterior walls are veneered in smooth cement plaster. Fenestration consists of vinyl replacement windows. The primary entrance is asymmetrically located at the northwest corner and consists of a flush door set within a recessed corner porch and accessed by a concrete ramp. At the rear of the house, an open-sided metal-framed breezeway with a corrugated metal roof connects the house to the detached garage. The southeast corner of the property is occupied by a metal-framed greenhouse constructed in 1995.

Auxiliary Services (Map Ref. 30)

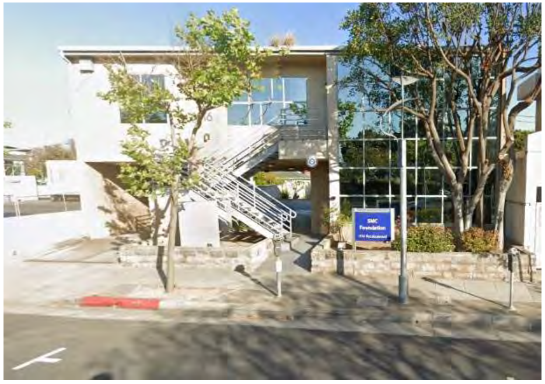
The Auxiliary Services facility is located at 1738 Pearl Street, south of the Main Campus. It is housed in a former single-family residence constructed in 1944. The property was purchased by the College in 2003. The building is set back from the street with a lawn and has a concrete driveway along the west edge of the property. It is a one-story, Minimal Traditional style house with a roughly T-shaped plan, simple massing, and asymmetrical composition. It has a moderately pitched hipped roof with open eaves and asphalt composition shingle roofing. There is an exterior brick chimney on the east façade. The exterior walls are veneered in smooth cement plaster, with clapboard siding at the northeast corner. Fenestration consists of vinyl replacement windows. The primary entrance is asymmetrically located north façade and consists of a flush door accessed by a concrete ramp.

PICO BOULEVARD PARCELS

Facilities Planning Building (Map Ref. 32)

The Facilities Planning Building is located at 1510 Pico Boulevard, east of the Main Campus. It is housed in a former adult daycare center constructed in 2002. It is a two-story building with an irregular plan, complex massing, and asymmetrical composition. It has a series of flat roofs with parapets. The exterior walls are veneered in smooth cement plaster. Fenestration consists primarily of clusters of small rectangular and square punched windows, and a large circular window. There is a projecting, glazed greenhouse bay on the north (primary) façade. The primary entrance is located on the east side of the greenhouse bay and consists of a pair of glazed aluminum storefront doors under a metal canopy. There is a vehicular entrance with a metal roll-up security gate and a pedestrian entrance with metal gates.

Pico Annex 1516 (Map Ref. 33)



The Pico Annex was constructed in 1991. It is located at 1516 Pico Boulevard, east of the Main Campus. It is a two-story building with a square plan, simple massing, and asymmetrical composition. It has a split shed roof with standing seam metal roofing. The exterior walls are of split-face concrete block and smooth cement plaster. Fenestration consists of large metal-framed windows and a window wall. Entrances consist of glazed doors. An exterior staircase on the north (primary) façade provides access to the second floor, and an open passage provides access to the ground-floor parking.

8.0 IDENTIFICATION OF HISTORICAL RESOURCES

As identified in Section 5.0, above, neither the SMC Main Campus, nor any individual buildings, structure, or features, have been previously identified as historical resources. For purposes of identifying whether there are any potential historical resources as defined by CEQA that need to be considered as part of environmental review of the Proposed Project, the campus overall is evaluated in this report as a potential historic district, and the relevant individual buildings and site features associated with the original development of SMC according to a comprehensive master plan by Marsh, Smith & Powell in the immediate post-World War II era (shown in Figure 6) are evaluated for potential eligibility for listing at the federal, state, and local levels. Updates to the SMC master plan beginning the 1970s consisted of updates to existing facilities or infill construction, and not comprehensive updates to the overall campus plan; there is no portion of the campus that represents a collection of buildings from subsequent periods of development that could potentially comprise a historic district. Further, there are no extant buildings from the 1970s on the SMC Main Campus. After the Drescher Building in 1969, the next building on campus was constructed in 1980. Buildings from this period have generally not reached the age threshold for consideration as potential historical resources. However, due to its association with DMJM, the Business Building, designed in 1980, is evaluated for potential individual eligibility for its architectural merit. The Library, also designed by DMJM in 1980, was extensively altered in 2003 and therefore no longer reflects its original design. There are no other buildings on the Main Campus that warrant further evaluation as potential historical resources.

FIGURE 6. EXTANT BUILDINGS FROM IMMEDIATE POST-WORLD WAR II PERIOD

Map No	Building Name	Historic Name	Date	Architect	Builder	Alterations
18	Stadium Shops/Facilities Offices (site)		1948	Marsh, Smith & Powell		No major alterations
3	Art Complex	Art Complex	1952	Marsh, Smith & Powell		1972 two-story addition
19	Student Health & Activities; Cayton Center	Student Union Building	1951; 1959; 1990; 2003	Marsh, Smith & Powell	Herbert Goldsworthy (1959)	Additions 1959, 1990, 2003; Some windows replaced; accessible ramp added
Blue Dot	Clock Tower (site feature)		1955			No major alterations
1	Pico Classroom Complex	Vocational Arts Building	1957	Marsh, Smith & Powell		All windows replaced; Some doors replaced
8	Gymnasium		1960	Marsh, Smith & Powell	Herbert Goldsworthy	Addition to south façade between 1971 and 1989; Addition of second- floor offices on west side, replacing the west bleachers in 2004; Some windows replaced; Some doors replaced
22	Drescher Hall	Technology Building	1969; 1992; 1996	Powell, Morgridge, Richards & Coghlan		1974 one-story addition; 1990s renovation, 3rd floor addition, windows added/replaced

Evaluation of Eligibility

NATIONAL REGISTER CRITERION A/CALIFORNIA REGISTER CRITERION 1/LOCAL CRITERION 1 (EVENTS/PATTERNS OF DEVELOPMENT)

Early Institutional Development

As discussed in the Development History in Section 5.0, SMC (originally Santa Monica Junior College) was established in 1929. The school was originally housed in the high school; in 1932, it moved to a brick building that had been constructed for Garfield Elementary School (not extant). Property to build a new campus was acquired in 1940, but no construction occurred until after World War II. There are no potential historical resources associated with the establishment of the school in the 1920s, or at any time prior to the end of World War II. Therefore, SMC no longer conveys any potential significance within the context of early institutional development in Santa Monica, or as an early 20th century junior college in Southern California.

Post-World War II Institutional Development

The SMC Main Campus was established following the end of World War II, and represents institutional growth after the war. Therefore, it is evaluated against eligibility criteria and integrity thresholds for reflecting postwar institutional development. According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development:

> …A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the events or historic trends, and it must retain historic integrity…Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.[62]

The SMC Main Campus was established in its current location in 1940, with construction beginning in earnest after World War II and the first buildings completed in the early 1950s. As noted in the Citywide Historic Context Statement:

> Like so many Southern California communities, Santa Monica's population density increased during the postwar period as returning GIs sought to live in Southern California. Educational institutions, libraries and civic buildings all expanded to meet the growing demand.[63]

---

[62] *National Register Bulletin 12*.

[63] City of Santa Monica, "Citywide Historic Context Statement," prepared by Historic Resources Group and Architectural Resources Group, March 2018, 223.

The growth of SMC in the years after World War II reflects this trend, which was seen throughout Southern California in the 1950s and 1960s. Initial construction on the campus was funded by bond measures in 1946 and 1950. However, per the National Park Service Guidance noted above, in order to be eligible for representing an important trend or pattern of development, it must be shown that the potential historical resource is not merely associated with a trend or development pattern, but played an important role within a particular context or was a catalyst for a particular type of development. Junior colleges were first established by the California legislature in 1907 with the passage of the "Upward Extension Act," which allowed high schools to offer two years of postgraduate education.[64] In 1910, the first community college in California opened in Fresno. SMC was originally established as Santa Monica Junior College in 1929; by that time, there were approximately 30 junior colleges in California. As noted above, there are no extant buildings associated with the school's early development. There were plans in place to create a new campus for SMC as early as 1940; however, those plans were halted by the United States' entrance into World War II. Development resumed in the postwar period, consistent with institutional growth that was prevalent in California at that time in response to the growing population, affordability of higher education provided through the G.I. Bill, and expansion of the middle class.

As noted in the development history and illustrated in the site plan, there have been continuous changes to the campus over time, including the demolition or alteration of a significant number of early campus buildings and the construction of numerous new facilities. Therefore, the Main Campus no longer retains sufficient integrity to convey any potential historic significance. Of the twenty-five (25) buildings and structures currently part of the Main Campus, only one (1) site, three (3) buildings, and one (1) site feature remain from the initial postwar building campaign: Corsair Football Stadium (1948), Student Health & Activities Building (former Student Union Building, 1951), Art Complex (1952), Clock Tower (1955), and Pico Classroom Complex (former Vocational Arts Building, 1957). There are two (2) additional facilities completed in the 1960s: the Gymnasium (1960), and Drescher Hall (1969). The remaining buildings that are now part of the Main Campus were either acquired starting in the 1970s, or were constructed after 1980.

According to guidance from the National Park Service, a historic district derives its importance from being a unified entity. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.[65] Due to the changes to individual buildings and the addition of significant new construction over time, the buildings dating from the post-World War II era no longer retain their relationship to each other or to the original plan as envisioned by Marsh, Smith and Powell. Changes to the Main Campus are described in the Development History in Section 6.0, and illustrated in Figure 7, below, which shows the Main Campus in 1965 and 2024. As a result of alterations to existing buildings, demolition of buildings from the immediate postwar period, and new construction, the Main Campus overall no longer retains integrity of design, feeling, and association from the period. Further, there is no significant concentration of buildings from later periods of development that adhere to specific planning principles that would constitute a historic district from another period in the history of the campus, or would be eligible for representing the growth of the school over time. Therefore, there is no potential SMC Main Campus historic district that would be eligible for listing at the federal, state, or local levels.[66] In addition, there are no individual buildings from the post-World War II period that would be eligible under this criterion, as any potential significance of SMC as an important example of postwar institutional growth would be reflected in the collection of buildings that comprise the campus; no single building or site feature would be eligible for representing a pattern of development under this criterion.

---

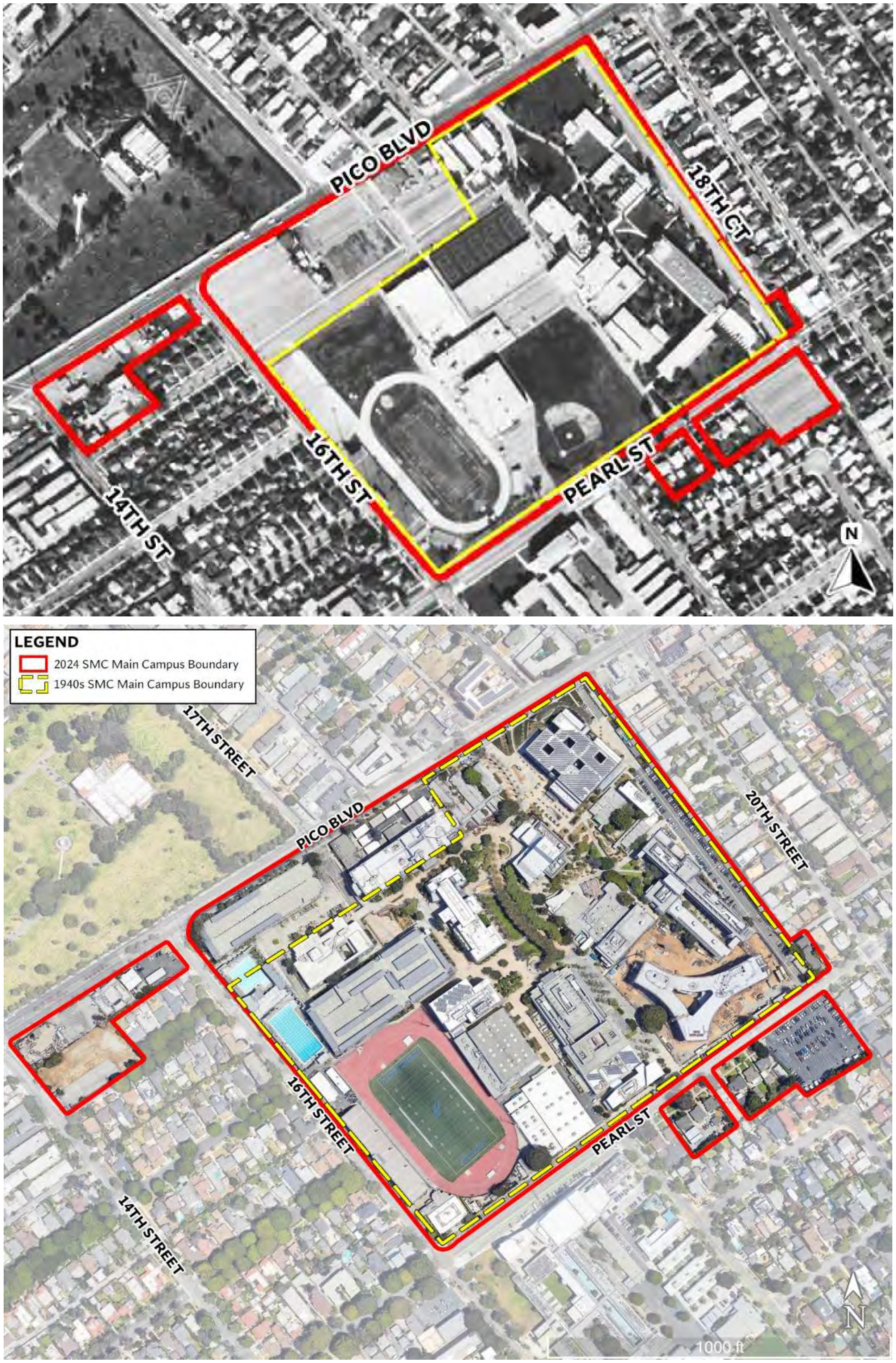
[64] Academic Senate for California Community Colleges, https://www.asccc.org/50th-anniversary#:~:text=Upward%20Extension%20Law-,1907,two%20years%20of%20university%20programs (accessed October 2024).

[65] United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, (Washington D.C.: National Park Service, 1995), 5.

---

[66] This is consistent with the finding in the evaluation conducted in 2008, which also determined that there was no potential historic district on the campus. Santa Monica Community College District, “Student Services Replacement, Bookstore Modernization, and Pico Promenade Improvements Project,” prepared by Christopher A. Joseph & Associates, February 2008.

FIGURE 7. CHANGES TO CAMPUS PLAN


PICO BLVD
18TH CT
16TH ST
14TH ST
PEARL ST
N
LEGEND
2024 SMC Main Campus Boundary
1940s SMC Main Campus Boundary
17TH STREET
20TH STREET
PICO BLVD
16TH STREET
PEARL ST
14TH STREET
N
1000 ft

Top: 1965 historic aerial of SMC Main Campus. Bottom: 2024 aerial of SMC Main Campus, illustrating the substantial changes from the original plan.

NATIONAL REGISTER CRITERION B/CALIFORNIA REGISTER CRITERION 2/LOCAL CRITERION 3 (ASSOCIATION WITH IMPORTANT PERSONS)

There is no evidence to suggest that the Main Campus or any individual building meets eligibility standards for an association with an important person in history. According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. The property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.[67] Further, the National Park Service notes that in general, works by architects, artisans, artists, and engineers are most appropriately evaluated for their architectural merit or as the work of a master practitioner (under National Register Criterion C/California Register Criterion 3/Local Criterion 2,4, or 5); the campus therefore would not be potentially eligible for an association with Marsh, Smith and Powell under this criterion. Therefore, there are no buildings on the SMC Main Campus, collectively or individually, that meet the eligibility standards for an association with important persons.

NATIONAL REGISTER CRITERION C/CALIFORNIA REGISTER CRITERION 3/LOCAL CRITERION 2,4,5 (ARCHITECTURAL MERIT/WORK OF A MASTER)

SMC Original Campus Plan & Individual Buildings Designed by Marsh, Smith and Powell

The SMC campus plan and the individual buildings constructed in the 1950s were designed by the noted architectural firm Marsh, Smith and Powell in the Mid-century Modern architectural style, with Drescher Hall completed in 1969 by the successor firm Powell, Morgridge, Richards & Coghlan. According to guidance from the National Park Service, to be considered significant for its architectural merit, a property must embody the distinctive characteristics of a type, period, or method of construction, and must possess high artistic value. The National Park Service defines a "master" as a "figure of generally recognized greatness in the field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality."[68] To be considered eligible as the work of a master, a property "must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea in his or her craft."[69] Not every building is eligible as the work of a master just because it was designed by a prominent architect.[70]

---

[67] *National Register Bulletin 15.*
[68] *National Register Bulletin 15.*
[69] *National Register Bulletin 15.*
[70] *National Register Bulletin 15.*

There are three (3) buildings, one (1) site, and one (1) site feature that remain from the initial postwar building campaign: Corsair Football Stadium (1948), Student Health & Activities Building (former Student Union Building, 1951), Art Complex (1952), Clock Tower (1955), and Pico Classroom Complex (former Vocational Arts Building, 1957). There are two (2) additional facilities completed in the 1960s: the Gymnasium (1960), and Drescher Hall (1969).

In 1954, Marsh, Smith and Powell received an Honor Award from the American Institute of Architects (AIA) for the design of SMC:

> The presentation of this project made it easy for the Jury to appreciate its qualities. The grouping of buildings is well managed and achieves an integration in its use of courts, its richness of detail, the consistency in the building units and the landscaping.[71]

Contemporary awards do not necessarily indicate that a building is historically significant for its architectural merit. The awards provide information about how a project was received by a jury shortly after its completion. Awards can provide relevant context for contemporary views of a particular project, but they do not account for perspective gained over time of architectural movements, an understanding of a particular project within the overall body of work of the architect, or comparative analysis of other projects. In this case, the jury comments provide important context for the evaluation of the Main Campus of SMC. As acknowledged by the AIA, it is the collection of buildings and their integration on the campus that is significant, along with the "consistency" of the building units. Although the firm of Marsh, Smith and Powell is a noted Southern California architectural firm that played a significant role in school design in the 20th century, no individual building on the SMC Main Campus was singled out by the AIA as a significant work of Mid-century Modern architecture, or for reflecting a particular aspect of the firm's work that would be distinguishable from other school designs completed by the firm during this period. Instead, the design of the campus as a whole was recognized, and therefore if the design of the Main Campus remained intact from this period, it would potentially be eligible as a historic district. However, as discussed above, there have been alterations to individual buildings and significant new construction on the Main Campus that disrupts the original campus plan and design; therefore, there is no potential historic district on the SMC Main Campus that would be eligible under this criterion for its design characteristics or as the work of Marsh, Smith and Powell.

There are also no individual buildings or features constructed from the 1940s through the 1960s that appear eligible for their architectural merit. The Corsair Football Stadium and Gymnasium do not represent significant works of architecture that would be eligible under this criterion. Both the Student Health & Activities Building and Drescher Hall have been significantly altered since their original construction, and no longer retain sufficient integrity to convey any potential significance.[72] The Clock Tower is a commemorative feature from the mid-1950s and represents a common visual feature of college campuses; however, it does not reflect a particular architectural style, and it does not appear to meet eligibility criteria for individual designation. The Pico Classroom Building is a relatively simple example of a Mid-century Modern classroom building, similar to numerous other examples of the type constructed in Southern California after World War II. In addition, all of the original windows have been replaced.

---

[71] "1954 Honor Awards Program," *Journal of the American Institute of Architects*, November, 1954, Vol. XXII, No. 5, 218.

The Art Complex, completed in 1952, retains details associated with its Mid-century Modern design, including its U-shaped plan with two wings with sawtooth roofs framing a central courtyard; serpentine brick walls in the courtyard; and fenestration consisting primarily of ribbon windows with aluminum frames and sash. However, in 1972, Powell, Morgridge, Richards, and Coghlan, one of the successor firms of Marsh, Smith and Powell, designed a two-story addition to the complex, consisting of a 1,957 square foot art gallery, a lecture hall, two classrooms, and two faculty offices. The addition introduces significant new construction to the site that disrupts the original plan. There is also a one-story addition that spans the façade of the north wing, obscuring its original architectural features. The Art Complex is one of a collection of buildings designed for the campus in the 1950s; although it reflects elements of Mid-century Modern design, it has been altered, and it does not appear to meet the threshold of high artistic value required for a building to be individually eligible for its architectural merit. It is a relatively simple classroom building distinguished primarily by its sawtooth roof. Like the other campus buildings, it was designed as part of a collection of buildings in the initial SMC master plan and would more appropriately be eligible as part of a historic district if there was a potential district on the Main Campus.

Therefore, there are no individual buildings originally constructed in the 1940s-1960s on the Santa Monica College campus that are eligible for designation under this criterion.

Business Building

The Business Building was constructed in 1980. It was designed by the firm Daniel, Mann, Johnson and Mendenhall (DMJM), which served as the campus architect starting in 1973 to update the SMC master plan. The lead architect for the project was Richard G. Conklin, and the plans were signed by Milan Svabensky, who served as the DMJM project manager at SMC. The Business Building reflects some elements of Late Modern architecture, including the cast concrete and metal exterior wall cladding, reflective glass curtain walls on the west and east façades, and recessed, glass-walled atrium off the north façade. Late Modernism generally encompasses the evolution of Modern architecture from the mid-1950s through the 1970s, and reflects a transition from the functional simplicity of the International Style and Mid-century Modernism to a more deliberate sculptural quality with bold, geometric volumes, and uniform surfaces such as glass skin or concrete.[73] The Business Building is a late example of the style, and does not fully embody the distinctive characteristics of Late Modern architecture, which in addition to bold geometric volumes and uniform surfaces, include large expanses of unrelieved wall surfaces, uniform use of cladding materials, exaggerated expression of structure and systems, hooded or deeply set windows, and little or no applied ornament. The design of the Business Building does not represent a bold geometric volume with large expanses of unrelieved wall surfaces; the exterior wall cladding is not uniform, and instead is a combination of glass, concrete, and metal siding; and it does not reflect an exaggerated expression of its structure. In addition, the original design has been compromised with the introduction of a parking structure and roadway to the north, and a parking structure to the south, which significantly altered the setting.

---

[72] Drescher Hall has been formally determined ineligible for listing in the National Register.

In 1982, the Los Angeles Chapter of the AIA awarded the Business Building a Citation in the category of education. Two levels of recognition were given that year – "Winning Projects," and "Citations." Citations are a lower level of recognition, typically given to projects that may have notable design qualities, but are not eligible for the highest level of distinction. This is consistent with the jury comments, which noted: "This is a straightforward classroom building connected to a college, with a small courtyard and a very interesting and carefully detailed metal skin."[74] As discussed above, contemporary awards do not necessarily indicate that a building is historically significant for its architectural merit. The awards provide information about how a project was received by a jury shortly after its completion, and do not account for historical perspective.

Properties may also be eligible under this criterion as the "work of a master." The National Park Service defines a "master" as a "figure of generally recognized greatness in the field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality."[75] To be considered eligible as the work of a master, a property "must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea in his or her craft."[76] Not every building is eligible as the work of a master just because it was designed by a prominent architect.[77]

The Business Building was designed by the prominent firm Daniel, Mann, Johnson, and Mendenhall (DMJM). DMJM originally specialized in military projects, with particular strengths in engineering and structural design, but quickly grew to one of the largest multi-service firms in the country. According to the City of Los Angeles' L.A. Modernism historic context:

---

[73] City of Santa Monica, "Santa Monica Citywide Historic Context Statement," prepared by Architectural Resources Group and Historic Resources Group, March 20, 2018, 374.
[74] "LA/AIA Design Awards," *LA Architect*, Vol. 9, No. 11, December 1982, 6.
[75] *National Register Bulletin 15*.
[76] *National Register Bulletin 15*.
[77] *National Register Bulletin 15*.

> Due to the need to build quickly in the immediate postwar era, postwar Los Angeles featured a multitude of large, multi-service architectural firms that had more experience in developing infrastructure along with the city's institutional architecture, and less of an emphasis on high design. That the city only had one architectural school, the University of Southern California (USC), until 1966, may have inadvertently reinforced a culture that allowed for the large, multi-service architectural firm.
>
> Originally founded in 1946 as a civil engineering firm focused on military and educational facilities, Los Angeles based Daniel, Mann, Johnson, and Mendenhall (DMJM) was one of these large, multi-service corporations. Architectural design was but one of 22 separate divisions in the DMJM office by the late-1960s.
>
> By 1957, DMJM, in terms of construction revenue, was [one of] the largest architectural firms in the United States. However, it was not until 1959 that the firm had hired its first design director, Steve Oppenheim, whose projects included the American Cement Building (1960, 2404 Wilshire Boulevard, Los Angeles) and Ambassador College (1963, Pasadena). Oppenheim, who was an awkward fit in DMJM's large corporate culture, had a short-lived tenure, and in 1964 DMJM hired architect Cesar Pelli as its new Design Director. Seeing the massive backlog, Pelli immediately hired architect Anthony Lumsden as his assistant. Perhaps it was no accident that both architects were hired from the office of Architect Eero Saarinen, which was known for its design diversity, was experienced in working for large corporations, and implemented an open, team approach that become highly influential upon later, large-scale architectural firms.[78]

In the 1960s, DMJM, under the direction of Cesar Pelli and Anthony Lumsden, revolutionized the "glass skin" sub-type of Late Modern architecture in which the mullions were reversed inward, enabling a new way of wrapping a building in a smooth glass curtain wall. "In 1965, the US General Services Administration (GSA) hired DMJM to design the Federal Aviation Administration Western-Pacific Region headquarters building ('FAA Building'), in Hawthorne near Los Angeles Airport (LAX). Though not completed until 1973, the FAA building, designed in 1966 by Pelli, Lumsden, and fellow DMJM architect Philo Jacobsen, is the first building designed to attempt an all-over mirror glass skin. Glass skin architecture was both 'daring and inspiring' when first introduced to the architectural landscape,[79] though it quickly became ubiquitous – and done to varying degrees of quality – on corporate architecture across U.S. cities and suburbs, and much of the late capitalist

---

[78] City of Los Angeles, Department of City Planning, Office of Historic Resources, *L.A. Modernism: Late Modern, 1966-1980*, prepared by Daniel Paul, July 2020, 7-8.

[79] "DMJM," *Los Angeles Conservancy,* accessed March 15, 2025, https://www.laconservancy.org/learn/architect-biographies/dmjm/.

Western World."[80] Cesar Pelli left DMJM in 1968 to become the Design Director for Victor Gruen's Los Angeles office. Anthony Lumsden became the new Design Director at DMJM upon Pelli's departure, remaining with the firm until 1993. By the 1990s, the firm employed more than 500 architects, engineers, software technicians, interior designers, and draftsmen.[81]

DMJM became a juggernaut in the architecture, planning, and engineering fields from the 1960s through the 1980s primarily through their use of modern technology. The company was active all over the world with branch offices in several United States' cities, along with London, Madrid, Tokyo, Honolulu, Khartoum, Brazil, Nigeria, Nyasaland, Cameroon, and Indonesia.[82] When the firm filed for incorporation in 1960, they began acquiring a vast array of disciplines; this expansion became part of the firm's official "Corporate Objectives" in 1974.[83] In 1975, DMJM acquired Logicomp Corporation, a computer service company that specialized in creating advanced business and reporting systems. The acquisition would allow DMJM to develop niche systems catering to a variety of disciplines including engineering, marketing, and operations.[84] In 1977, DMJM acquired Forssen Engineers Inc. of Anchorage, Alaska.[85] In 1979, Transportation Systems Management Consultants was acquired to diversify the DMJM portfolio into public transit.[86] In 1980, they acquired another public transit company, Transportation Planning Group, which specialized in traffic, parking, transit, and design.[87] In 1984, Ashland Oil, Inc. acquired DMJM, forming Ashland Technology. In 1990, Ashland Technology, including what was formerly DMJM, was spun off to create AECOM, one of the largest infrastructure consulting firms in the world. In 2000, DMJM Harris was formed by the merger of resources from three firms: the Los Angeles-based architect-engineering firm, Daniel Mann Johnson and Mendenhall (established in 1946), Frederic R. Harris, Incorporated (est. 1927), and Holmes and Narver (est. 1933). The company is part of a group of architecture and engineering concerns controlled by AECOM of Los Angeles.[88]

The design of the Business Building was undertaken while DMJM was serving as campus architect for SMC. It was designed by Richard G. Conklin, and the plans were signed by project manager Milan Svabensky.[89] Richard G. Conklin received his architectural education at the University of Oregon. He worked in Denver before joining DMJM in Los Angeles in 1965 as a designer. He was promoted to associated vice president in 1972, and became one of the firm's vice presidents in 1979.[90] By the time the Business Building was designed, DMJM was a large, corporate architecture firm with offices all over the world. The Business Building does not represent innovations in Late Modern architecture that are closely associated with the firm under the direction of Cesar Pelli and Athony Lumsden in the 1960s. There are numerous high style examples of Late Modernism in Southern California designed by DMJM that have been recognized as eligible for historic designation. In Santa Monica, these include St. Augustine by-the-Sea Episcopal Church (1227 4th Street), completed in 1967, and the Champagne Towers (1221 Ocean Avenue), and the General Telephone Building (100 Wilshire Boulevard), both completed in 1971.

---

[80] City of Los Angeles, *L.A. Modernism: Late Modern*, 9.
[81] "DMJM," *Los Angeles Conservancy*.
[82] "Firm Creates Wide Variety of Projects," *Los Angeles Times*, July 26, 1964.
[83] Cayer, Aaron. "Stabilizing Practice: A Culture of Business at Daneil, Mann, Johnson and Mendenhall (1960-1984)." (University of California, Los Angeles, 2017), 345.
[84] "DMJM Acquired Computer Firm," *Anaheim Bulletin*, October 4, 1975.
[85] "DMJM Acquires Alaskan Company," *Los Angeles Times*, July 3, 1977.
[86] "DMJM Acquires Subsidiary," *Los Angeles Times*, August 26, 1979.
[87] "Transportation Planning Group Bought by DMJM," *Los Angeles Times*, January 27, 1980.
[88] "DMJMH+N, DMJM+Harris and McClier, All Part of AECOM Technology Corp," *Building Design and Construction*, September 1, 2002, as cited on the Pacific Coast Architecture Database, https://pcad.lib.washington.edu/firm/2371/.
[89] Little information was uncovered about the career of Milan Svabensky. According to the AIA Directory, he was no longer active by 1989.

The Business Building does not represent an important example of the firm's work. DMJM was a prolific, corporate firm; however, as noted by the National Park Service, not every work by a noted architect is eligible for historic designation. The Business Building is not a fully integrated example of Late Modern architecture, and it does not appear to reflect a particular transition or important phase of the firm's work. By this time, DMJM employed hundreds of designers, and their work from this period does not reflect the technological innovations of their earlier, highly influential designs. Richard Conklin is not widely recognized as a master architect. The LA/AIA chapter, in its review of the building, noted that it is a relatively straightforward educational facility, albeit with a carefully designed metal skin that covers a portion of the second story. Further, the Business Building was completed less than 50 years in the past. It does not meet the threshold of "exceptional importance" required for listing in the National Register. Although buildings that are less than 50 years old may be considered for listing at the state and local levels, the Business Building does not appear eligible for listing in the California Register or as a City of Santa Monica Landmark. It is not an excellent or innovative example of Late Modern architecture; it does not embody the distinguishing characteristics of the style; and it is not a significant or representative example of the work of DMJM. Therefore, the Business Building is not eligible for historic designation under this criterion.

Summary

There are no potential historical resources on the SMC Main Campus. There have been significant alterations to individual buildings and the campus overall over time; therefore, the SMC Main Campus no longer retains sufficient integrity to convey any potential significance within the context of post-World War II institutional development. There is no evidence to suggest that any of the buildings on the Main Campus meet the significance threshold as potential historical resources based on an association with important persons. The Main Campus and the buildings of the initial building campaign in the years after World War II were designed by the noted architectural firm Marsh, Smith and Powell. Due to alterations to the campus plan, including demolition and new construction, the SMC Main Campus does not retain sufficient integrity to be eligible as a historic district; further, there are no individual buildings or site features that meet eligibility criteria for individual designation for their architectural merit. Therefore, there are no potential historical resources as defined by CEQA on the SMC Main Campus.

---

[90] "Three Promoted, Conklin Included," *Los Angeles Times*, January 28, 1979.

9.0 ANALYSIS OF POTENTIAL IMPACTS

Significance Threshold

A significant effect on the environment as defined by CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired."[91] According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

According to CEQA Guidelines Section 15064(d)(1-3), in evaluating the significance of the potential environmental effect of a project on historical resources, both direct physical changes to the environment and reasonably foreseeable indirect physical changes are considered:

1) A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
2) An indirect physical change in the environment is a physical change in the environment, which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.

---

[91] CEQA Guidelines, Section 15064.5(b)(1).

3) An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative or unlikely to occur is not reasonably foreseeable.[92]

As applied to the evaluation of potential impacts to historical resources, direct impacts are those that typically occur during construction and would include the demolition, material alteration, relocation, or conversion of a historical resource and/or its important character-defining features. Direct impacts may also involve potential damage related to adjacent underground excavation and general construction activities that could damage or undermine the stability of a historical resource. Indirect impacts may involve alteration to the surroundings of a historical resource that could remove part or all of the associated setting of an historical resource, remove character-defining features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance.

Potential Impacts to Historical Resources

As identified in Section 8.0, there are no potential historical resources on the Project Site. The SMC Main Campus is not eligible as a potential historic district, and there are no buildings or site features that are individually eligible for historic designation. Because there are no historical resources located on the Project Site, the Project would not cause potential direct or indirect impacts to historical resources on the Project Site.

---

[92] CEQA Guidelines, Section 15064(d)(1-3).

10.0 CONCLUSION

The Applicant is proposing the Santa Monica College (SMC) 2024 Main Campus Master Plan Update (Proposed Project). The SMC Main Campus was established in its current location in 1940, with construction beginning after World War II. The campus plan and original Mid-century Modern buildings were designed by the noted architectural firm Marsh, Smith and Powell, which specialized in school design, particularly following the 1933 Long Beach Earthquake. The Main Campus has undergone continuous change over time, including the demolition and alteration of the original buildings, and the introduction of substantial new construction throughout the campus. Therefore, the SMC Main Campus no longer retains sufficient integrity to convey any potential significance within the context of post-World War II institutional development; Mid-century Modern architecture or campus planning; or as the work of Marsh, Smith and Powell. Further, there is no evidence to suggest that any of the buildings on the Main Campus meet the significance threshold for eligibility for an association with important persons, and there are no buildings from any period of development that are individually eligible for their architectural merit. Therefore, there are no potential historical resources as defined by CEQA on the SMC Main Campus.

Therefore, although the Proposed Project would include the demolition of approximately 360,100 gross square feet (gsf) of building area, including buildings that were constructed as part of the initial building campaign after World War II, and the construction of new buildings consisting of 265,216 gsf of new floor area, the Proposed Project would not result in a substantial adverse change in the significance of a historical resource, and therefore would not have a significant effect on the environment as defined by CEQA.

11.0 REFERENCES

"1954 Honor Awards Program," *Journal of the American Institute of Architects*, November 1954, Vol. XXII, No. 5, 218.

"$209,000 in Airport Bills," *Corsair*, Volume 59, Number 5, October 12, 1988.

"And this is as it Should Be," *Corsair*, Vol. 13, No. 1, September 15, 1941.

"Architects Return New Campus Plans for Minor Change, *Corsair*, Vol. 19, No. 20, April 7, 1948.

"Art Addition Coming in 1971," *Corsair*, Volume 52, Number 17, March 11, 1970.

"Art Building Work Will Soon Start," *Corsair*, Volume 44, Number 34, June 5, 1975.

"Board of Education Chooses Architect for New Campus, *Corsair*, Vo. 18, No. 1, September 18, 1946.

"Board Seeks U.S. Funds for Building," *Los Angeles Times,* February 11, 1965.

"Board Selects New Campus Site," *The SaMoJaC*, February 13, 1940.

California Digital Newspaper Collection, Center for Bibliographic Studies and Research, University of California, Riverside, http://cdnc.ucr.edu. Accessed September-October 2024.

California Environmental Quality Act (CEQA) Statute and Guidelines, 2024. California Association of Environmental Professionals website, www.califaep.org.

California Historical Resources Status Codes, https://ohp.parks.ca.gov/pages/1068/files/Resource-Status-Codes.pdf.

California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County," 2024.

California Office of Historic Preservation, "National Register of Historic Places," https://ohp.parks.ca.gov/?page_id=21237 (accessed January 2024).

California Office of Historic Preservation, Technical Assistance Series #6: California Register and National Register, no date.

California Public Resources Code.

Calisphere, University of California. Accessed October 2024. https://calisphere.org.

City of Santa Monica building permits.

City of Santa Monica, "Citywide Historic Resources Inventory Update Survey Report," prepared by. Architectural Resources Group and Historic Resources Group. August 9, 2018.

City of Santa Monica. Landmarks and Historic District Ordinance, Section 9.36.100. March 24, 1976. Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015; Amended by Ord. No. 2520CCS § 56, adopted June 14, 2016.

Cleland, Donald Milton. "A Historical Study of the Santa Monica City Schools," *History of Education Journal*, Vol. 5, No. 1, A Special Number Honoring Flaud C. Wooton (Autumn, 1953, pp. 6-9. Accessed via jstor.org.

"College Dedication Scheduled for May 2," *Corsair*, Volume 24, Number 25, April 23, 1952.

"Construction Dominates Campus," *Corsair*, Vol. 59, No. 2, September 21, 1988.

"Construction on new CC Campus Progressing Rapidly," *Corsair*, Vol. 23, No. 13, January 3, 1951.

Digital Archive, USC.

Donald Milton Cleland, "A Historical Study of the Santa Monica City Schools," *History of Education Journal*, Vol. 5, No. 1, A Special Number Honoring Flaud C. Wooton, Autumn, 1953.

"Future facelift for Art Building," *Corsair*, Volume 80, Number 13, November 29, 2000.

Google Earth Pro 7.3.6.9796, (2015), Santa Monica College, Historic timeline layer. [Online] Accessed October 4, 2024.

"HSS Building Now Fully Operational But is it Too Hot?," *Corsair*, September 5, 2007.

League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland, 52 Cal. App. 4th 896, 906-7 (1997).

"Many Events Await Returning Corsair Alums," *Corsair*, Vol. 24, No. 25, April 23, 1952.

"Marines to Appear at Clock Service," *Evening Vanguard*, May 26, 1955.

"Name of Beach College Changed," *Los Angeles Times*, November 16, 1944.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, U.S. Department of Interior, 1995.

National Register Bulletin 16A: How to Complete the

National Register Registration Form. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997.

"New Science Building Emerges from the Rubble," *Corsair*, Vol. 72, No. 2, September 16, 1988.

"New Theater Building Officially Opens Up," *Corsair*, October 4, 2006.

Online Archive of California (OAC). Accessed April 4, 2023, https://oac.cdlib.org.

Online Archive of California. Finding aid for the A. Quincy Jones papers, 1942-1979, accessed April 7, 2023, https://oac.cdlib.org/view?style=oac4;view=dsc;docId=tf0j49n6wn;query=Methodist;dsc.position=65001.

"Preparations for New Campus Completed," *Corsair*, Vol. 22, No. 9, November 9, 1949.

"Ready for Dedication," *The Register*, September 22, 1948.

Sanborn Fire Insurance maps. Sanborn Map Company, Los Angeles, California. http://sanborn.umi.com.ezproxy.lapl.org/. Accessed 2024.

"Santa Monica City College to Start Classes Wednesday on New Campus," *Evening Vanguard*, January 26, 1952.

Santa Monica Community College District, "Student Services Replacement, Bookstore Modernization, and Pico Promenade Improvements Project," prepared by Christopher A. Joseph & Associates, February 2008.

"Santa Monica College Master Planning History," Santa Monica College, www2.smc.edu/planning.

"Santa Monica Junior School is Authorized," *Evening Vanguard*, January 30, 1929.

"Santa Monica Sets Pool Dedication," *Los Angeles Times*, June 8, 1951.

Santa Monica Public Library.

Shulman, Julius, photographer; Marsh, Smith and Powell, architect, 1953, Julius Shulman photography archive, 1936-1997. Series IV. Job numbers, 1934-2009.

Set of drawings (22 sheets), "Santa Monica City College: Art Building." Prepared by Marsh, Smith & Powell. Santa Monica, CA, June 26, 1950.

"SM Celebrating 90 Years," https://www.smc.edu/about/90th-anniversary/history.php, accessed October 2024.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:4,800. Flight ID C_7255. Frame 11. Santa Monica, Calif, 1941.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:24,000. Flight ID PAI_LA. Frame 18-25. Santa Monica, Calif, 1952.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:14,400. Flight ID C_22555. Frame 16-17. Santa Monica, Calif, 1956.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:14,400. Flight ID C_23870. Frame 1292. Santa Monica, Calif, 1960.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:24,000. Flight ID C_25019. Frame 483. Santa Monica, Calif, 1965.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:14,400. Flight ID TG_2830. Frame 3-10. Santa Monica, Calif, 1971.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:14,400. Flight ID TG_2830. Frame 3-10. Santa Monica, Calif, 1971.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:31,680. Flight ID WAC_89ca. Frame 27-5. Santa Monica, Calif, 1989.

Special Research Collections, UCSB Library, University of California Santa Barbara; Aerial Photography Collection. Santa Monica [air photo]. 1:23,000. Flight ID EAG_05. Frame 4429. Santa Monica, Calif, 2007.

"Student Body Pays $53,349 for House," *Corsair*, Vol. 47, Number 12, December 10, 1975.

"To Continue, Plans Show," *Corsair*, Vol. 60, No. 19, February 21, 1990.

"Trustees to Dedicate New Music Complex," *Corsair*, Vol. 28, No. 11, November 29, 1978.

U. S. Department of the Interior. National Park Service, "National Historic Landmarks: Frequently Asked Questions," https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm.

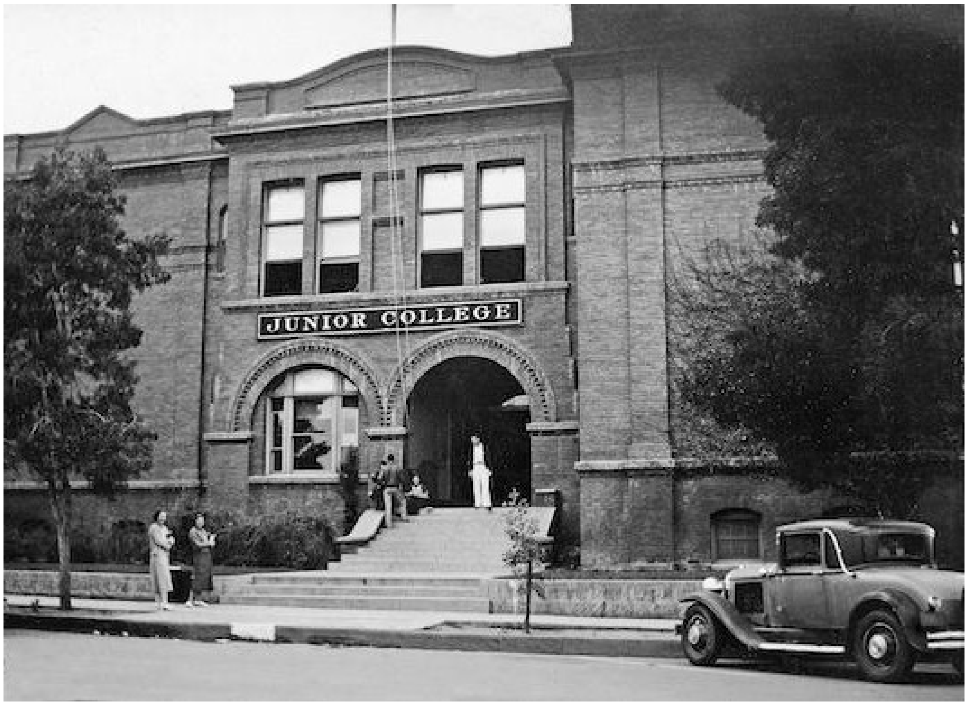
U. S. Department of the Interior. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, Washington D.C.: National Park Service 1997.

U.S. Department of the Interior. National Register Bulletin 16: How to Complete the National Register Registration Form. Washington, D.C.: National Park Service, 1997.

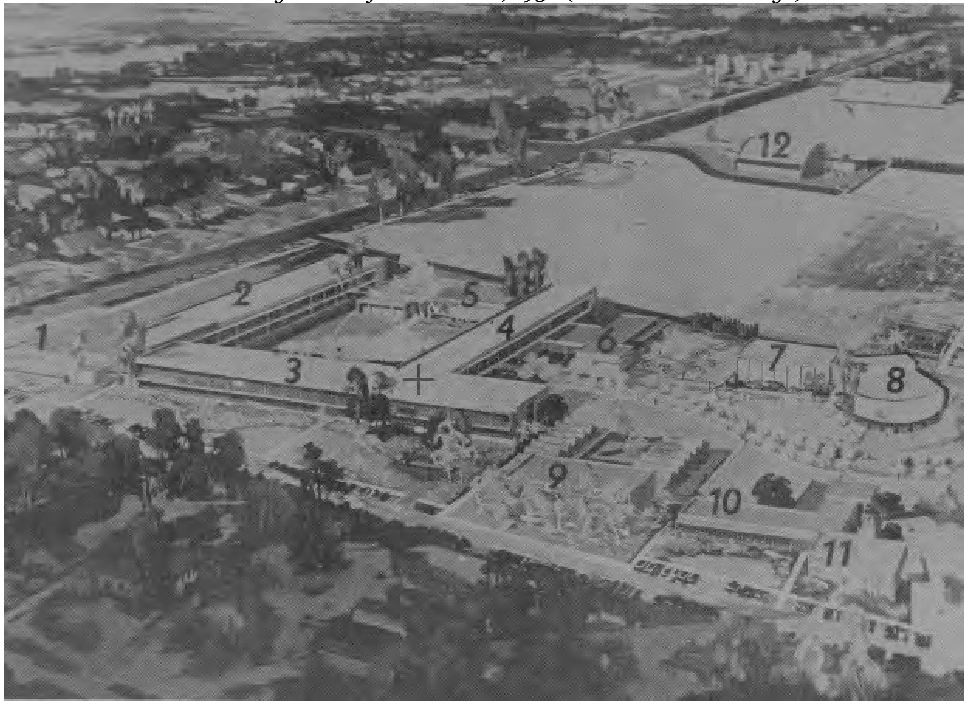
U.S. Department of the Interior. Preservation Brief 43: The Preparation and Use of Historic Structures Report. Washington, D.C.: National Park Service, 2005.

APPENDIX A

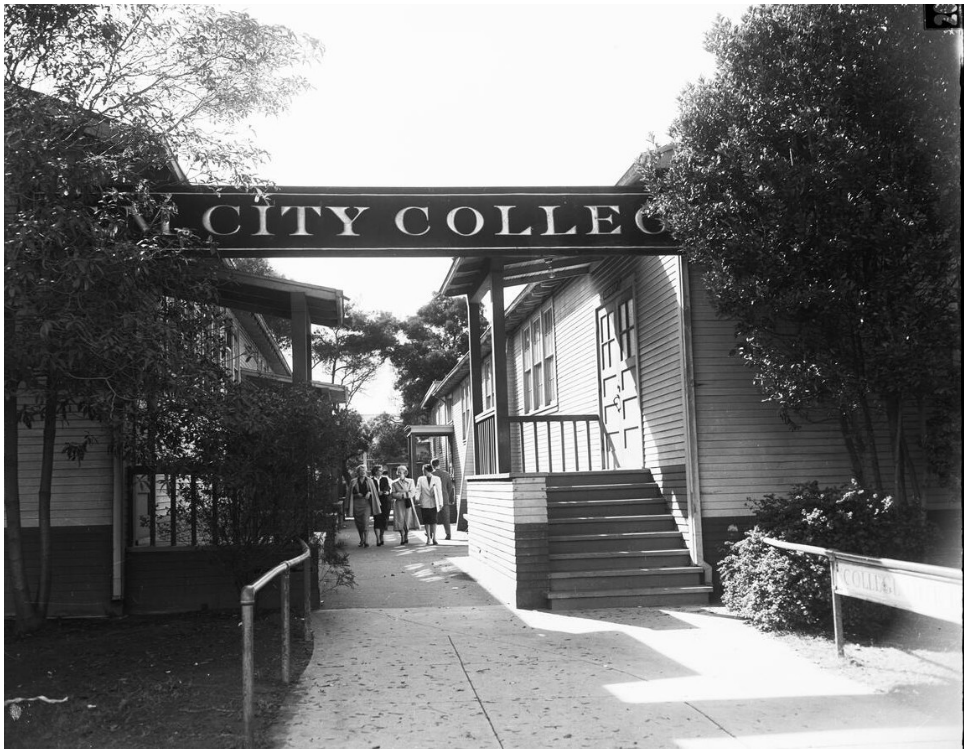
HISTORIC PHOTOS



Santa Monica Junior College at Garfield location, 1932 (Santa Monica College)

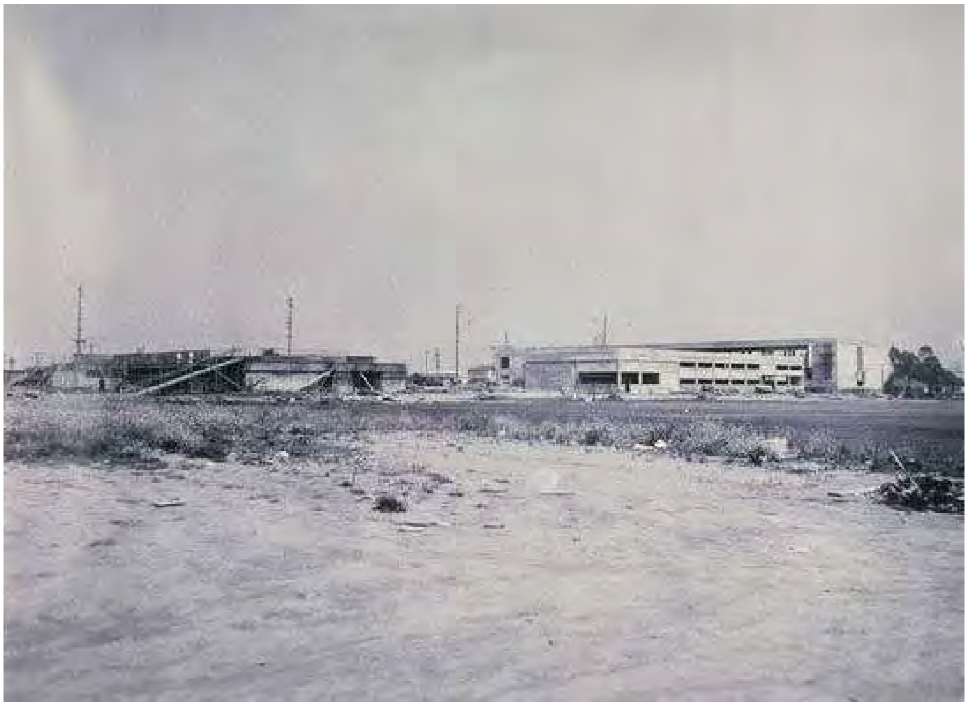


Santa Monica College campus rendering, 1950: (1) Administration Building; (2) Liberal Arts Building; (3) The Science Building; (5) Library; (6) Student Union; (7) Speech Arts Building; (9) Art Building; (10) Music Building (California Digital Newspaper Collection: Corsair, Volume 24, Number 8)

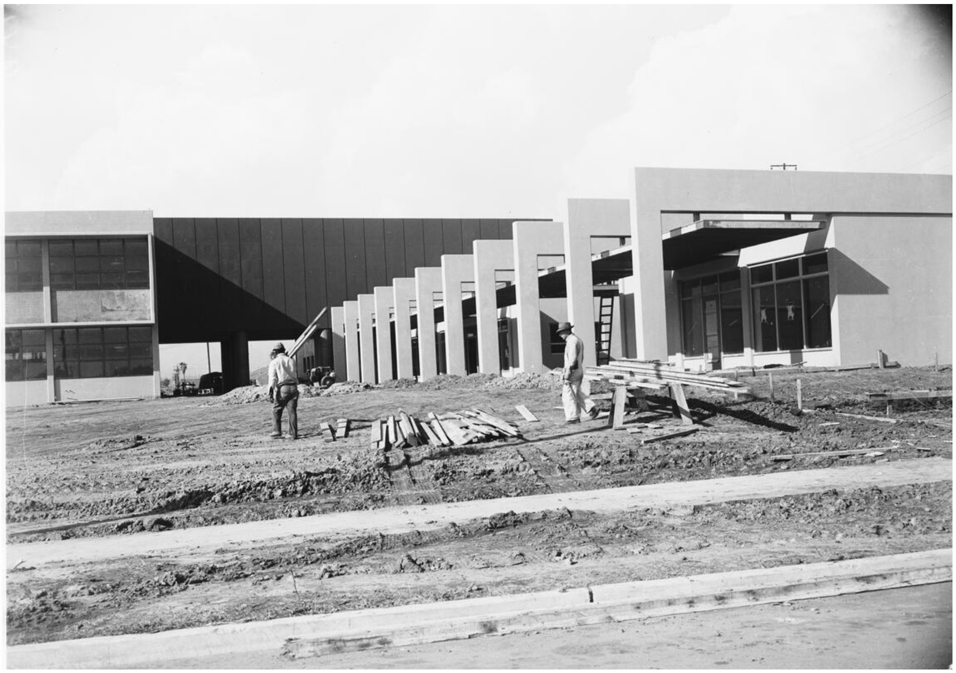


Santa Monica College temporary buildings, 1951 (not extant) (USC Digital Archives: Los Angeles Herald Examiner Negatives Collection, 1950-1961)

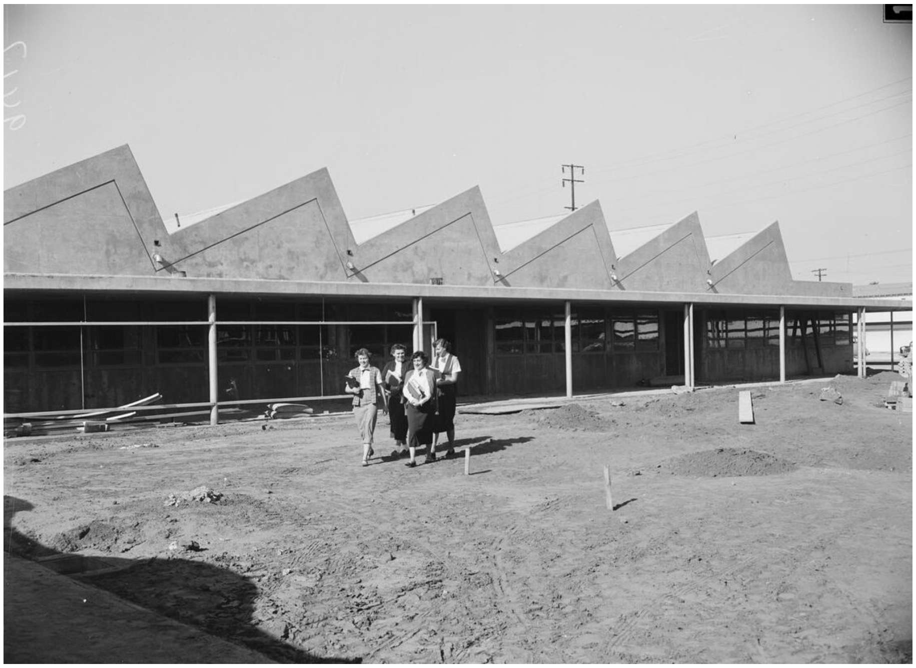
Construction of Santa Monica College campus, 1951 (Calisphere, Santa Monica Image Archives)



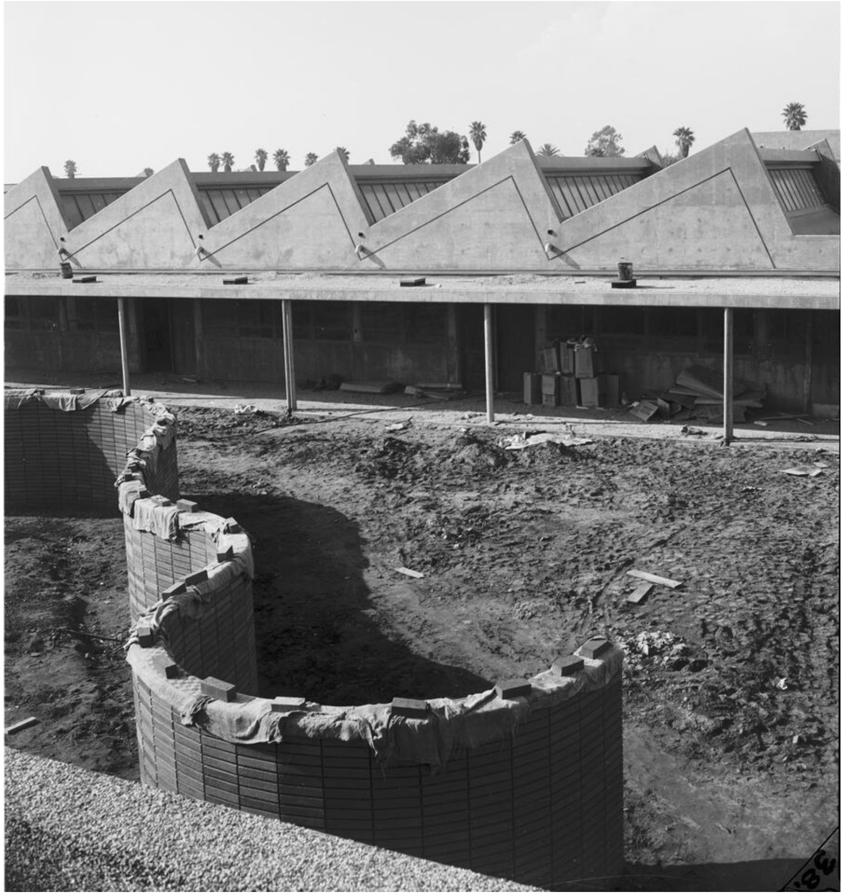
Construction of Santa Monica College campus, 1951 (Calisphere, Santa Monica Image Archives)



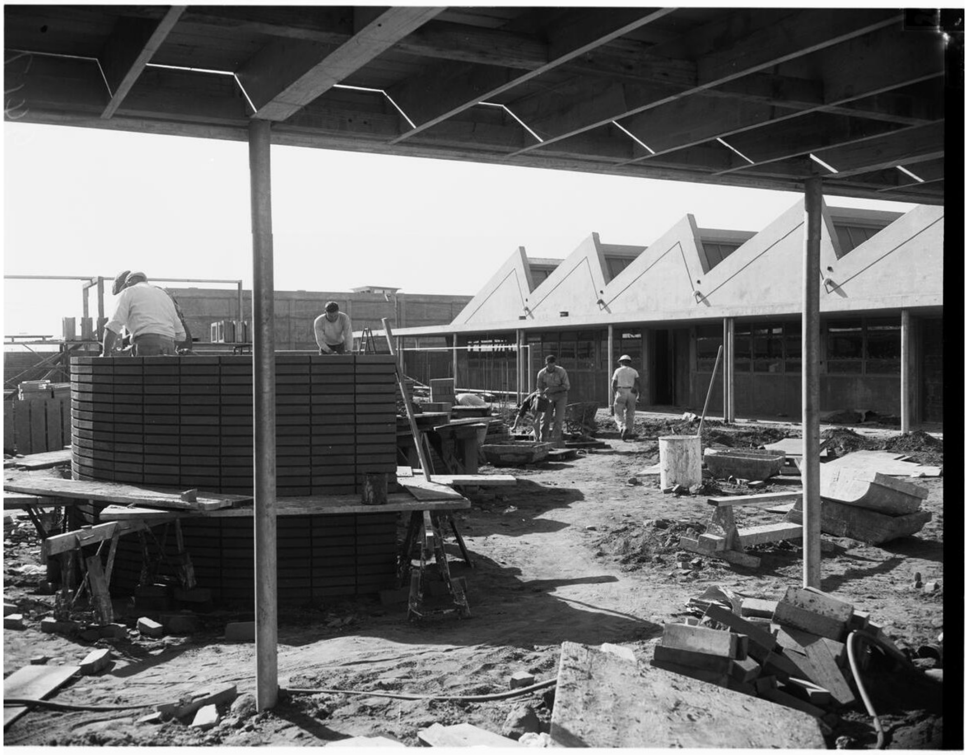
Santa Monica College under construction, 1951 (not extant) (USC Digital Archives: Los Angeles Herald Examiner Negatives Collection, 1950-1961)



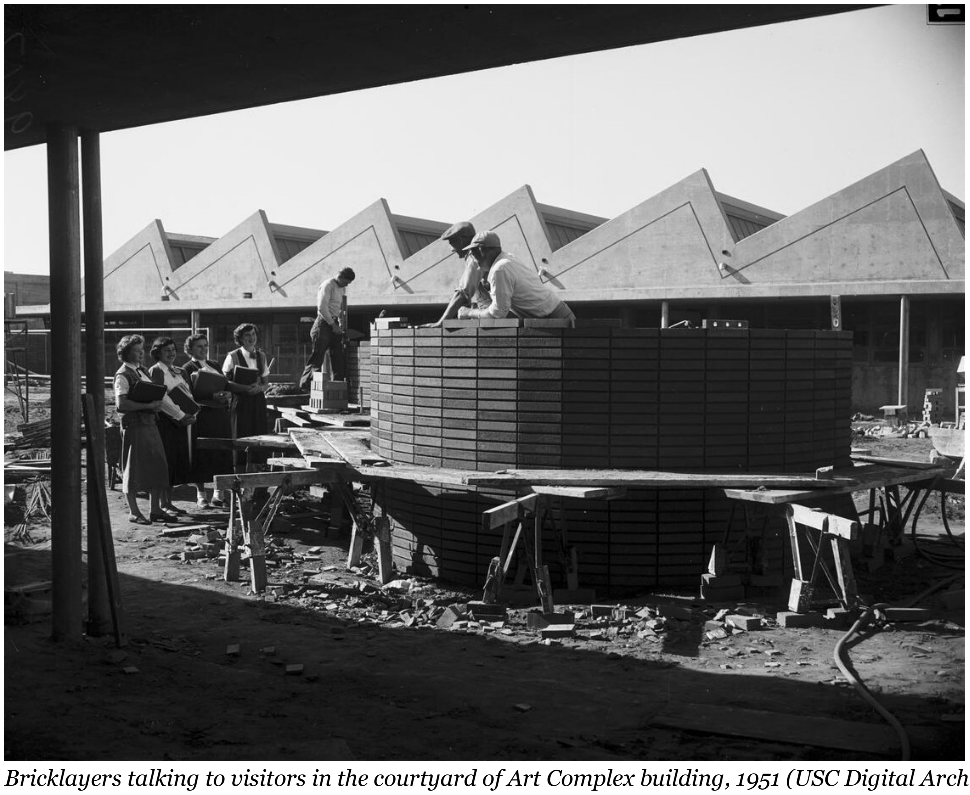
Santa Monica College visitors passing through Art Complex building under construction, 1951 (USC Digital Archives: Los Angeles Herald Examiner Negatives Collection, 1950-1961)



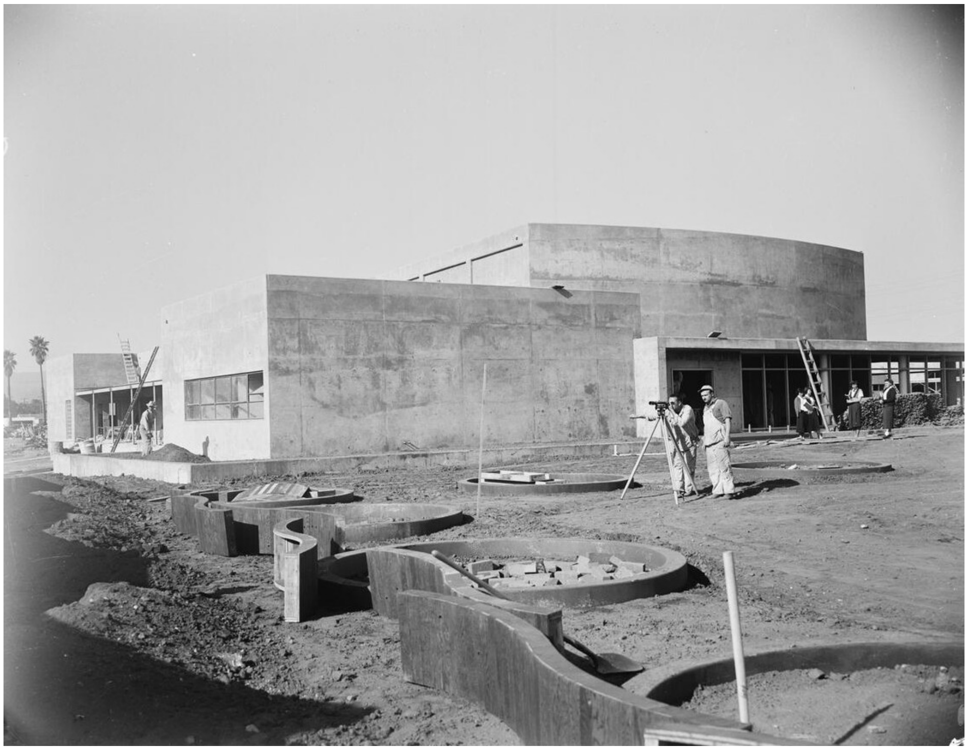
Art Complex building with sawtooth roof and courtyard with serpentine brick wall under construction, 1951 (USC Digital Library: Los Angeles Examiner Negatives Collection, 1950-1961)



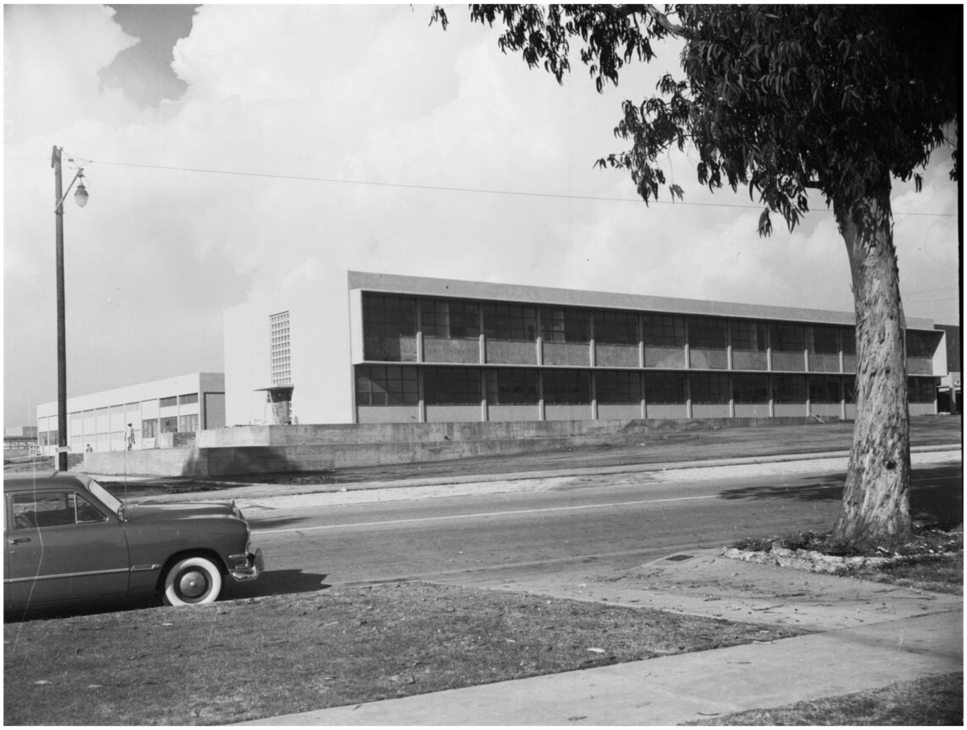
Bricklayers at work on serpentine brick wall in patio of $250,000 Art Complex building, 1951 (USC Digital Archives: Los Angeles Herald Examiner Negatives Collection, 1950-1961)



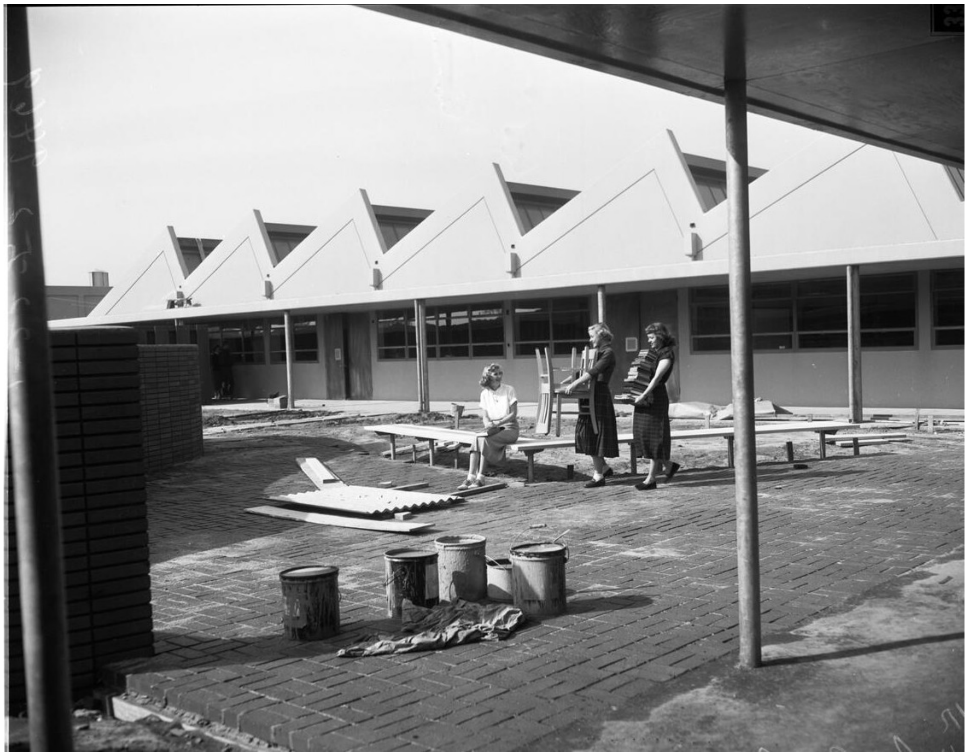
Bricklayers talking to visitors in the courtyard of Art Complex building, 1951 (USC Digital Archives: Los Angeles Herald Examiner Negatives Collection, 1950-1961)



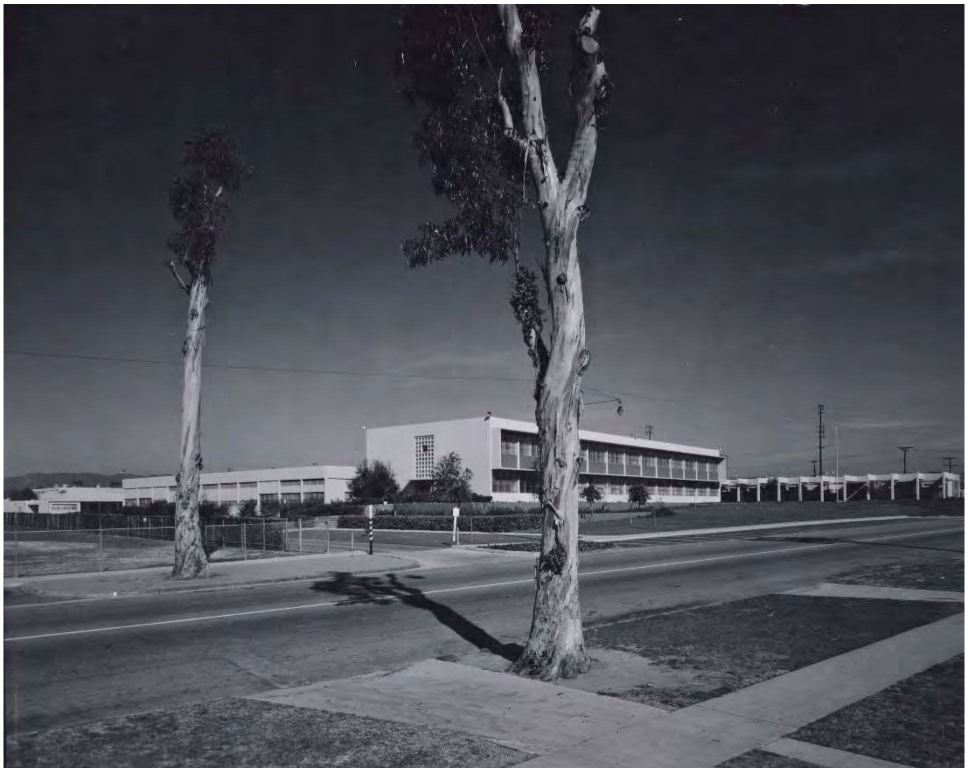
Construction of building at Santa Monica College (not extant), 1951 (USC Digital Archives: Los Angeles Herald Examiner, 1950-1961)



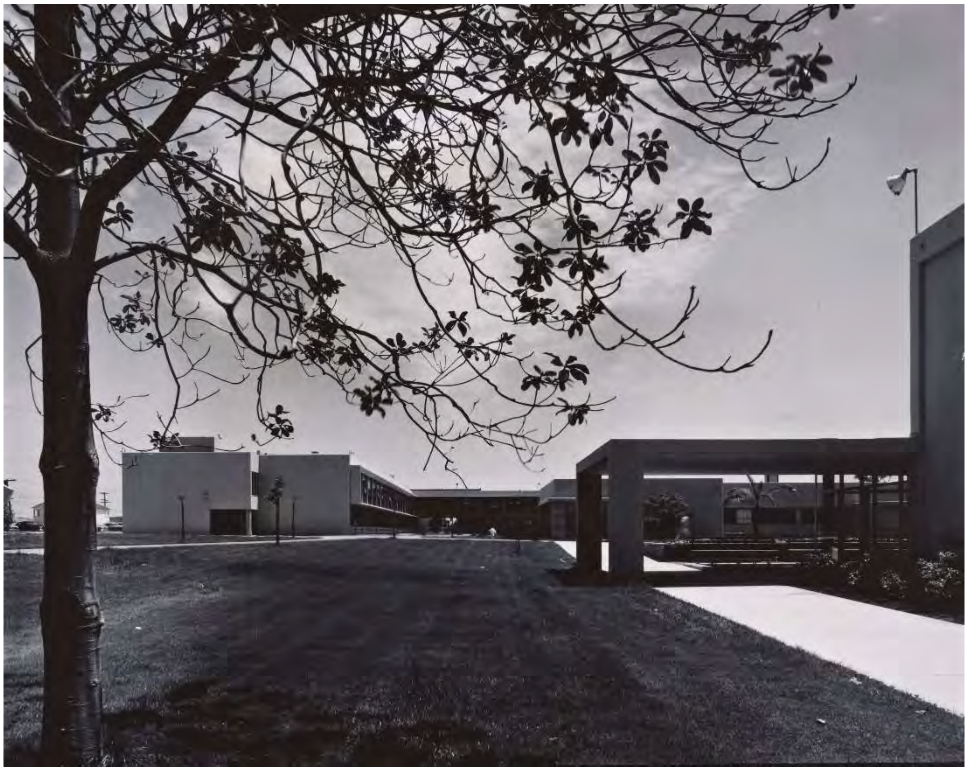
Construction of building at Santa Monica College (not extant), 1951 (USC Digital Archives: Los Angeles Herald Examiner, 1950-1961)



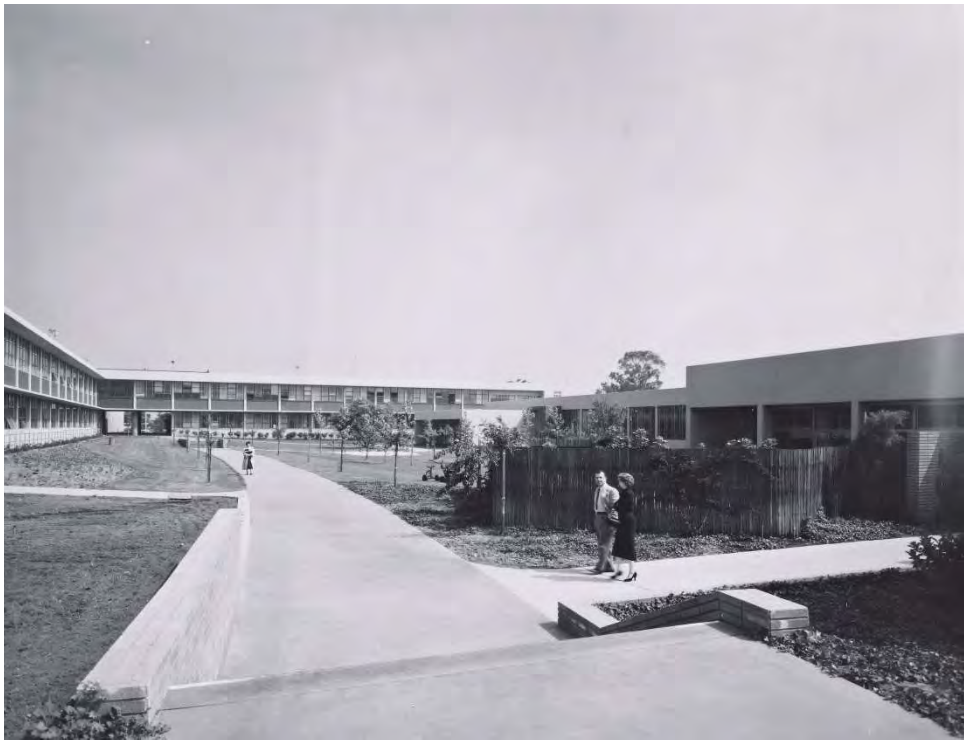
Moving day at Santa Monica College into the Art Complex building, 1952 (USC Digital Archives: Los Angeles Herald Examiner, 1950-1961)



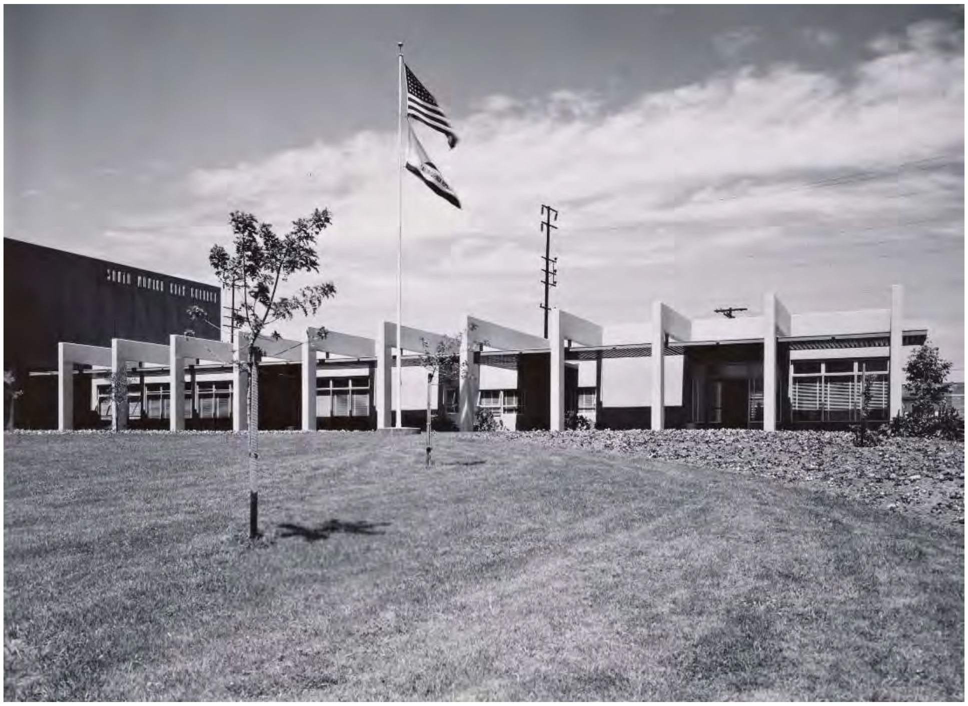
Overview of Santa Monica College, 1953 (Julius Shulman photography archive, 1936-1997)



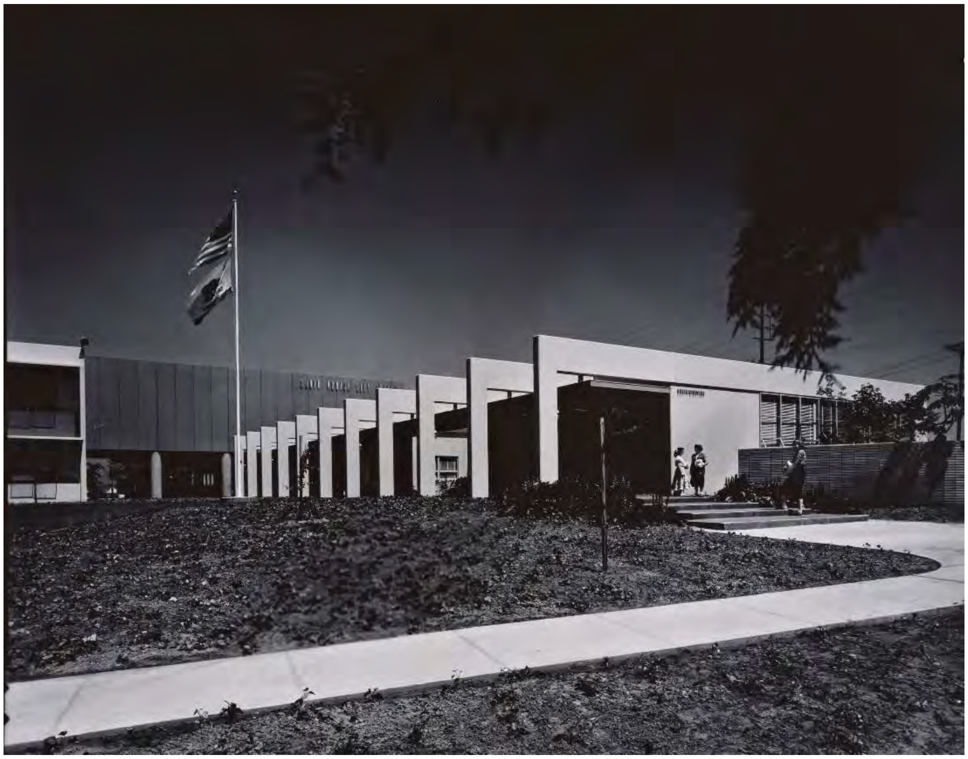
Overview of Santa Monica College, 1953 (Julius Shulman photography archive, 1936-1997)



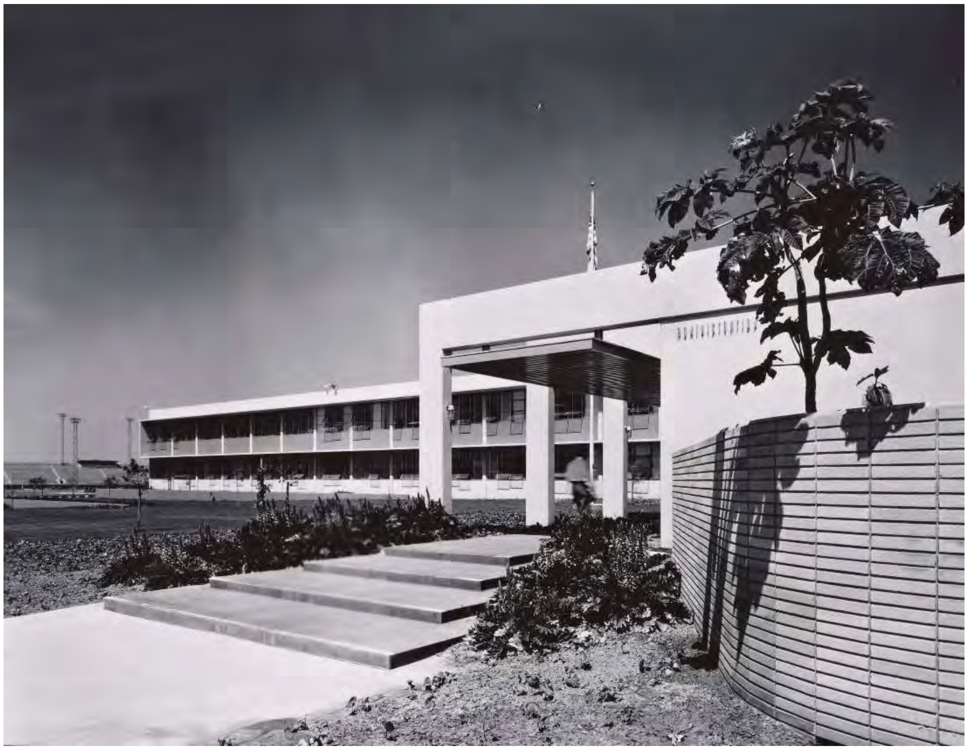
Overview of Santa Monica College, 1953 (Julius Shulman photography archive, 1936-1997)



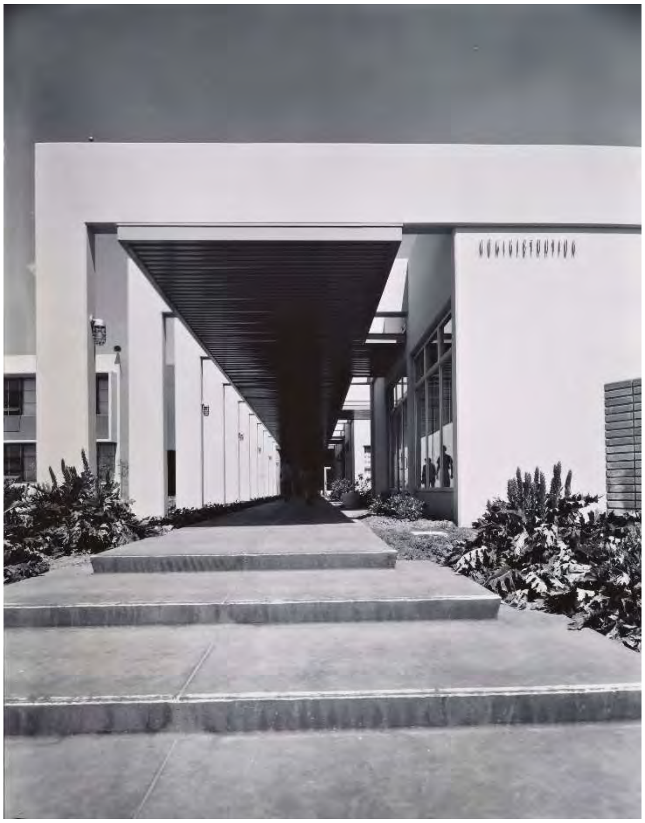
Administration Building (not extant), 1953 (Julius Shulman photography archive, 1936-1997)



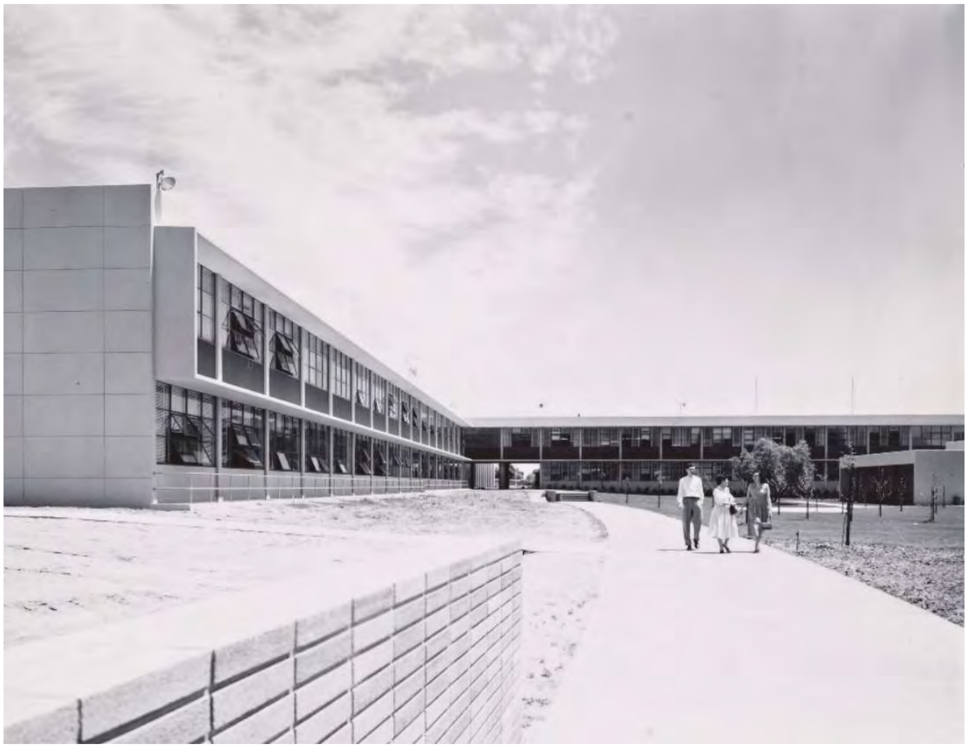
Administration Building (not extant) with Liberal Arts Building in background (not extant), 1953 (Julius Shulman photography archive, 1936-1997)



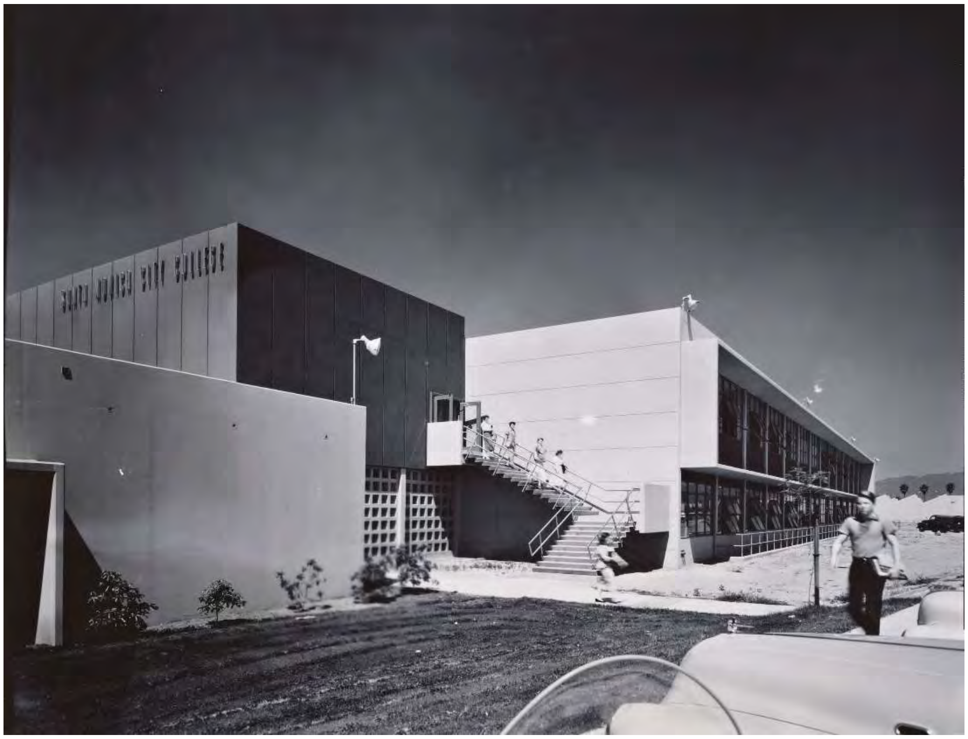
Administration Building (not extant) with Liberal Arts Building in background (not extant), 1953 (Julius Shulman photography archive, 1936-1997)



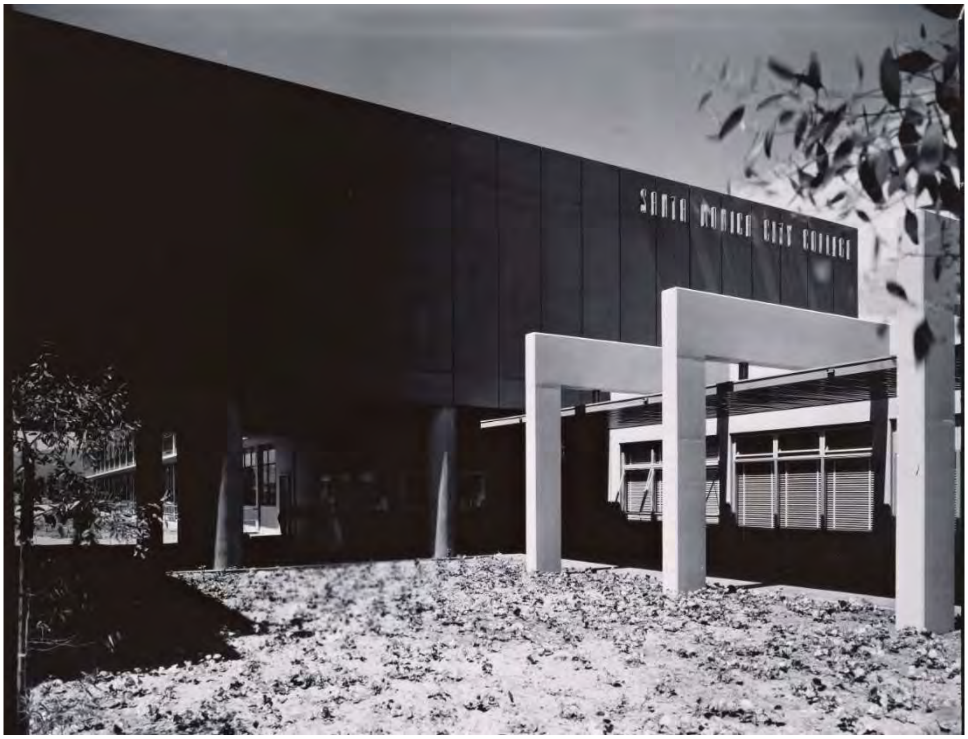
Administration Building corridor (not extant), 1953 (Julius Shulman photography archive, 1936-1997)



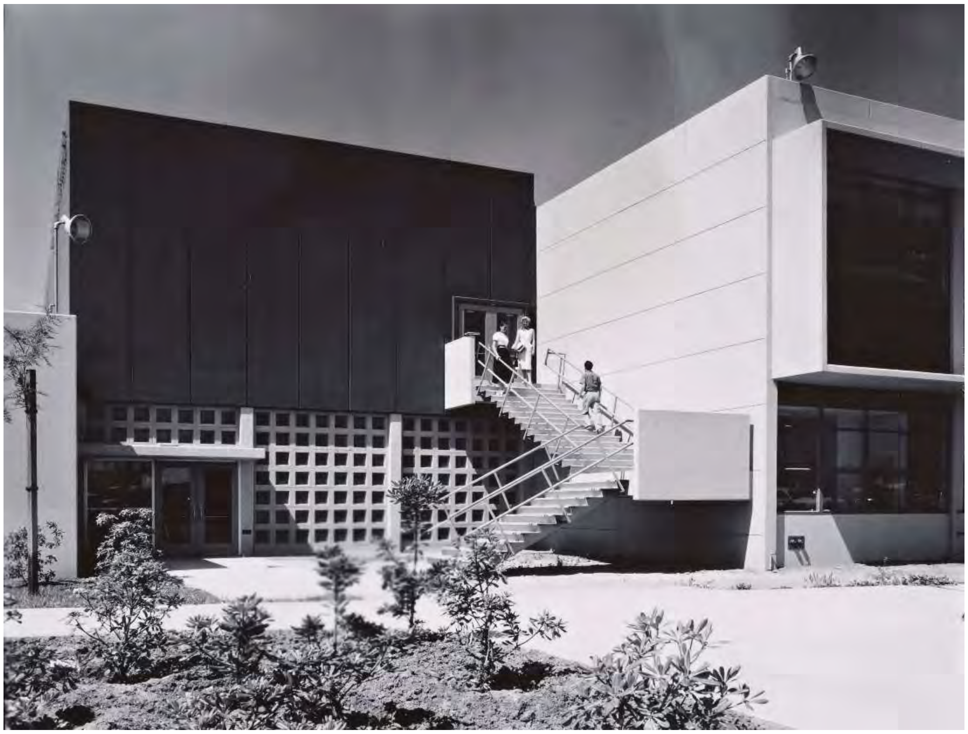
Science Building (not extant), 1953 (Julius Shulman photography archive, 1936-1997)



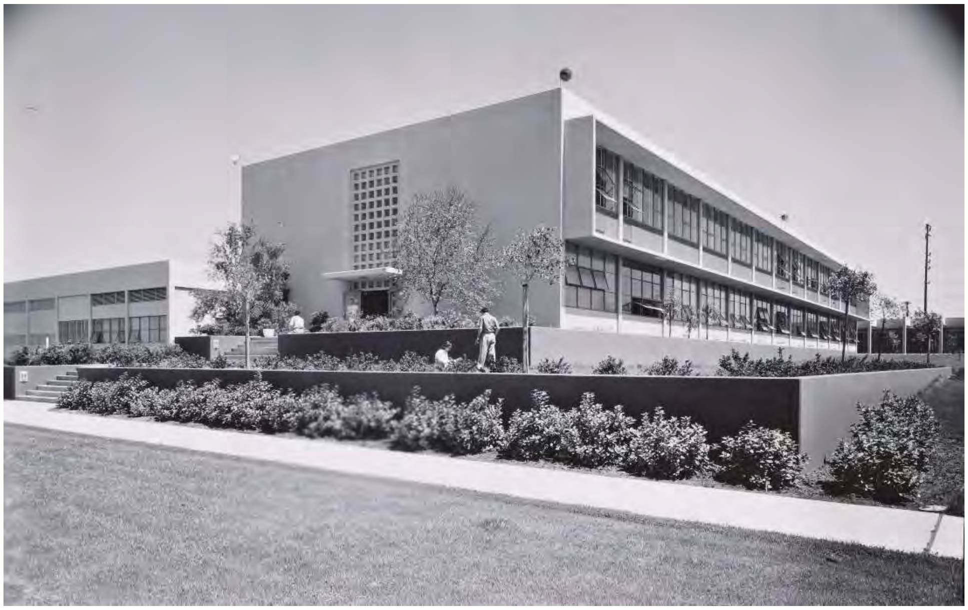
Science Building (not extant) with Art complex in background, 1953 (Julius Shulman photography archive, 1936-1997)


SANTA MONICA CITY COLLEGE

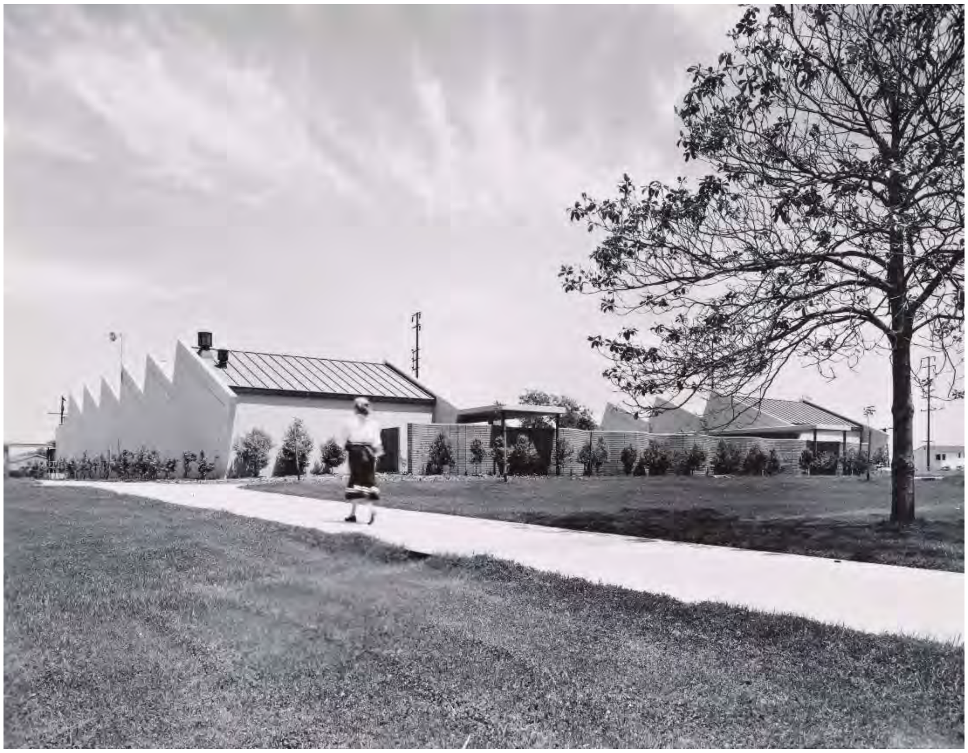
Liberal Arts Building (not extant), 1953 (Julius Shulman photography archive, 1936-1997)



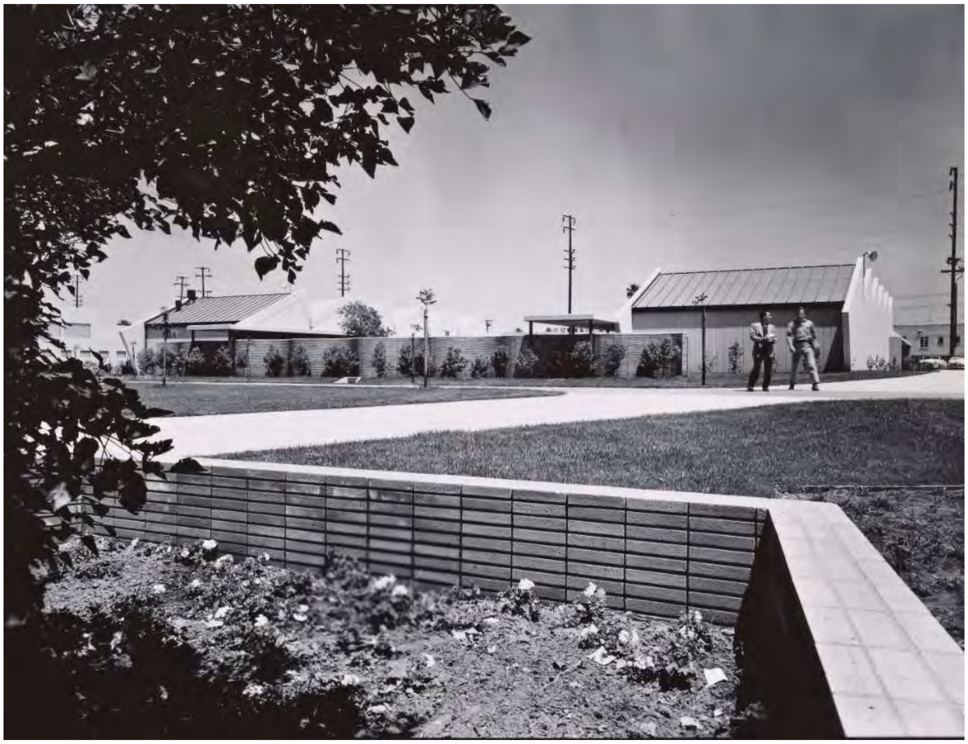
Liberal Arts Building (not extant), 1953 (Julius Shulman photography archive, 1936-1997)



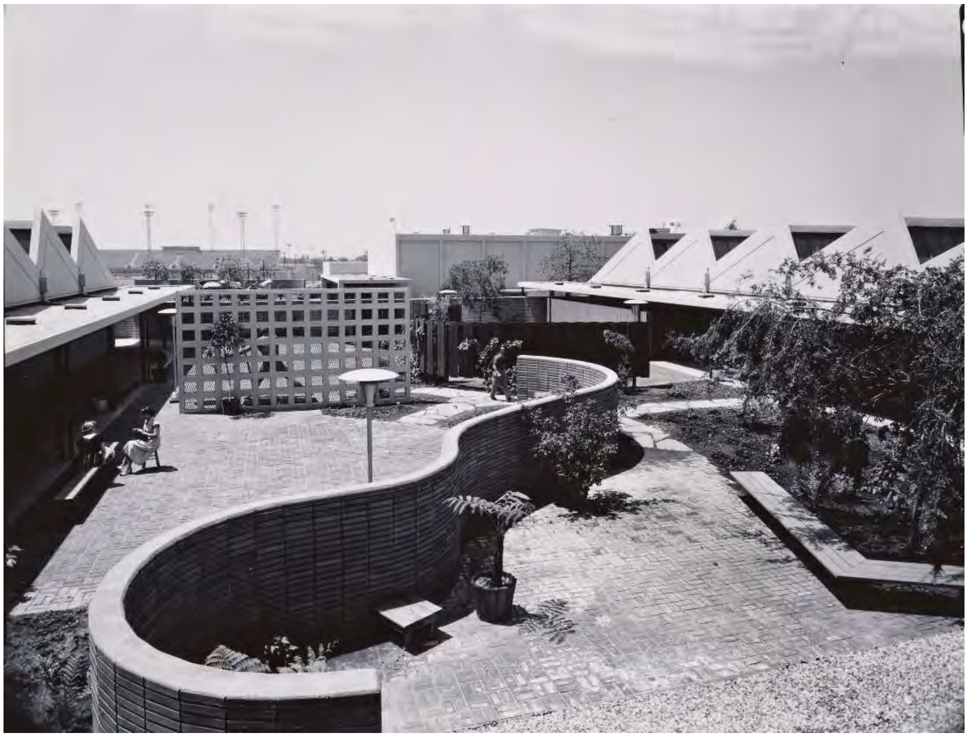
Liberal Arts Building (not extant) with Library (not extant) in background, 1953 (Julius Shulman photography archive, 1936-1997)



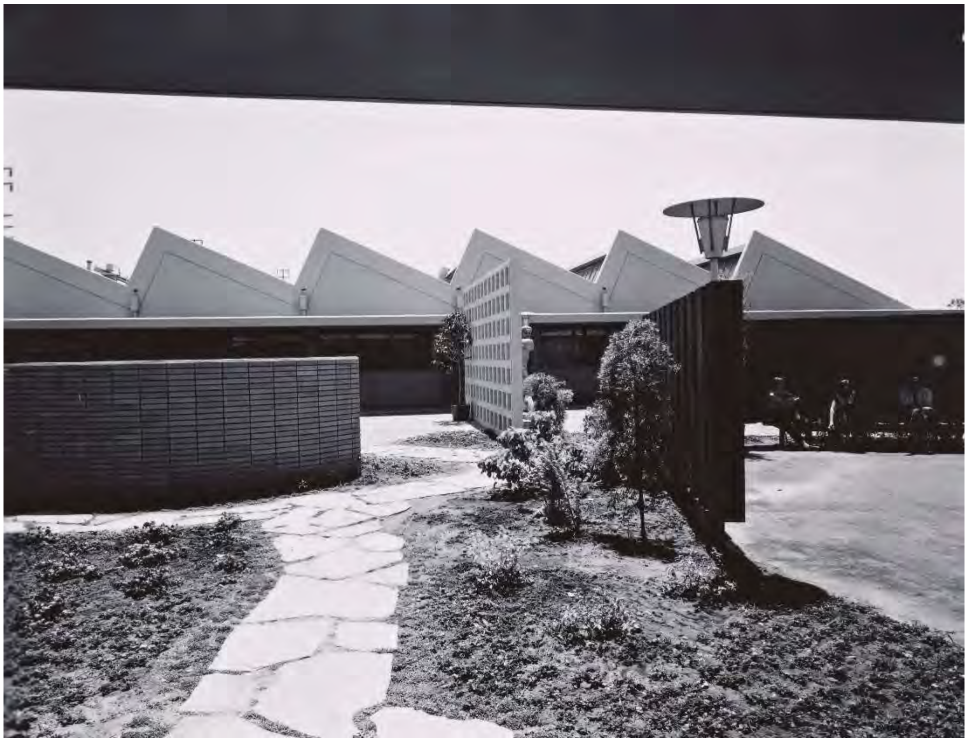
Art Complex, 1953 (Julius Shulman photography archive, 1936-1997)



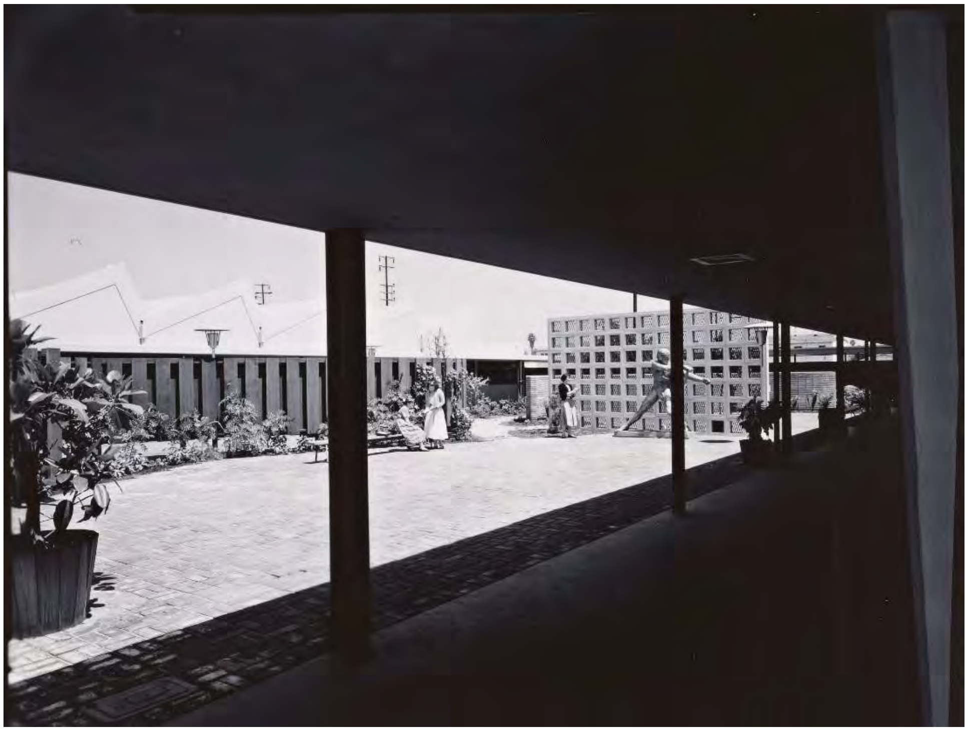
Art Complex, 1953 (Julius Shulman photography archive, 1936-1997)



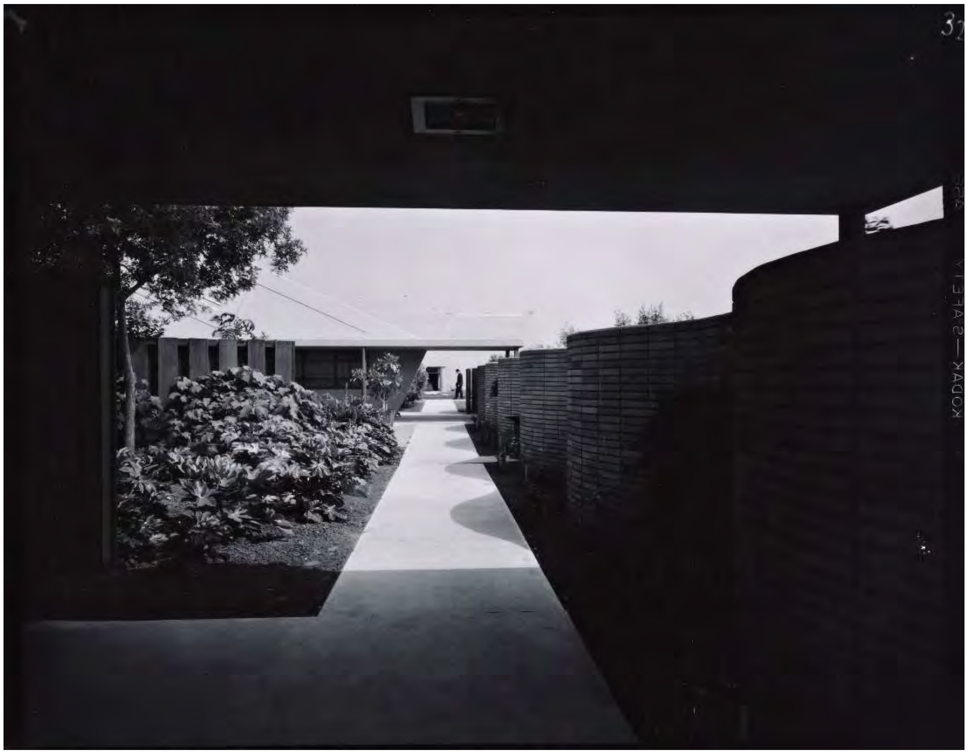
Art Complex, 1953 (Julius Shulman photography archive, 1936-1997)



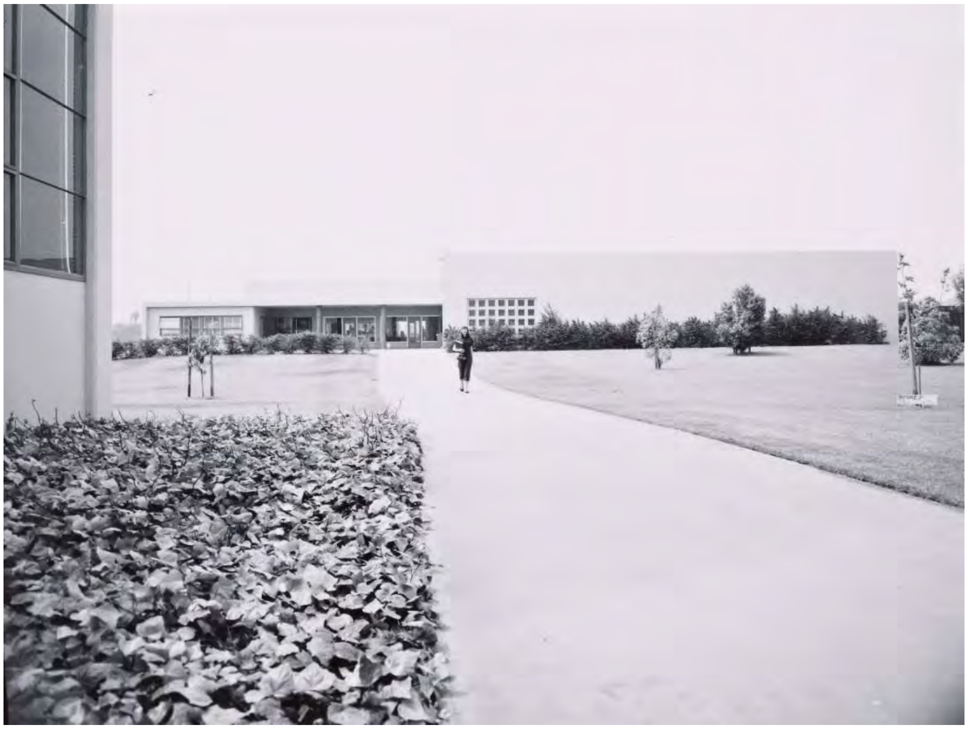
Art Complex, 1953 (Julius Shulman photography archive, 1936-1997)



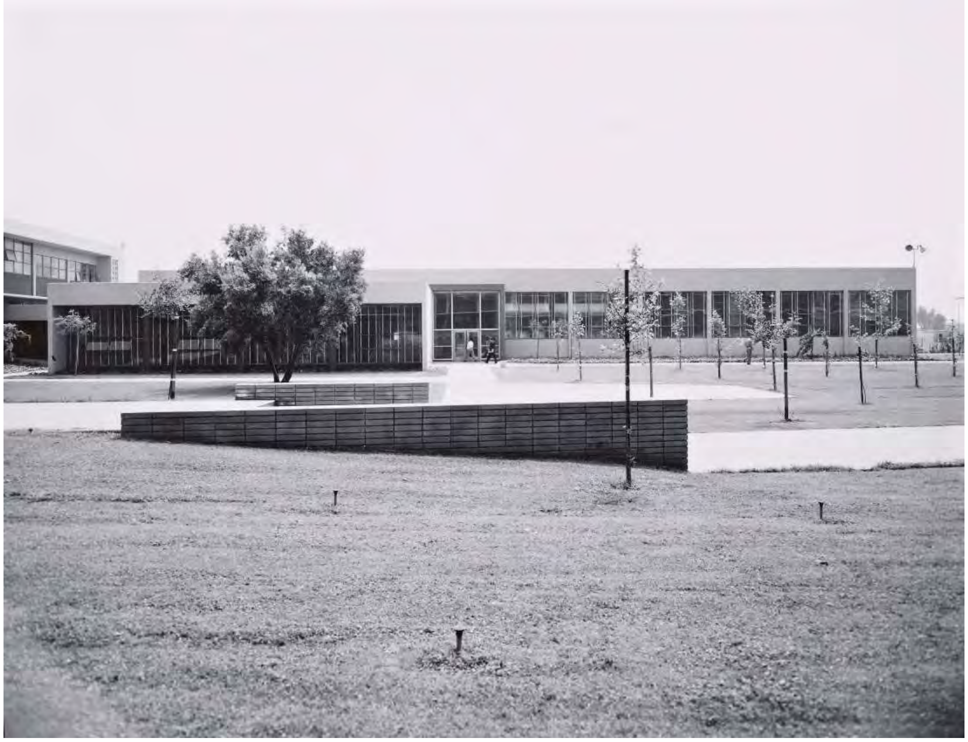
Art Complex, 1953 (Julius Shulman photography archive, 1936-1997)



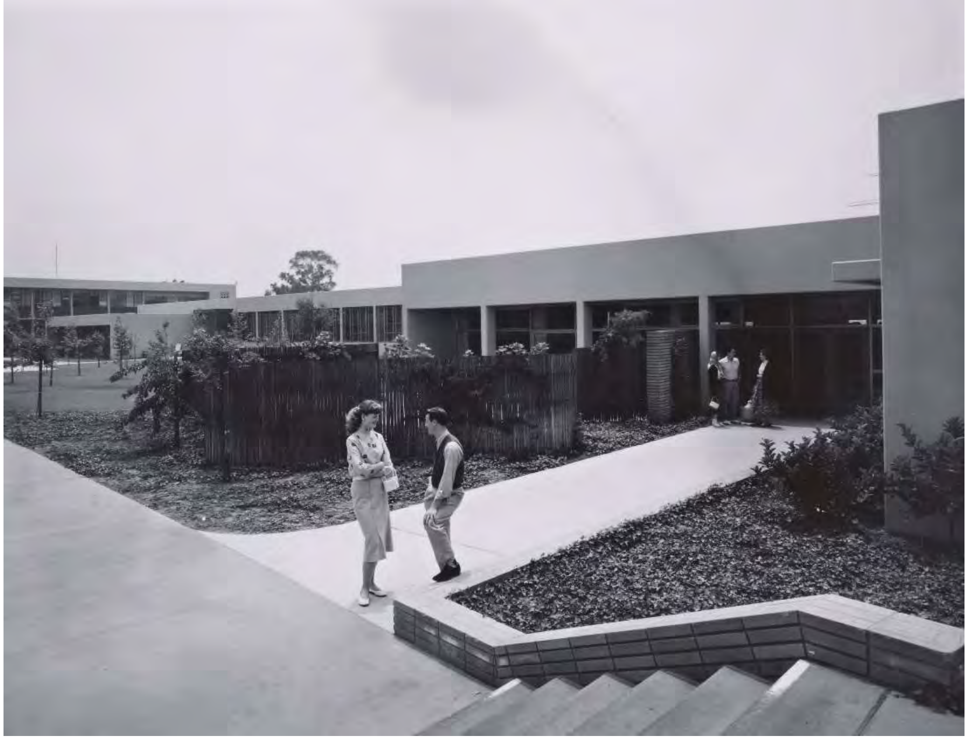
Art Complex, 1953 (Julius Shulman photography archive, 1936-1997)



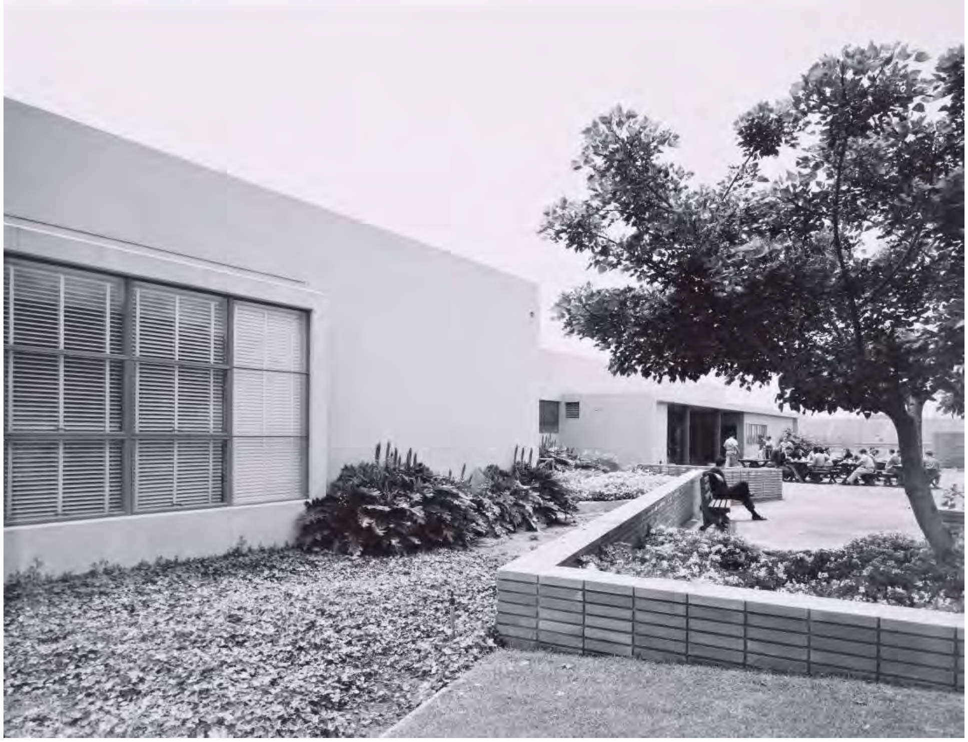
Student Union Building (substantially altered), 1953 (Julius Shulman photography archive, 1936-1997)



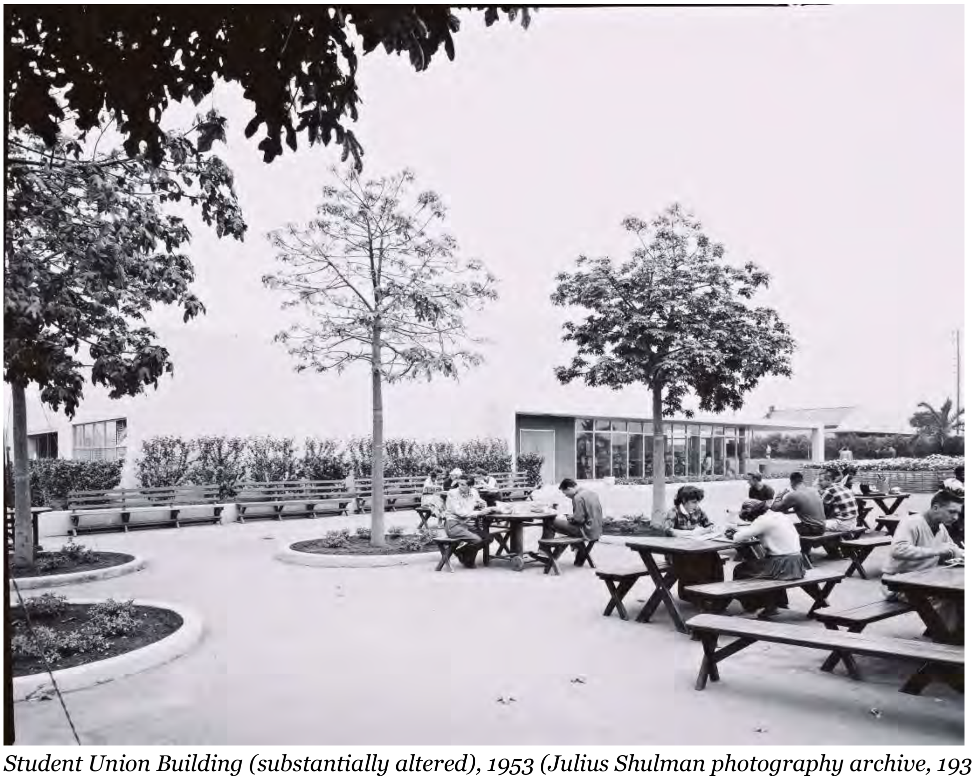
Student Union Building (substantially altered), 1953 (Julius Shulman photography archive, 1936-1997)



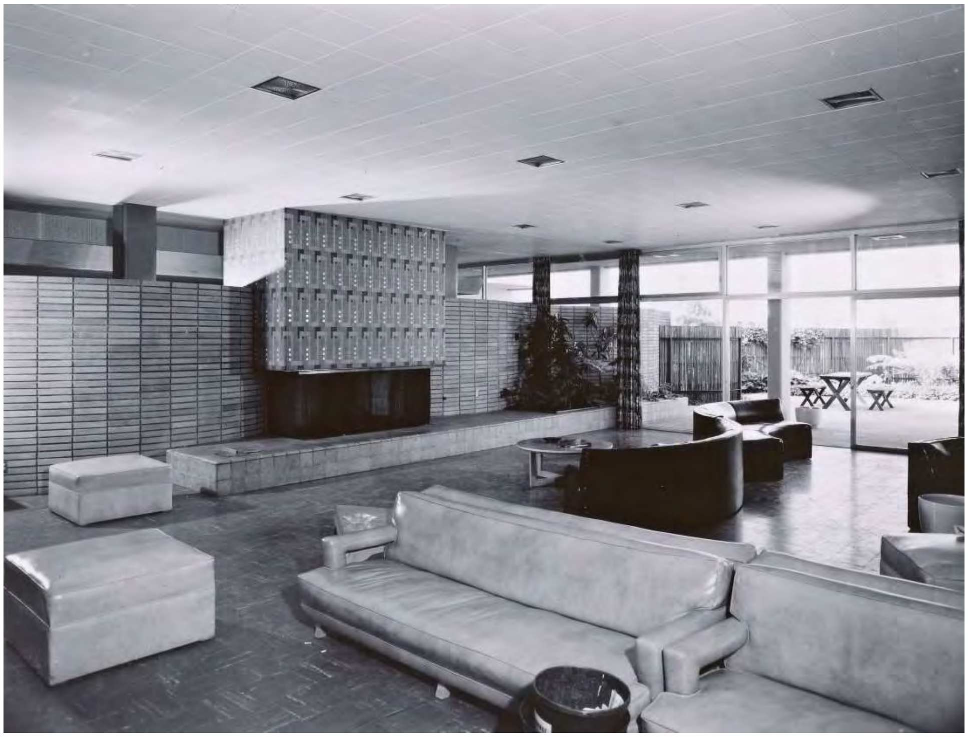
Student Union Building (substantially altered), 1953 (Julius Shulman photography archive, 1936-1997)



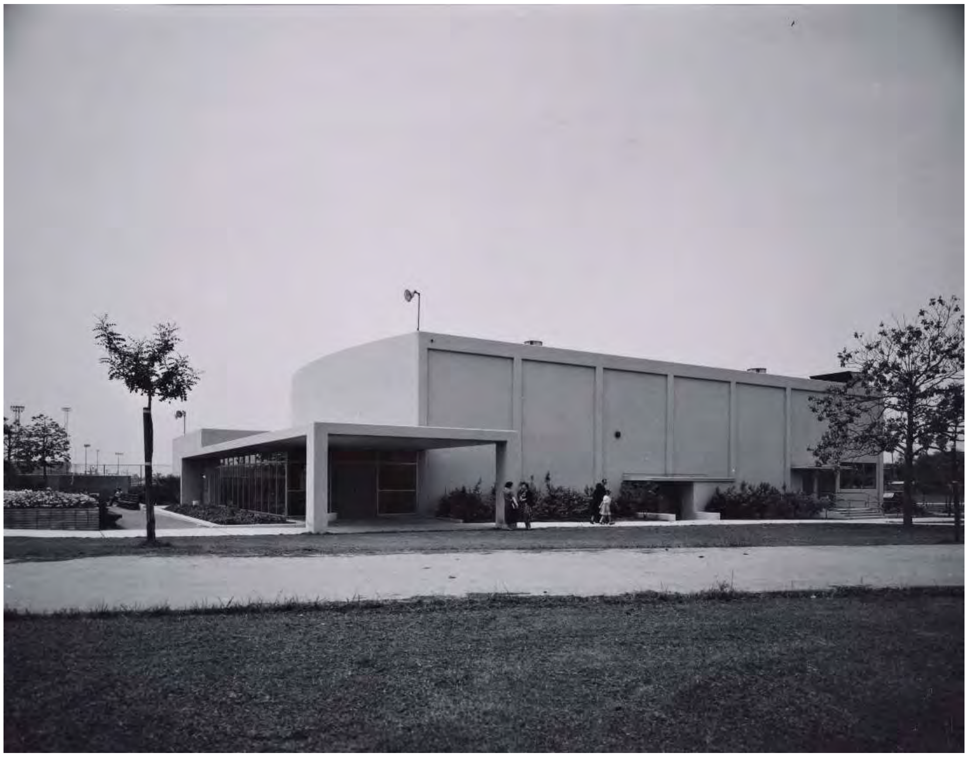
Student Union Building (substantially altered), 1953 (Julius Shulman photography archive, 1936-1997)



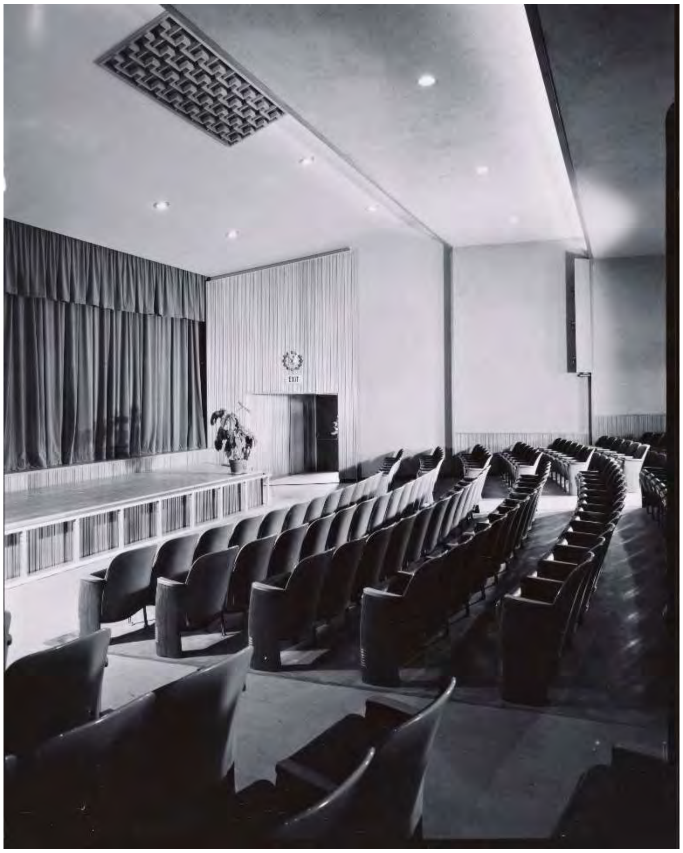
Student Union Building (substantially altered), 1953 (Julius Shulman photography archive, 1936-1997)



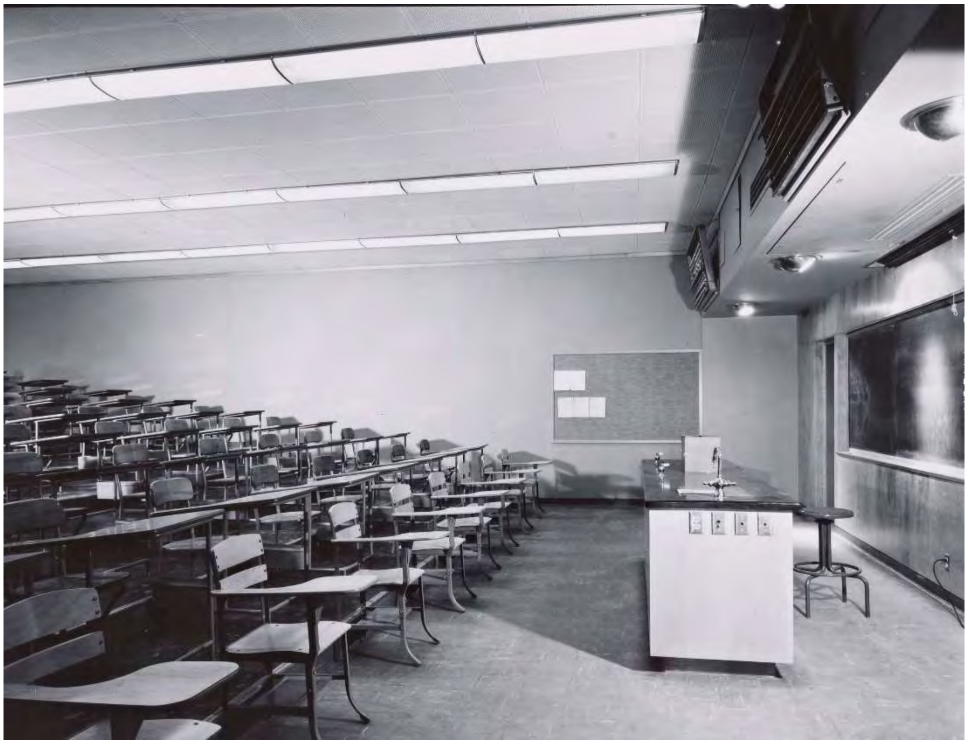
Student Union Building (substantially altered), 1953 (Julius Shulman photography archive, 1936-1997)



Performing Arts Building (not extant), 1953 (Julius Shulman photography archive, 1936-1997)



Performing Arts Building (not extant), 1953 (Julius Shulman photography archive, 1936-1997)

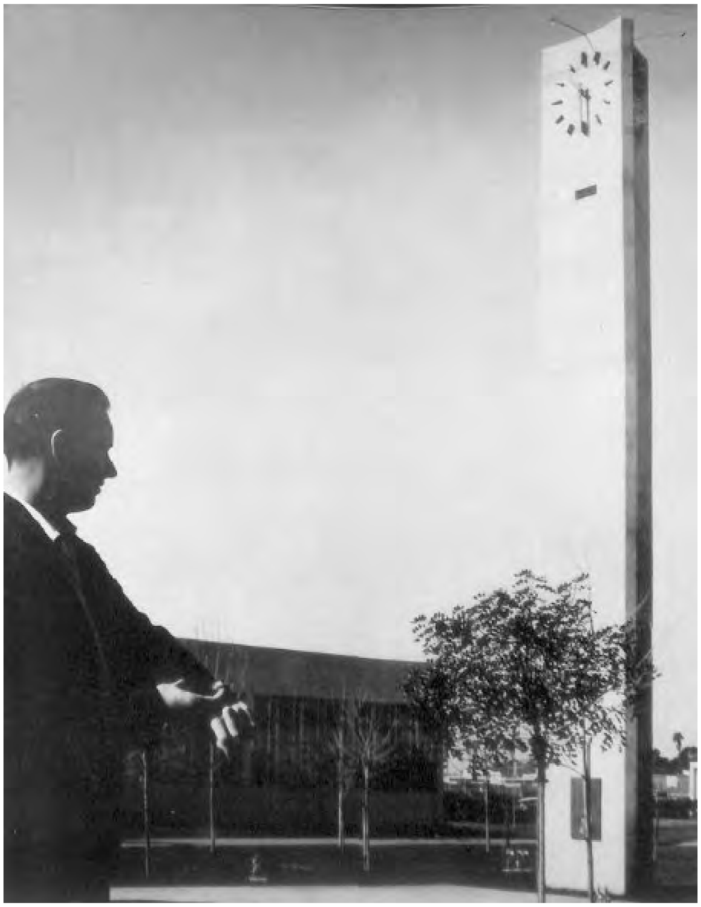


Classroom at Santa Monica College, 1953 (Julius Shulman photography archive, 1936-1997)

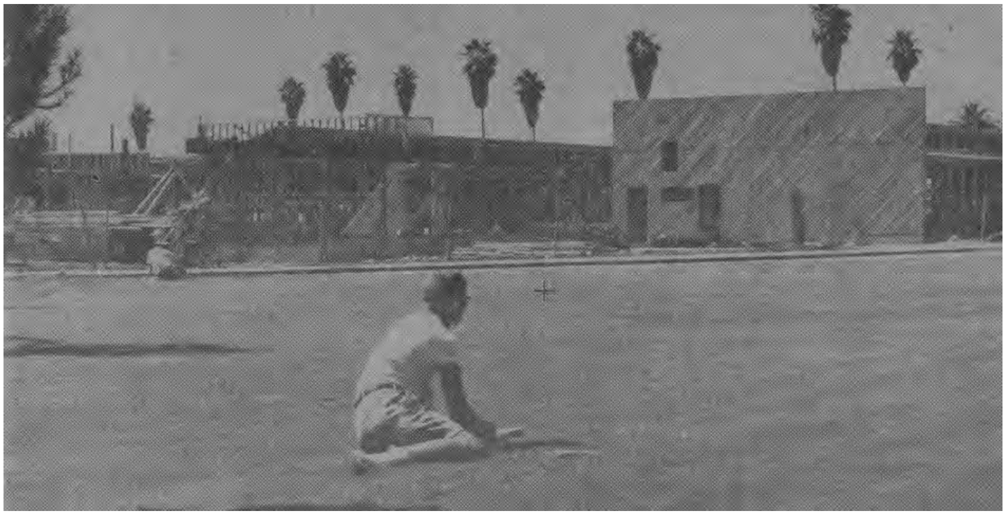
READING ROOM

Classroom at Santa Monica College, 1953 (Julius Shulman photography archive, 1936-1997)

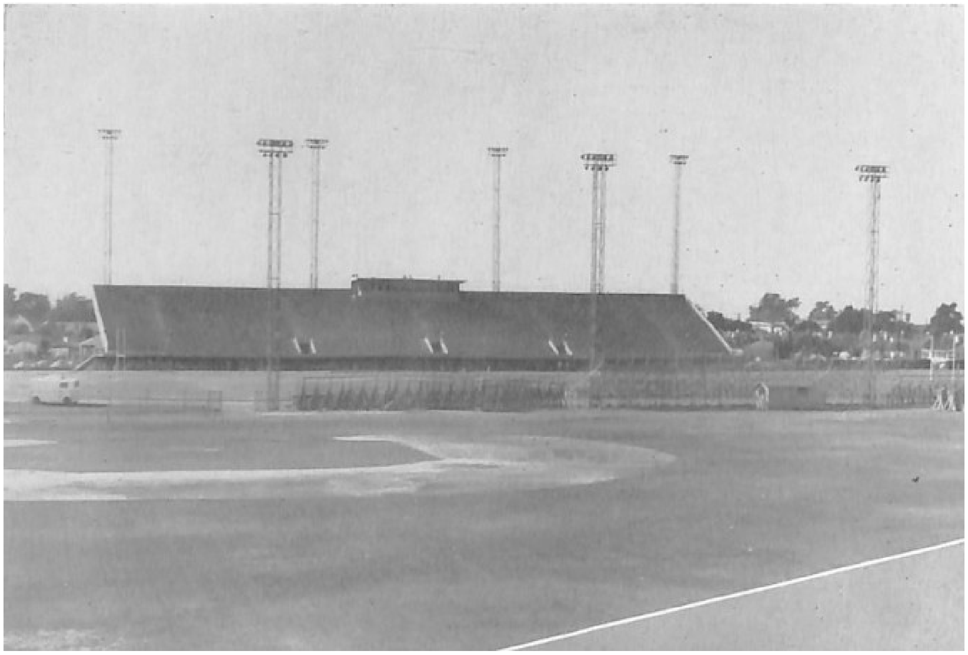
Clock Tower dedication, 1956 (Spindrift Yearbook)



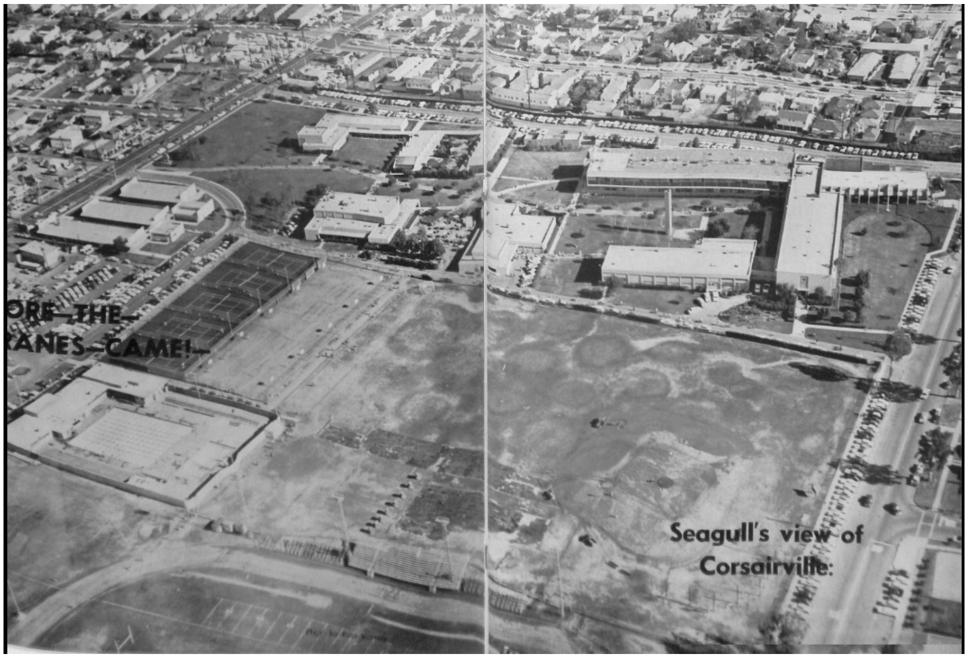
Clock Tower, 1956 (Spindrift Yearbook)



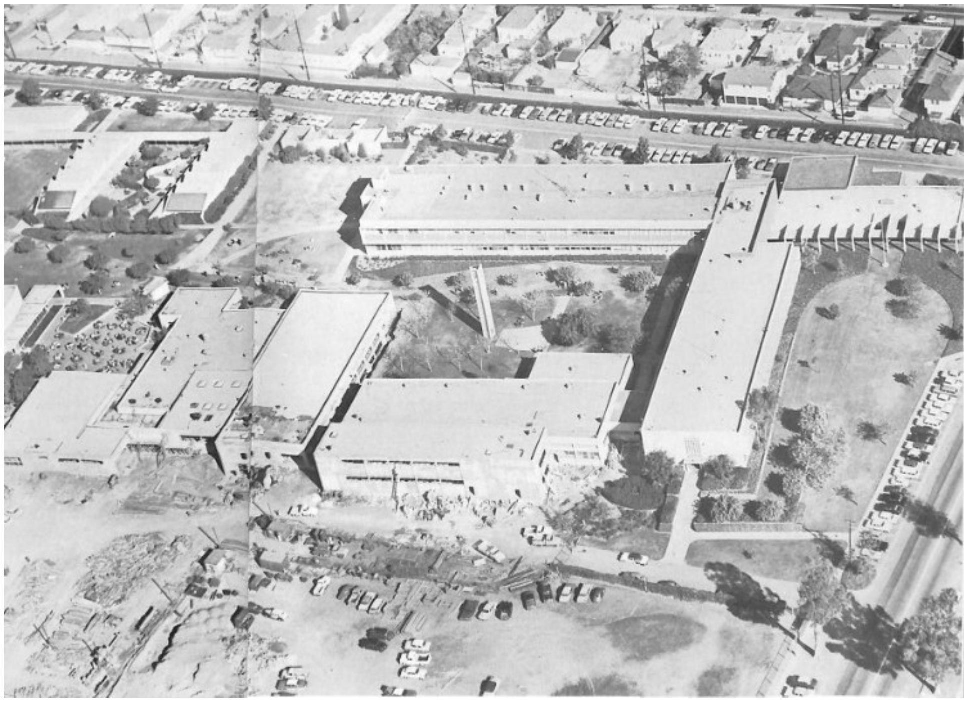
Construction of the Vocational Arts Building, 1956 (California Digital Newspaper Collection: Corsair, Volume 29, Number 1)



Corsair Stadium and Bleachers, 1958 (Spindrift Yearbook)

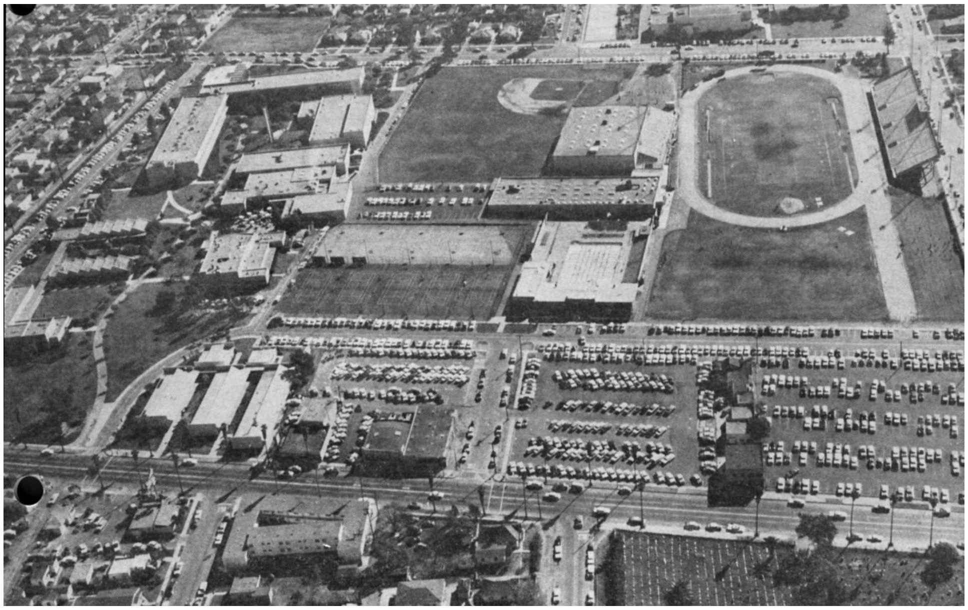

ORE THE
RANES CAME!
Seagull's view of
Corsairville:

Overview of Santa Monica College, 1959 (Spindrift Yearbook, 1959)

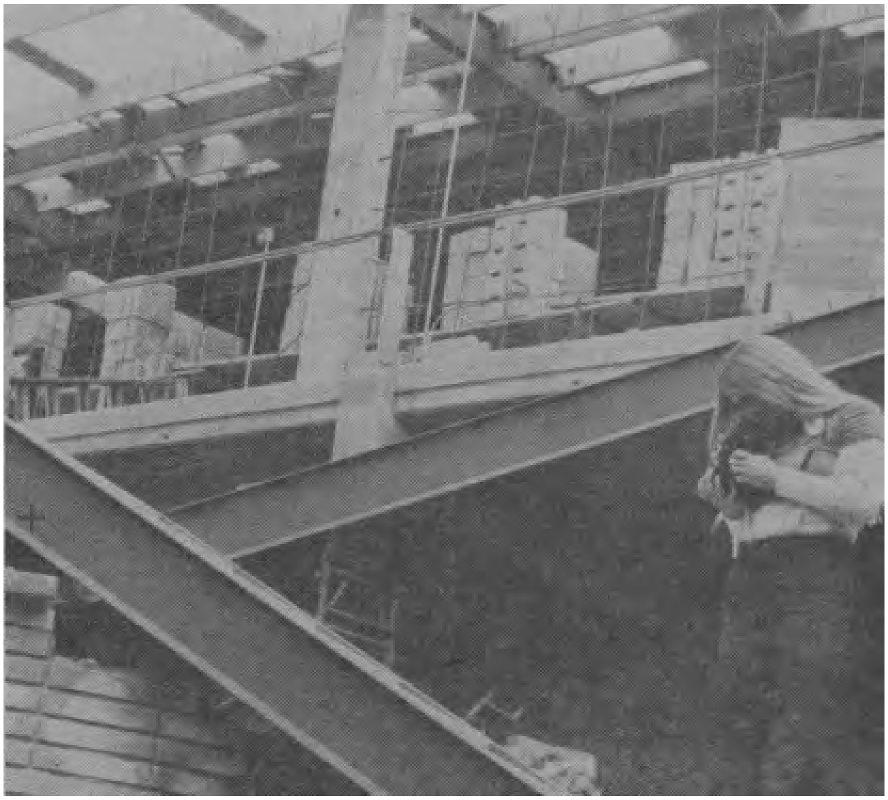


Overview of Santa Monica College, 1960 (Spindrift Yearbook, 1960)

Gymnasium, 1962 (Spindrift Yearbook)



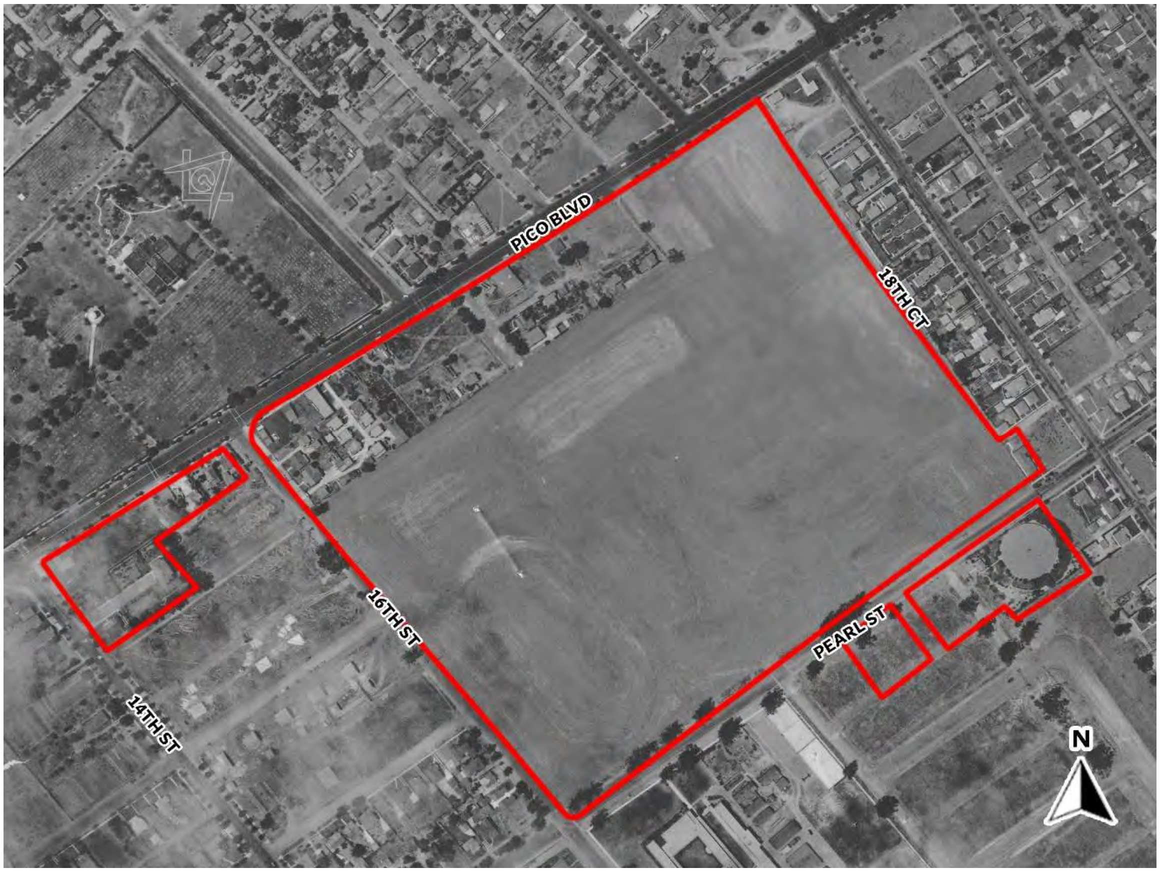
Overview of Santa Monica College, 1960 (Santa Monica College)



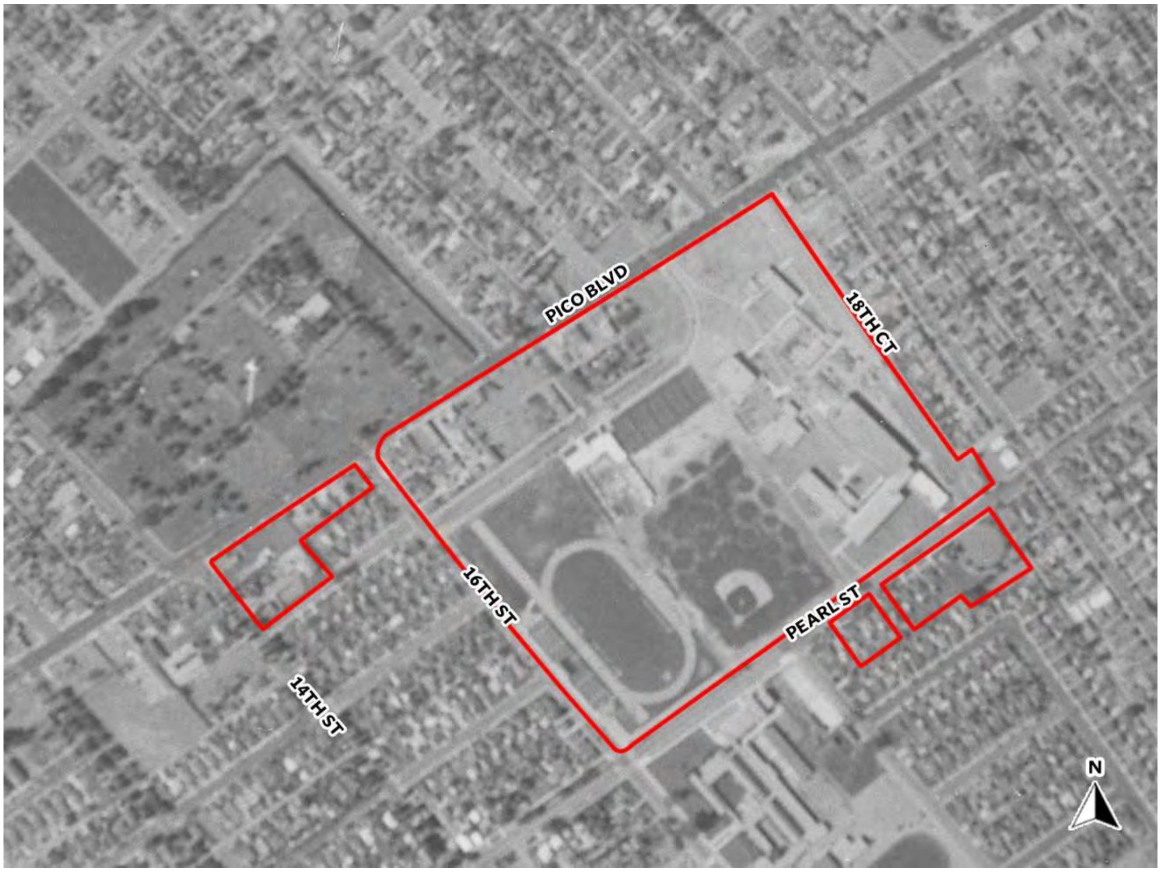
Two-story addition to Art Complex building under construction, 1972. (Corsair, Volume 43, Number 24, May 10, 1972)

APPENDIX B

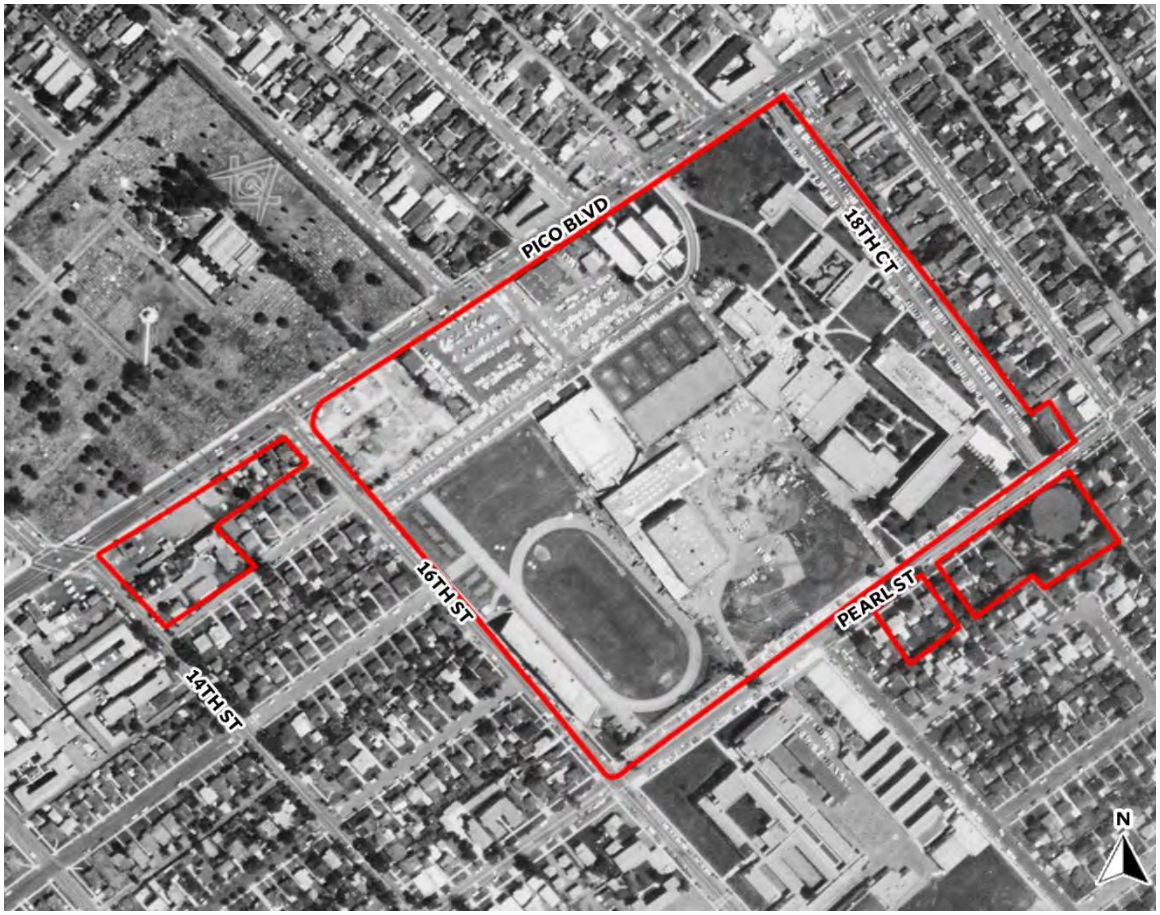
HISTORIC AERIAL PHOTOGRAPHS


PICO BLVD
18TH CT
16TH ST
PEARL ST
14TH ST
N

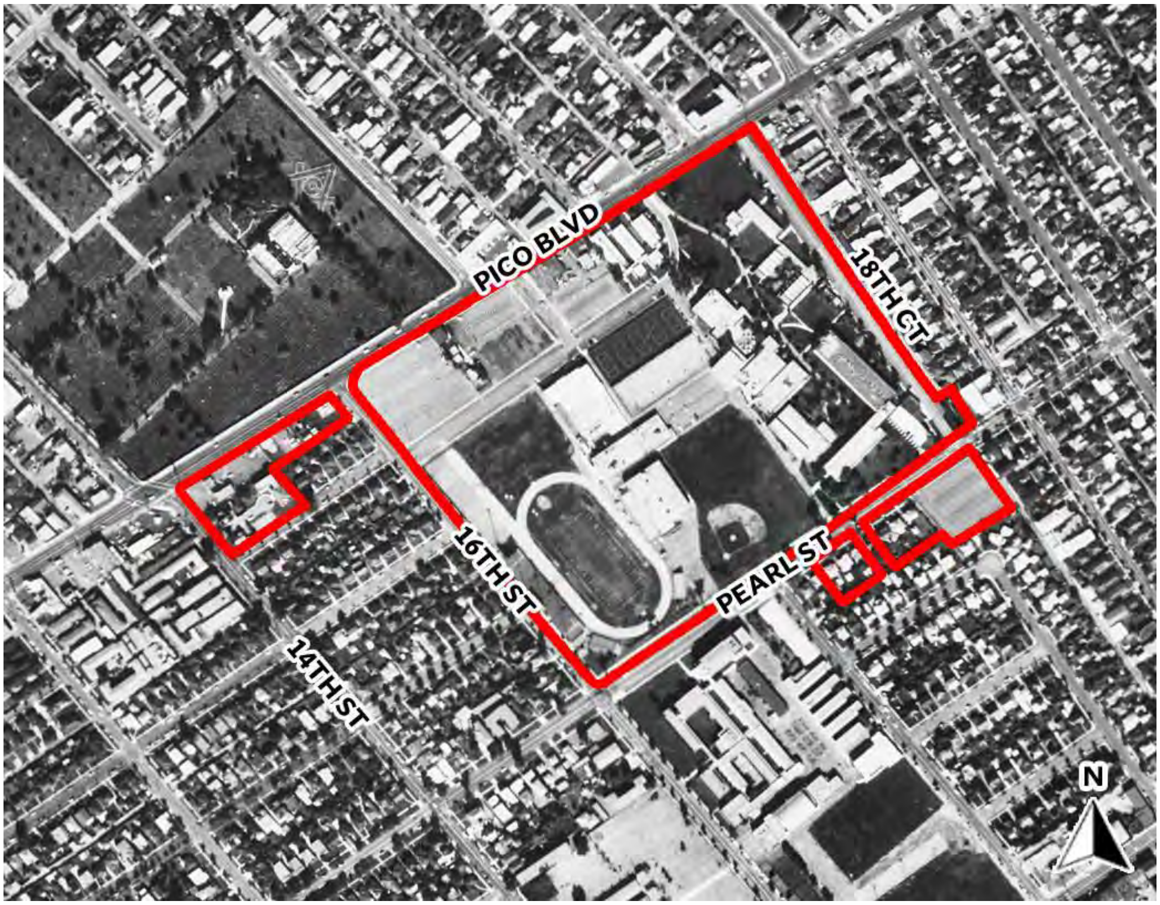
1941 (University of California, Santa Barbara– Fairchild Aerial Survey)


PICO BLVD
18TH CT
16TH ST
PEARL ST
14TH ST
N

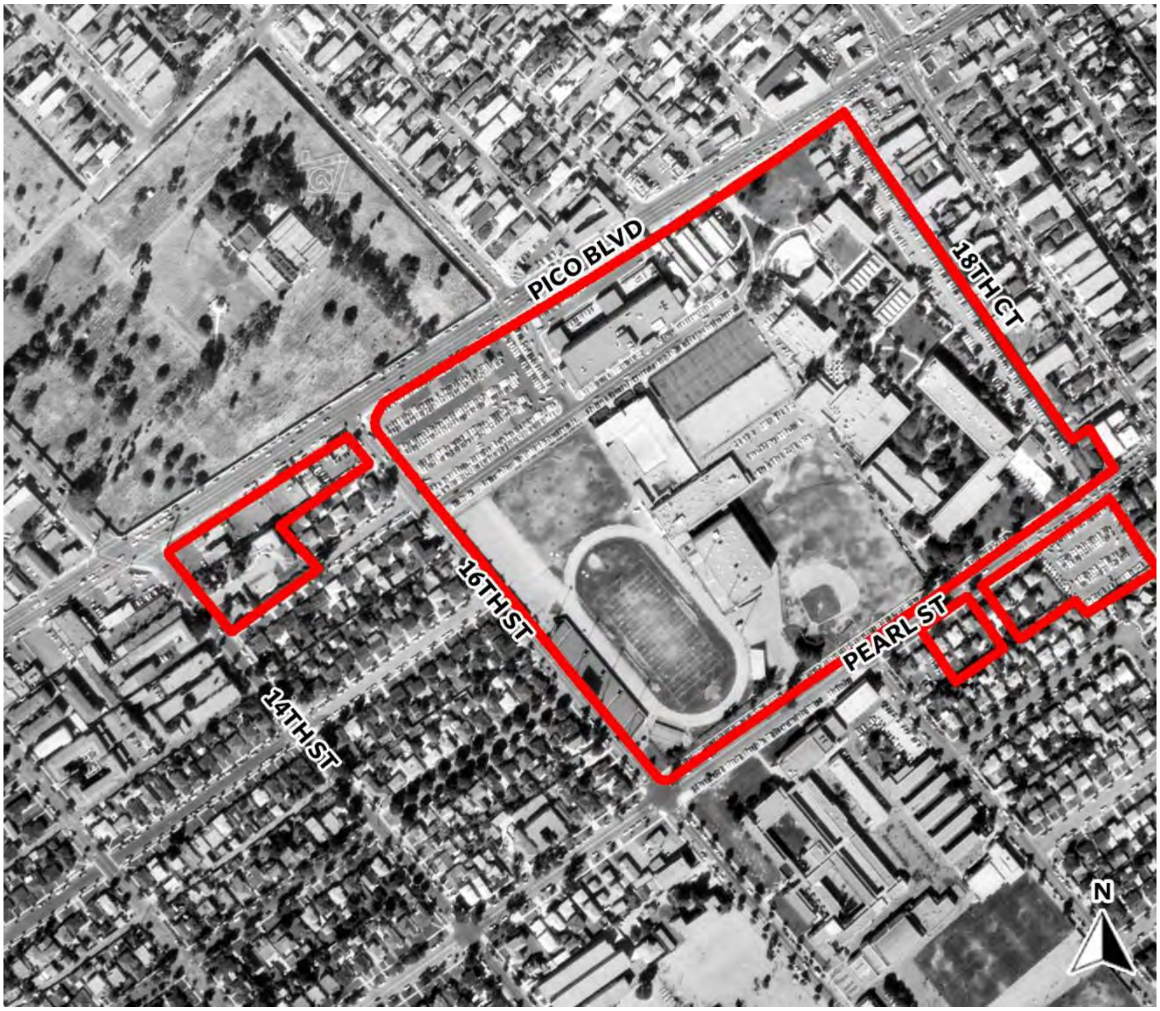
1952 (University of California, Santa Barbara– Fairchild Aerial Survey)


PICO BLVD
18TH CT
16TH ST
PEARL ST
14TH ST
N

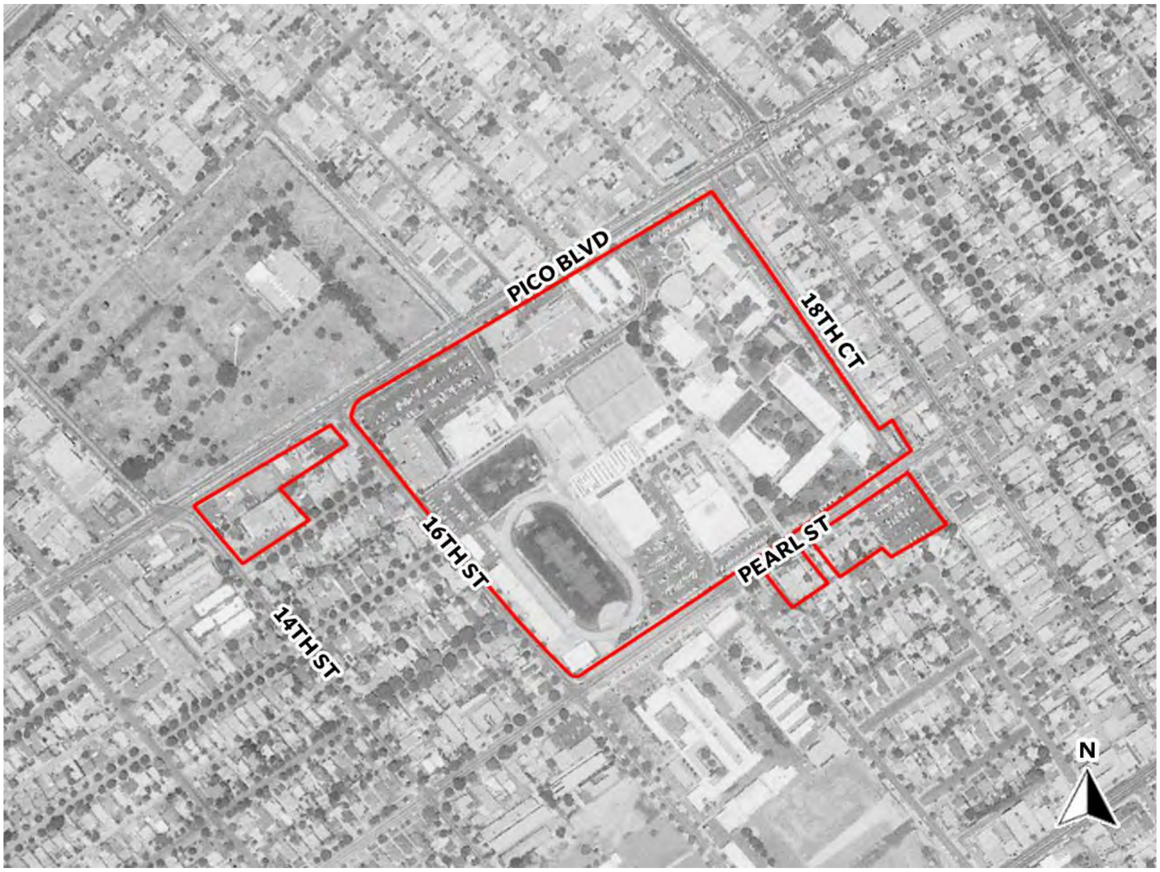
1960 (University of California, Santa Barbara– Fairchild Aerial Survey)


PICO BLVD
18TH CT
16TH ST
PEARL ST
14TH ST
N

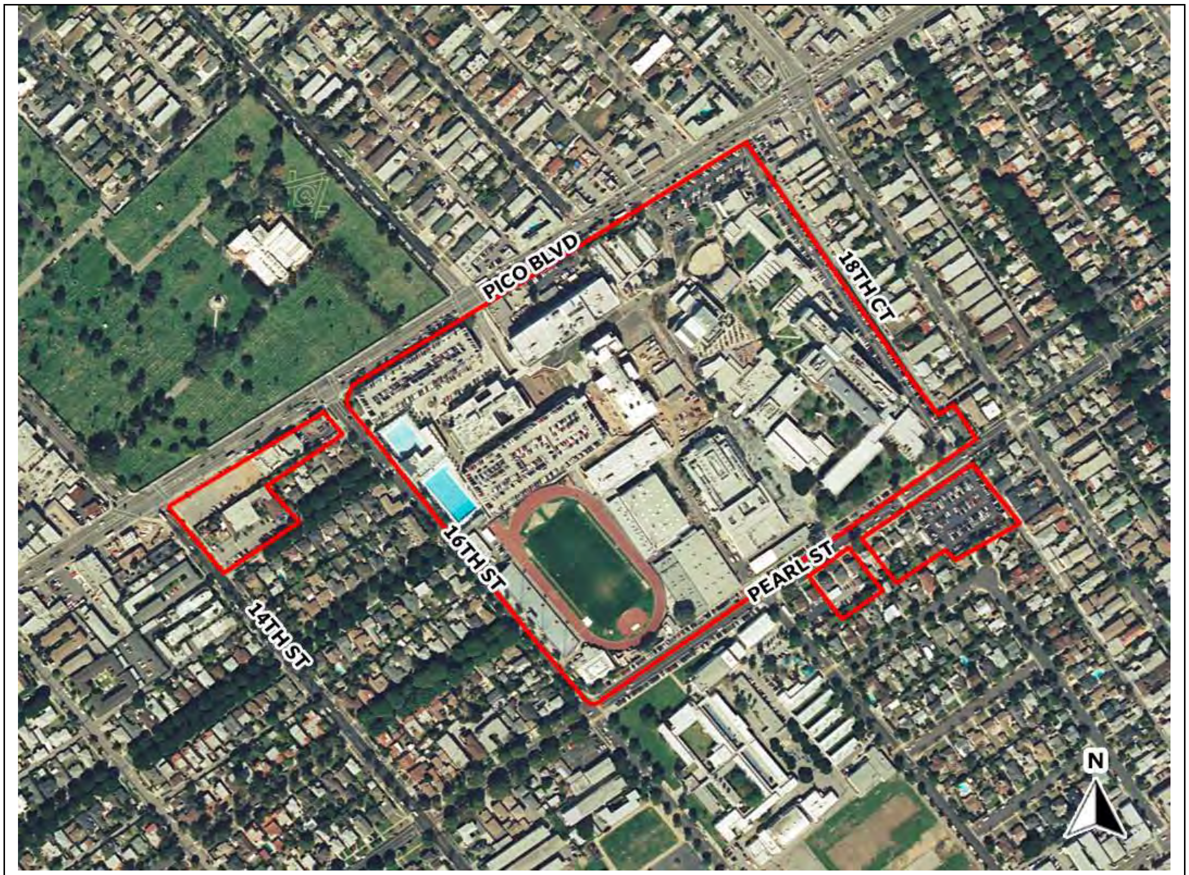
1965 (University of California, Santa Barbara– Fairchild Aerial Survey)


PICO BLVD
18TH CT
16TH ST
14TH ST
PEARL ST
N

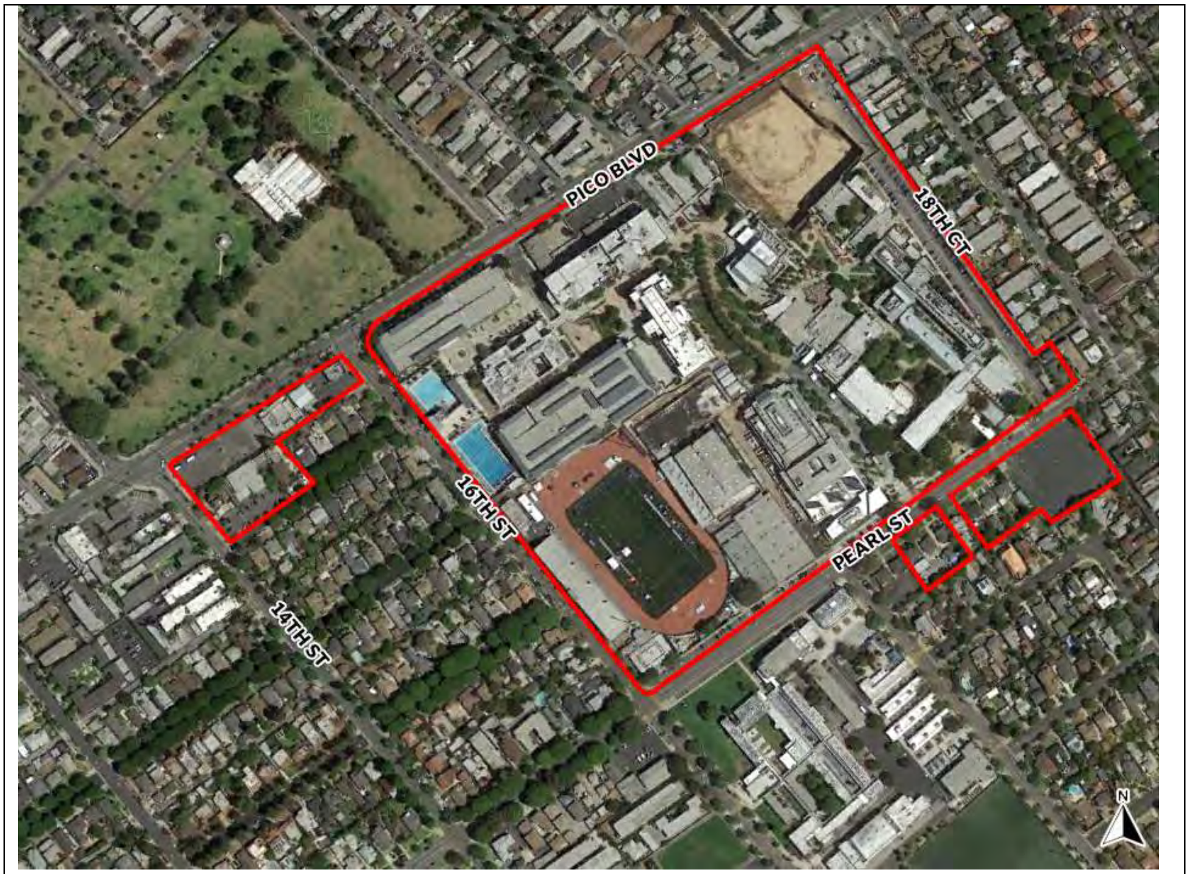
1971 (University of California, Santa Barbara– Fairchild Aerial Survey)


PICO BLVD
18TH CT
16TH ST
PEARL ST
14TH ST
N

1989 (University of California, Santa Barbara– Fairchild Aerial Survey)


PICO BLVD
18TH CT
16TH ST
PEARL ST
14TH ST
N

2007 (University of California, Santa Barbara– Fairchild Aerial Survey)


PICO BLVD
18TH CT
16TH ST
PEARL ST
14TH ST
N

2015 (GoogleEarth)

APPENDIX C

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200

Tel 626-793-2400
historicresourcesgroup.com

CHRISTINE LAZZARETTO

Managing Principal

Experience Profile

Years of Experience: 21

Christine Lazzaretto has worked in historic preservation in Southern California since 2003. She joined HRG in 2008 and has served as Managing Principal since 2017.

At HRG, Christine works on environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She has worked on numerous large-scale historic resources surveys and has authored a wide range of historic context statements and successful National Register nominations. Christine also manages teams of professional colleagues on large-scale planning projects. She is a leading expert in cultural resources analysis for environmental review in California. She is a lecturer in the Heritage Conservation summer program at the University of Southern California.

Christine Lazzaretto meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

Selected Projects

CBS Columbia Square Adaptive Reuse, Los Angeles
Climate Pledge Arena Historic Tax Credits, Seattle
City of Glendale, South Glendale Historic Context and Survey
City of Goleta Comprehensive Preservation Planning
City of Los Angeles Citywide Historic Resources Survey (SurveyLA)
City of Santa Monica Historic Context Statement and Survey Update
Forum Rehabilitation and Historic Tax Credits, Los Angeles
Modernism in Riverside Historic Resources Survey
Paramount Pictures Master Plan, Los Angeles
University of Southern California Master Plan

Speaking Engagements

California Preservation Foundation, Seminar Speaker
University of Southern California, Lecturer

Education

Master of Heritage Conservation, University of Southern California, Los Angeles

Bachelor of Arts Degree w/ High Distinction, Art History, Pennsylvania State University, State College

Phi Beta Kappa

Professional Affiliations

California Preservation Foundation Board of Trustees, President Emeritus

DOCOMOMO Southern California, Founding VP

Los Angeles Conservancy

National Trust for Historic Preservation

Society of Architectural Historians

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200

Tel 626-793-2400

historicresourcesgroup.com

JOHN LOCASCIO, AIA

Principal Architect

Professional License

California Architect C24223

Education

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

Honors and Awards

National Trust for Historic Preservation, Richard H. Driehaus Foundation National Preservation Award

Los Angeles Conservancy Preservation Award

California Preservation Foundation Preservation Design Award

City of Pasadena Historic Preservation Award

AIA Institute Honor Award

Experience Profile

Years of Experience: 31

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
Angelus Funeral Home Historic Tax Credit Project, Los Angeles
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Chapman University VPO Packing House Rehabilitation, Orange
Climate Pledge Arena Historic Tax Credit Project, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Los Angeles International Airport Preservation Plan and HSRs
Mayfair Hotel Historic Tax Credit Project, Los Angeles
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations

American Institute of Architects

Appendix E

Energy Calculation Worksheets

SMC 2024 Main Campus Master Plan Update
Construction Energy Calculations

Electricity Usage from Watering During Construction (AQMD Rule 403: Fugitive Dust)

Phase	Duration of Phase (days)	Watering Days	Ave. Daily Acreage Disturbed	Water Use (gallons)	Electricty (kWhr)	Electricty (kW/day)
Phase 1						
Grading/Excavation	65	65	4.7	922,610	8,974.23	138.07
				Total Phase 1:	**8,974.23**	
Phase 2						
Grading/Excavation	23	23	2.1	145,866	1,418.84	61.69
				Total Phase 2:	**1,418.84**	
Phase 3						
Grading/Excavation	21	21	1.9	120,498	1,172.08	55.81
				Total Phase 3:	**1,172.08**	
TOTAL	109			1,188,974	**11,565.15**	

Notes:

1. The duration of the phases are provided in working days, assuming an average of 22 working days per month.
2. Water Application Rate= 3,020 gal/acre/day per Air & Waste Management Association Air Pollution Engineering Manual (1992 Edition). Water application during the building demolition phase excludes surface parking lot, which would be removed during the grading phase.
3. kWhr equivalent = 0.01 kWhr
4. Electricity consumption per water useage = 0.009727 kWhr/gallon.

Electricity Usage from Portable Construction Office/Trailer [a]

Phase		kWH/day	Units	Days	kWH/yr	kwH/Total
Phase 1		37.7	1.0	1,460.0	13,760.5	55,042.0
Phase 2		37.7	1.0	1,095.0	13,760.5	41,281.5
Phase 3		37.7	1.0	1,095.0	13,760.5	41,281.5
Total						**137,605.0**

[a] Based on the anticipated electricity demand for a 12 person office equipped to support 12 people including computers and phone, large monitors, Wi-Fi, LED lighting, temperature control, a refrigerator, microwave, and a tankless water heater. https://www.craftsmenind.com/net-zero-trailers

SMC 2024 Main Campus Master Plan
Estimated Construction Fuel Use (Construction Equipment)

Phase 1: Total Diesel Usage From Construction Equipment

Phase	Off-Road Equipment Type	Units	Hours	HP	Load Factor	Ave. Daily Factor	Number of Days	Diesel Usage (gallons)
Phase 1								
Demolition	Rubber Tired Dozer	2	8	367	0.40	0.6	196	13811
Demolition	Excavator	3	8	36	0.38	0.6	196	1931
Demolition	Concrete/Industrial Saws	1	8	33	0.73	0.6	196	1133
Demolition	Tractor/Loader/Backhoe	2	8	84	0.37	0.6	196	2924
Grading	Grader	1	8	148	0.41	0.6	65	947
Grading	Excavator	2	8	36	0.38	0.6	65	427
Grading	Tractor/Loader/Backhoe	2	8	84	0.37	0.6	65	970
Grading	Scrapers	2	8	423	0.48	0.6	65	6335
Grading	Rubber Tired Dozer	1	8	367	0.40	0.6	65	2290
Buiding Construction	Forklift	3	8	82	0.20	0.6	523	6176
Buiding Construction	Generator Set	1	8	14	0.74	0.6	523	1300
Buiding Construction	Cranes	1	7	367	0.29	0.6	523	11689
Buiding Construction	Welders	1	8	46	0.45	0.6	523	2598
Buiding Construction	Tractor/Loader/Backhoe	3	7	84	0.37	0.6	523	10241
Architectural Coatings	Air Compressors	6	8	37	0.48	0.6	195	4987
Architectural Coatings	Aerial Lifts	3	8	46	0.31	0.6	195	2002
Paving	Pavers	2	8	81	0.42	0.6	65	1061
Paving	Rollers	2	8	36	0.38	0.6	65	427
Paving	Paving Equipment	2	8	89	0.36	0.6	65	1000
							Total Phase 1	**72,248**

Sources: Equipment usage (hours and total days), horsepower (HP) and load factors are per the CalEEMod Worksheets; Fuel rate calculation is per the SCAQMD Air Quality Handbook (1993) Table A9-3E.

SMC 2024 Main Campus Master Plan
Estimated Construction Fuel Use (Construction Equipment)

Phase 2: Total Diesel Usage From Construction Equipment

Phase	Off-Road Equipment Type	Units	Hours	HP	Load Factor	Ave. Daily Factor	Number of Days	Diesel Usage (gallons)
Phase 2								
Demolition	Rubber Tired Dozer	2	8	367	0.40	0.6	65	4580
Demolition	Excavator	3	8	36	0.38	0.6	65	640
Demolition	Concrete/Industrial Saws	1	8	33	0.73	0.6	65	376
Demolition	Tractor/Loader/Backhoe	2	8	84	0.37	0.6	65	970
Grading	Grader	1	8	148	0.41	0.6	23	335
Grading	Excavator	2	8	36	0.38	0.6	23	151
Grading	Tractor/Loader/Backhoe	2	8	84	0.37	0.6	23	343
Grading	Scrapers	2	8	423	0.48	0.6	23	2242
Grading	Rubber Tired Dozer	1	8	367	0.40	0.6	23	810
Buiding Construction	Forklift	3	8	82	0.20	0.6	522	6164
Buiding Construction	Generator Set	1	8	14	0.74	0.6	522	1298
Buiding Construction	Cranes	1	7	367	0.29	0.6	522	11667
Buiding Construction	Welders	1	8	46	0.45	0.6	522	2593
Buiding Construction	Tractor/Loader/Backhoe	3	7	84	0.37	0.6	522	10221
Architectural Coatings	Air Compressors	4	6	37	0.48	0.6	130	1662
Architectural Coatings	Aerial Lifts	2	8	46	0.31	0.6	130	890
Paving	Pavers	2	8	81	0.42	0.6	43	702
Paving	Paving Equipment	2	8	89	0.36	0.6	43	661
Paving	Rollers	2	8	36	0.38	0.6	43	282
							Total Phase 2	**46,588**

Sources: Equipment usage (hours and total days), horsepower (HP) and load factors are per the CalEEMod Worksheets; Fuel rate calculation is per the SCAQMD Air Quality Handbook (1993) Table A9-3E.

SMC 2024 Main Campus Master Plan
Estimated Construction Fuel Use (Construction Equipment)

Phase 3: Total Diesel Usage From Construction Equipment

Phase	Off-Road Equipment Type	Units	Hours	HP	Load Factor	Ave. Daily Factor	Number of Days	Diesel Usage (gallons)
Phase 3								
Demolition	Rubber Tired Dozer	2	8	367	0.40	0.6	66	4651
Demolition	Excavator	3	8	36	0.38	0.6	66	650
Demolition	Concrete/Industrial Saws	1	8	33	0.73	0.6	66	382
Demolition	Tractor/Loader/Backhoe	2	8	84	0.37	0.6	66	985
Grading	Grader	1	8	148	0.41	0.6	21	306
Grading	Excavator	2	8	36	0.38	0.6	21	138
Grading	Tractor/Loader/Backhoe	2	8	84	0.37	0.6	21	313
Grading	Scrapers	2	8	423	0.48	0.6	21	2047
Grading	Rubber Tired Dozer	1	8	367	0.40	0.6	21	740
Buiding Construction	Forklift	3	8	82	0.20	0.6	522	6164
Buiding Construction	Generator Set	1	8	14	0.74	0.6	522	1298
Buiding Construction	Cranes	1	7	367	0.29	0.6	522	11667
Buiding Construction	Welders	1	8	46	0.45	0.6	522	2593
Buiding Construction	Tractor/Loader/Backhoe	3	7	84	0.37	0.6	522	10221
Architectural Coatings	Air Compressors	4	6	37	0.48	0.6	129	1650
Architectural Coatings	Aerial Lifts	2	8	46	0.31	0.6	129	883
Paving	Pavers	2	8	81	0.42	0.6	44	719
Paving	Paving Equipment	2	8	89	0.36	0.6	44	677
Paving	Rollers	2	8	36	0.38	0.6	44	289
							Total Phase 3	**46,370**

Source: EMFAC2021 (v1.0.2) Emissions Inventory
Region Type: Air District
Region: South Coast AQMD
Calendar Year: 2025
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for CVMT and EVMT, trips/year for Trips, kWh/year for Energy Consumption, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	**Calendar Year**	**Vehicle Category**	**Model Year**	**Speed**	**Fuel**	**Population**	**Total VMT**	**Trips**	**Energy Consumption**	**Fuel Consumption**	
South Coast	2025	HHDT	Aggregate	Aggregate	Gasoline	56.72118956	1343922.843	371104.9624	0	327.6506684	
South Coast	2025	HHDT	Aggregate	Aggregate	Diesel	104913.1014	4245010215	516365609.6	0	691407.7192	
South Coast	2025	HHDT	Aggregate	Aggregate	Electricity	700.3966501	24539853.63	3012826.873	44018123.53	0	
South Coast	2025	HHDT	Aggregate	Aggregate	Natural Gas	10856.18589	216154996.1	21950200.17	0	35756.88132	
South Coast	2025	LDA	Aggregate	Aggregate	Gasoline	5388808.714	74687511085	8695118158	0	2495545.555	
South Coast	2025	LDA	Aggregate	Aggregate	Diesel	13906.675	145287801.1	20058946.71	0	3485.858513	
South Coast	2025	LDA	Aggregate	Aggregate	Electricity	322923.9245	5445075069	558069467.5	2102248383	0	
South Coast	2025	LDA	Aggregate	Aggregate	Plug-in Hybri	164368.5567	2661639780	235843401.7	417554087.2	45375.16801	
South Coast	2025	LDT1	Aggregate	Aggregate	Gasoline	497455.8576	6245704593	759711595.4	0	250976.2662	
South Coast	2025	LDT1	Aggregate	Aggregate	Diesel	167.6467382	1076094.425	163306.6535	0	45.95783608	
South Coast	2025	LDT1	Aggregate	Aggregate	Electricity	1535.080864	23775977.48	2563274.086	9179489.646	0	
South Coast	2025	LDT1	Aggregate	Aggregate	Plug-in Hybri	1063.409871	18875200.62	1525828.337	3231957.598	292.0787177	
South Coast	2025	LDT2	Aggregate	Aggregate	Gasoline	2603678.429	37298928650	4249816598	0	1517876.687	
South Coast	2025	LDT2	Aggregate	Aggregate	Diesel	8796.36991	131180220.2	14674565.23	0	4027.192066	
South Coast	2025	LDT2	Aggregate	Aggregate	Electricity	22214.23651	277380340.9	39264433.98	107091705	0	
South Coast	2025	LDT2	Aggregate	Aggregate	Plug-in Hybri	25987.26694	441856516.5	37287700.04	72957901.8	7174.287605	
South Coast	2025	LHDT1	Aggregate	Aggregate	Gasoline	205266.9132	2651972828	1000021969	0	189891.6214	
South Coast	2025	LHDT1	Aggregate	Aggregate	Diesel	111060.2387	1526311822	456818375.2	0	73892.69585	
South Coast	2025	LHDT1	Aggregate	Aggregate	Electricity	2189.539213	49922877.33	10010818.99	27956483.3	0	
South Coast	2025	LHDT2	Aggregate	Aggregate	Gasoline	31970.2296	386901997.8	155752972.8	0	31761.82134	
South Coast	2025	LHDT2	Aggregate	Aggregate	Diesel	49620.94337	674310195.3	204103277.5	0	38735.52001	
South Coast	2025	LHDT2	Aggregate	Aggregate	Electricity	564.2583098	12222892.99	2446820.132	6849839.612	0	
South Coast	2025	MCY	Aggregate	Aggregate	Gasoline	252661.4467	560330172.9	175347044	0	13443.22117	
South Coast	2025	MDV	Aggregate	Aggregate	Gasoline	1634951.599	21949053075	2626043998	0	1099747.865	
South Coast	2025	MDV	Aggregate	Aggregate	Diesel	20570.98973	280288740.8	33394250.89	0	11601.42125	
South Coast	2025	MDV	Aggregate	Aggregate	Electricity	24110.54087	300837879.4	42607388.2	116148250.9	0	
South Coast	2025	MDV	Aggregate	Aggregate	Plug-in Hybri	15996.44773	253630835.9	22952423.05	41336507.19	4228.242392	
South Coast	2025	MH	Aggregate	Aggregate	Gasoline	29165.48177	91625826.04	954092.7384	0	18853.42236	
South Coast	2025	MH	Aggregate	Aggregate	Diesel	12429.90978	39900282.53	406458.0498	0	3949.19323	
South Coast	2025	MHDT	Aggregate	Aggregate	Gasoline	24929.99041	436440612.6	163107354.2	0	83708.90243	
South Coast	2025	MHDT	Aggregate	Aggregate	Diesel	119577.1681	1572354185	459278875.4	0	175379.7935	
South Coast	2025	MHDT	Aggregate	Aggregate	Electricity	1055.914875	18169848.91	4427293.815	19034965.1	0	
South Coast	2025	MHDT	Aggregate	Aggregate	Natural Gas	1623.952155	23771752.3	4490914.974	0	2848.582535	
South Coast	2025	OBUS	Aggregate	Aggregate	Gasoline	5258.136914	68125938.23	34401970.7	0	13298.63849	
South Coast	2025	OBUS	Aggregate	Aggregate	Diesel	3132.978191	69547642.83	11682315.07	0	9829.368626	
South Coast	2025	OBUS	Aggregate	Aggregate	Electricity	29.87928367	733471.5483	195488.6794	771670.5382	0	
South Coast	2025	OBUS	Aggregate	Aggregate	Natural Gas	511.4511707	8851341.896	1329159.302	0	995.6466116	
South Coast	2025	SBUS	Aggregate	Aggregate	Gasoline	2910.898321	42752656.09	3807455.004	0	4769.742113	
South Coast	2025	SBUS	Aggregate	Aggregate	Diesel	3330.72765	22026708.38	15770862.19	0	2993.61848	
South Coast	2025	SBUS	Aggregate	Aggregate	Electricity	49.10679795	495989.206	182653.9864	573512.9847	0	
South Coast	2025	SBUS	Aggregate	Aggregate	Natural Gas	3367.560468	27099355.72	15945264.12	0	6384.298692	
South Coast	2025	UBUS	Aggregate	Aggregate	Gasoline	892.063682	31637828.87	1166819.296	0	4512.975116	
South Coast	2025	UBUS	Aggregate	Aggregate	Diesel	11.19759793	463375.6606	14646.4581	0	67.83943687	
South Coast	2025	UBUS	Aggregate	Aggregate	Electricity	186.1067614	5661913.495	243427.6439	11841641.23	0	
South Coast	2025	UBUS	Aggregate	Aggregate	Natural Gas	4998.525967	195715442.2	6538071.964	0	61767.23466	
					TOTAL	11,729,857	163,166,497,804				**MPG**
					GAS	0.910327099	144,452,329,186			5724714.367	**25.23**
					DSL	0.038152038	8707757283			1015416.178	**8.58**

Source: EMFAC2021 (v1.0.2) Emissions Inventory
Region Type: Air District
Region: South Coast AQMD
Calendar Year: 2029
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: trips/year for Trips, kWh/year for Energy Consumption, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	Population	Total VMT	Trips	Energy Consumption	Fuel Consumption	
South Coast AQMD	2029	HHDT	Aggregate	Aggregate	Gasoline	34.86979312	1089665.308	228139.6664	0	242.667694	
South Coast AQMD	2029	HHDT	Aggregate	Aggregate	Diesel	112892.9987	4498036280	559250160.4	0	688942.4159	
South Coast AQMD	2029	HHDT	Aggregate	Aggregate	Electricity	4311.565563	151248789.5	18148967.23	271585995.2	0	
South Coast AQMD	2029	HHDT	Aggregate	Aggregate	Natural Gas	12220.70408	235712466.1	25004349.78	0	37381.27357	
South Coast AQMD	2029	LDA	Aggregate	Aggregate	Gasoline	5208019.539	71358600223	8391560253	0	2210664.928	
South Coast AQMD	2029	LDA	Aggregate	Aggregate	Diesel	8919.655403	96335895.54	13225462.64	0	2175.572677	
South Coast AQMD	2029	LDA	Aggregate	Aggregate	Electricity	439591.6441	6967246537	747309327.3	2689932202	0	
South Coast AQMD	2029	LDA	Aggregate	Aggregate	Plug-in Hybri	196274.7472	2994533668	281623839.6	497137071.8	47897.38788	
South Coast AQMD	2029	LDT1	Aggregate	Aggregate	Gasoline	471836.6933	5908504881	722574255.7	0	221080.7527	
South Coast AQMD	2029	LDT1	Aggregate	Aggregate	Diesel	23.32786774	166138.8243	23671.21671	0	6.492423249	
South Coast AQMD	2029	LDT1	Aggregate	Aggregate	Electricity	3438.075898	56287145.48	5886729.579	21731483.79	0	
South Coast AQMD	2029	LDT1	Aggregate	Aggregate	Plug-in Hybri	2714.926933	45487587.86	3895499.335	8037188.48	674.9419337	
South Coast AQMD	2029	LDT2	Aggregate	Aggregate	Gasoline	2808834.61	39535029574	4573091308	0	1480991.341	
South Coast AQMD	2029	LDT2	Aggregate	Aggregate	Diesel	10025.20173	144197751.6	16556786.63	0	4125.749088	
South Coast AQMD	2029	LDT2	Aggregate	Aggregate	Electricity	46378.43976	543551751.6	80575938.35	209855837.9	0	
South Coast AQMD	2029	LDT2	Aggregate	Aggregate	Plug-in Hybri	42620.55758	676375971.8	61153893.95	116540978.9	10422.68992	
South Coast AQMD	2029	LHDT1	Aggregate	Aggregate	Gasoline	201662.0377	2582677613	982459690.3	0	172255.7163	
South Coast AQMD	2029	LHDT1	Aggregate	Aggregate	Diesel	121547.8071	1618962507	499956351.5	0	77168.41425	
South Coast AQMD	2029	LHDT1	Aggregate	Aggregate	Electricity	16122.35177	322492006.8	73707676.16	180850694.7	0	
South Coast AQMD	2029	LHDT2	Aggregate	Aggregate	Gasoline	30547.89397	363785606	148823620	0	27963.54968	
South Coast AQMD	2029	LHDT2	Aggregate	Aggregate	Diesel	56063.16879	729780771.8	230601752.5	0	40975.26351	
South Coast AQMD	2029	LHDT2	Aggregate	Aggregate	Electricity	4191.567613	79856430.33	18178834.93	44809933.98	0	
South Coast AQMD	2029	MCY	Aggregate	Aggregate	Gasoline	268923.7076	583808587.2	186633053.1	0	13873.13695	
South Coast AQMD	2029	MDV	Aggregate	Aggregate	Gasoline	1691490.468	22520821130	2719427153	0	1036357.045	
South Coast AQMD	2029	MDV	Aggregate	Aggregate	Diesel	20696.52166	272930087	33302185.11	0	10535.01865	
South Coast AQMD	2029	MDV	Aggregate	Aggregate	Electricity	47538.50301	554241515.5	82458478.22	213982969	0	
South Coast AQMD	2029	MDV	Aggregate	Aggregate	Plug-in Hybri	26576.36209	400392410.8	38132960.26	68768222.17	6269.575784	
South Coast AQMD	2029	MH	Aggregate	Aggregate	Gasoline	25698.52591	83642575.83	840677.934	0	17218.22059	
South Coast AQMD	2029	MH	Aggregate	Aggregate	Diesel	12862.01297	40737797.59	420587.8241	0	4042.088395	
South Coast AQMD	2029	MHDT	Aggregate	Aggregate	Gasoline	22498.30922	380091803.8	147197797.9	0	70344.86841	
South Coast AQMD	2029	MHDT	Aggregate	Aggregate	Diesel	124852.6275	1568047708	480528724.6	0	171816.1753	
South Coast AQMD	2029	MHDT	Aggregate	Aggregate	Electricity	8049.488972	133313404.9	33394040	139813830.6	0	
South Coast AQMD	2029	MHDT	Aggregate	Aggregate	Natural Gas	1936.335493	26278100.8	5372399.756	0	3138.926865	
South Coast AQMD	2029	OBUS	Aggregate	Aggregate	Gasoline	4645.112819	55692610.79	30391189.45	0	10453.96304	
South Coast AQMD	2029	OBUS	Aggregate	Aggregate	Diesel	3381.908907	70213726.32	12843145.7	0	9522.692786	
South Coast AQMD	2029	OBUS	Aggregate	Aggregate	Electricity	184.2655188	4289596.961	1205578.532	4509186.968	0	
South Coast AQMD	2029	OBUS	Aggregate	Aggregate	Natural Gas	585.9080048	9542592.701	1522657.723	0	1028.40469	
South Coast AQMD	2029	SBUS	Aggregate	Aggregate	Gasoline	3054.297916	44451960.09	3995021.674	0	4894.336928	
South Coast AQMD	2029	SBUS	Aggregate	Aggregate	Diesel	2794.638804	18260204.45	13232502.95	0	2446.694403	
South Coast AQMD	2029	SBUS	Aggregate	Aggregate	Electricity	317.1243286	3210377.542	1194004.876	3712163.861	0	
South Coast AQMD	2029	SBUS	Aggregate	Aggregate	Natural Gas	3800.654456	29237862.37	17995946.82	0	6773.937686	
South Coast AQMD	2029	UBUS	Aggregate	Aggregate	Gasoline	874.6985904	31078321.44	1144105.756	0	4240.049873	
South Coast AQMD	2029	UBUS	Aggregate	Aggregate	Diesel	4.270283114	139925.5977	5585.530314	0	13.91661232	
South Coast AQMD	2029	UBUS	Aggregate	Aggregate	Electricity	854.0608557	32328498	1117111.599	67274660.29	0	
South Coast AQMD	2029	UBUS	Aggregate	Aggregate	Natural Gas	4403.917131	171811579.9	5760323.608	0	52473.80484	
					TOTAL	12,074,296	165,944,521,640				**MPG**
					GAS	0.889337206	143,449,274,552			5270580.577	**27.22**
					DSL	0.039262259	9,057,808,793			1011770.494	**8.95**

Source: EMFAC2021 (v1.0.2) Emissions Inventory
Region Type: Air District
Region: South Coast AQMD
Calendar Year: 2032
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for CVMT and EVMT, trips/year for Trips, kWh/year for Energy Consumption, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	**Calendar Year**	**Vehicle Category**	**Model Year**	**Speed**	**Fuel**	**Population**	**Total VMT**	**Trips**	**Energy Consumption**	**Fuel Consumption**	
South Coast AQMD	2032	HHDT	Aggregate	Aggregate	Gasoline	26.34680169	958499.4206	172377.0063	0	202.0212875	
South Coast AQMD	2032	HHDT	Aggregate	Aggregate	Diesel	115917.0095	4717688185	578985266	0	691217.0344	
South Coast AQMD	2032	HHDT	Aggregate	Aggregate	Electricity	9794.402336	342408864.2	40412941.23	614861009.6	0	
South Coast AQMD	2032	HHDT	Aggregate	Aggregate	Natural Gas	12606.21798	241258407.1	26206915.39	0	37481.87854	
South Coast AQMD	2032	LDA	Aggregate	Aggregate	Gasoline	5098417.152	69616996468	8218768447	0	2064685.882	
South Coast AQMD	2032	LDA	Aggregate	Aggregate	Diesel	6387.936713	70988766.19	9643941.182	0	1525.104533	
South Coast AQMD	2032	LDA	Aggregate	Aggregate	Electricity	518535.2014	7919350512	872675385.5	3057522917	0	
South Coast AQMD	2032	LDA	Aggregate	Aggregate	Plug-in Hybri	211839.9049	3120376077	303957428.4	532193542.8	48319.6904	
South Coast AQMD	2032	LDT1	Aggregate	Aggregate	Gasoline	455864.8376	5719704097	701397699.7	0	204450.2409	
South Coast AQMD	2032	LDT1	Aggregate	Aggregate	Diesel	3.318226193	47975.97751	5410.110825	0	1.713308199	
South Coast AQMD	2032	LDT1	Aggregate	Aggregate	Electricity	5481.417807	88622114.42	9382513.248	34215450.55	0	
South Coast AQMD	2032	LDT1	Aggregate	Aggregate	Plug-in Hybri	4293.457868	69100517.47	6160446.555	12293020.91	1016.862085	
South Coast AQMD	2032	LDT2	Aggregate	Aggregate	Gasoline	2933484.421	40675091899	4760111639	0	1458901.263	
South Coast AQMD	2032	LDT2	Aggregate	Aggregate	Diesel	10647.80634	150284917.6	17482620.71	0	4132.201277	
South Coast AQMD	2032	LDT2	Aggregate	Aggregate	Electricity	67631.5868	758618653.6	116112097.4	292889412.5	0	
South Coast AQMD	2032	LDT2	Aggregate	Aggregate	Plug-in Hybri	55348.65262	841851374.9	79416737.47	147285040.8	12732.27336	
South Coast AQMD	2032	LHDT1	Aggregate	Aggregate	Gasoline	194306.3516	2427040657	946624165.1	0	156414.6085	
South Coast AQMD	2032	LHDT1	Aggregate	Aggregate	Diesel	124439.5299	1590658587	511850726.6	0	75257.66868	
South Coast AQMD	2032	LHDT1	Aggregate	Aggregate	Electricity	37367.48128	695021210.1	170788534.1	389796365.6	0	
South Coast AQMD	2032	LHDT2	Aggregate	Aggregate	Gasoline	28866.08309	335873695.7	140630152.2	0	24916.32188	
South Coast AQMD	2032	LHDT2	Aggregate	Aggregate	Diesel	58203.70463	723920781.9	239406308.6	0	40211.75564	
South Coast AQMD	2032	LHDT2	Aggregate	Aggregate	Electricity	9774.459196	173407164.2	42374359.07	97313442.87	0	
South Coast AQMD	2032	MCY	Aggregate	Aggregate	Gasoline	279260.8372	595784379	193807021	0	14089.68168	
South Coast AQMD	2032	MDV	Aggregate	Aggregate	Gasoline	1734758.084	22882483714	2786478308	0	1004980.491	
South Coast AQMD	2032	MDV	Aggregate	Aggregate	Diesel	20549.84897	267059433.1	32931215.74	0	9852.071567	
South Coast AQMD	2032	MDV	Aggregate	Aggregate	Electricity	65767.03012	731741181.9	112624421.7	282512490.1	0	
South Coast AQMD	2032	MDV	Aggregate	Aggregate	Plug-in Hybri	34313.36462	498790532.8	49234359.66	87137182.47	7651.164645	
South Coast AQMD	2032	MH	Aggregate	Aggregate	Gasoline	23939.02809	79648236.56	783119.341	0	16394.43404	
South Coast AQMD	2032	MH	Aggregate	Aggregate	Diesel	13136.11826	41139184.85	429551.067	0	4088.551502	
South Coast AQMD	2032	MHDT	Aggregate	Aggregate	Gasoline	20250.18033	327938907.3	132489153.8	0	59272.48417	
South Coast AQMD	2032	MHDT	Aggregate	Aggregate	Diesel	122835.709	1502454553	473052873	0	161879.497	
South Coast AQMD	2032	MHDT	Aggregate	Aggregate	Electricity	20845.07104	337793282.2	86192373.71	354244548.4	0	
South Coast AQMD	2032	MHDT	Aggregate	Aggregate	Natural Gas	2056.716375	26621745.57	5759055.275	0	3182.914261	
South Coast AQMD	2032	OBUS	Aggregate	Aggregate	Gasoline	4166.360282	46543044.05	27258895.44	0	8541.380516	
South Coast AQMD	2032	OBUS	Aggregate	Aggregate	Diesel	3427.962207	70917233.24	13070970.64	0	9405.903331	
South Coast AQMD	2032	OBUS	Aggregate	Aggregate	Electricity	428.1713695	9583296.626	2801360.853	10073706.43	0	
South Coast AQMD	2032	OBUS	Aggregate	Aggregate	Natural Gas	613.55255	9753881.8	1594500.367	0	1028.850117	
South Coast AQMD	2032	SBUS	Aggregate	Aggregate	Gasoline	3041.254277	43946796.41	3977960.594	0	4796.4086	
South Coast AQMD	2032	SBUS	Aggregate	Aggregate	Diesel	2296.911886	15151767.21	10875785.9	0	1996.542546	
South Coast AQMD	2032	SBUS	Aggregate	Aggregate	Electricity	759.5585506	7720140.313	2877496.284	8926808.607	0	
South Coast AQMD	2032	SBUS	Aggregate	Aggregate	Natural Gas	4003.149099	29551100.59	18954750.86	0	6794.992239	
South Coast AQMD	2032	UBUS	Aggregate	Aggregate	Gasoline	801.5660507	28930749.64	1048448.394	0	3659.902364	
South Coast AQMD	2032	UBUS	Aggregate	Aggregate	Diesel	0.527911009	17300.27278	690.5075993	0	1.798178701	
South Coast AQMD	2032	UBUS	Aggregate	Aggregate	Electricity	2150.196567	89627672.07	2812457.109	187405105.7	0	
South Coast AQMD	2032	UBUS	Aggregate	Aggregate	Natural Gas	3221.445971	118193524	4213651.33	0	34585.24051	
					TOTAL	12,321,860	168,040,661,080				**MPG**
					GAS	0.874639265	142,780,941,143			5021305.121	**28.44**
					DSL	0.038780378	9,150,328,684			999569.8419	**9.15**

Source: EMFAC2021 (v1.0.2) Emissions Inventory
Region Type: Air District
Region: South Coast AQMD
Calendar Year: 2035
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/year for CVMT and EVMT, trips/year for Trips, kWh/year for Energy Consumption, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

Region	**Calendar Year**	**Vehicle Category**	**Model Year**	**Speed**	**Fuel**	**Population**	**Total VMT**	**Trips**	**Energy Consumption**	**Fuel Consumption**	
South Coast	2035	HHDT	Aggregate	Aggregate	Gasoline	22.56057608	851152.8861	147605.186	0	172.5711122	
South Coast	2035	HHDT	Aggregate	Aggregate	Diesel	118584.9009	4998988091	599616479.4	0	705861.3468	
South Coast	2035	HHDT	Aggregate	Aggregate	Electricity	16577.67103	567910420.3	66662055.3	1020524683	0	
South Coast	2035	HHDT	Aggregate	Aggregate	Natural Gas	12558.2813	241420643.5	26629807.45	0	36784.54871	
South Coast	2035	LDA	Aggregate	Aggregate	Gasoline	5021677.937	68530277400	8107375980	0	1967137.24	
South Coast	2035	LDA	Aggregate	Aggregate	Diesel	4936.198931	55027348.47	7442018.36	0	1126.015003	
South Coast	2035	LDA	Aggregate	Aggregate	Electricity	579805.9026	8571817691	967224776.1	3309429099	0	
South Coast	2035	LDA	Aggregate	Aggregate	Plug-in Hybri	221898.4062	3184589723	318389818.6	553877543.8	48067.51292	
South Coast	2035	LDT1	Aggregate	Aggregate	Gasoline	444186.5282	5587049774	686665228	0	192345.0464	
South Coast	2035	LDT1	Aggregate	Aggregate	Diesel	3.774040223	53205.31178	6140.209771	0	1.876699808	
South Coast	2035	LDT1	Aggregate	Aggregate	Electricity	7365.907592	114955987.5	12500175.37	44382498.99	0	
South Coast	2035	LDT1	Aggregate	Aggregate	Plug-in Hybri	5730.448119	88243624.22	8222304.832	15745303.97	1294.206979	
South Coast	2035	LDT2	Aggregate	Aggregate	Gasoline	3023243.525	41397403501	4892258681	0	1437189.315	
South Coast	2035	LDT2	Aggregate	Aggregate	Diesel	11068.37909	154130561.7	18102452.54	0	4111.071559	
South Coast	2035	LDT2	Aggregate	Aggregate	Electricity	86279.91742	925126843.1	146279884.8	357175316.3	0	
South Coast	2035	LDT2	Aggregate	Aggregate	Plug-in Hybri	65951.1614	965610779.5	94629694.18	170519199.2	14429.83924	
South Coast	2035	LHDT1	Aggregate	Aggregate	Gasoline	182354.969	2197796103	888399266.4	0	138081.1536	
South Coast	2035	LHDT1	Aggregate	Aggregate	Diesel	122837.1649	1494693985	505259800.7	0	70201.7304	
South Coast	2035	LHDT1	Aggregate	Aggregate	Electricity	67355.85449	1177927426	307741301.6	660998264.2	0	
South Coast	2035	LHDT2	Aggregate	Aggregate	Gasoline	26618.9606	300538382.1	129682592.2	0	21631.25227	
South Coast	2035	LHDT2	Aggregate	Aggregate	Diesel	57945.34106	685227176.9	238343594.9	0	37720.316	
South Coast	2035	LHDT2	Aggregate	Aggregate	Electricity	17705.63933	295766783.9	76723695.34	166070087.9	0	
South Coast	2035	MCY	Aggregate	Aggregate	Gasoline	289776.4316	605466951	201104843.5	0	14279.1269	
South Coast	2035	MDV	Aggregate	Aggregate	Gasoline	1775278.789	23186173236	2847051422	0	983818.9974	
South Coast	2035	MDV	Aggregate	Aggregate	Diesel	20371.75253	262273395.7	32554247.77	0	9327.092287	
South Coast	2035	MDV	Aggregate	Aggregate	Electricity	81572.2493	867108803.6	137915997.3	334775564.6	0	
South Coast	2035	MDV	Aggregate	Aggregate	Plug-in Hybri	40891.53081	574569807.7	58673008.53	101360596.8	8706.675681	
South Coast	2035	MH	Aggregate	Aggregate	Gasoline	22773.90242	77116133.23	745004.4917	0	15872.86398	
South Coast	2035	MH	Aggregate	Aggregate	Diesel	13330.94566	41383194.48	435921.9232	0	4114.858827	
South Coast	2035	MHDT	Aggregate	Aggregate	Gasoline	17822.47313	276388191	116605597.9	0	48870.29352	
South Coast	2035	MHDT	Aggregate	Aggregate	Diesel	116805.932	1415414356	450032625.7	0	149738.2279	
South Coast	2035	MHDT	Aggregate	Aggregate	Electricity	37699.17989	594025346.8	155781035.6	623275160.4	0	
South Coast	2035	MHDT	Aggregate	Aggregate	Natural Gas	2068.732549	25969334.48	5832958.316	0	3097.611501	
South Coast	2035	OBUS	Aggregate	Aggregate	Gasoline	3709.883961	38420789.58	24272346.16	0	6922.337663	
South Coast	2035	OBUS	Aggregate	Aggregate	Diesel	3401.156657	71439486.98	12974939.11	0	9314.923392	
South Coast	2035	OBUS	Aggregate	Aggregate	Electricity	718.6842002	15378748.28	4702074.747	16165490.15	0	
South Coast	2035	OBUS	Aggregate	Aggregate	Natural Gas	636.5974885	10075436.8	1654389.553	0	1044.73388	
South Coast	2035	SBUS	Aggregate	Aggregate	Gasoline	2893.767707	41541324.19	3785048.161	0	4483.425368	
South Coast	2035	SBUS	Aggregate	Aggregate	Diesel	1822.550617	12257645.52	8629704.271	0	1578.514614	
South Coast	2035	SBUS	Aggregate	Aggregate	Electricity	1339.380643	13541909.72	5101185.386	15658528.38	0	
South Coast	2035	SBUS	Aggregate	Aggregate	Natural Gas	4079.207264	28774078.19	19314883.23	0	6571.51441	
South Coast	2035	UBUS	Aggregate	Aggregate	Gasoline	707.9025361	26145679.48	925936.5172	0	2875.7224	
South Coast	2035	UBUS	Aggregate	Aggregate	Electricity	3323.645461	120851499.5	4347328.263	252643644.2	0	
South Coast	2035	UBUS	Aggregate	Aggregate	Natural Gas	2178.978142	91182988.14	2850103.41	0	26610.88074	
					TOTAL	12,537,913	169,930,904,940				**MPG**
					GAS	0.862270104	142,265,168,617			4833679.346	**29.43**
					DSL	0.037574682	9,190,888,447			993095.9735	**9.25**

Santa Monica College - Existing Conditions Entire Campus (2025)
Operational Fuel Calculations

Land Use	Units	Average Daily Trip Rate			Annual VMT
		Weekday	Saturday	Sunday	
Junior College (2 year)	1,065,931	20,993	11,642	1,254	46,420,132
	TOTAL	**20,993**	**11,642**	**1,254**	**46,420,132**

Fleet Mix
LDA
LDT1
LDT2
HHDT
LHDT1
LHDT2
MCY
MH
OBUS
MDV
SBUS
MHDT
UBUS

	Fleet Factor	VMT	Fuel (gallons)
Diesel	0.04	1,856,805	216,411
Gas	0.91	42,242,320	1,674,289
		44,099,125	**1,890,700**

Notes:

1. Assumes an average fuel efficiency of 25.23 miles per gallon (mpg) for gasoline and 8.58 mpg for diesel per 2021 EMFAC Emissions Inventory (see attachment in this Appendix).
2. CalEEMod Version 2022.1 provides trips/VMT for the existing uses.
3. Fleet Mix provided by EMFAC 2021 Inventory, SCAQMD, 2025.

Santa Monica College Master Plan - Full Buildout Entire Campus (2035)
Operational Fuel Calculations

Land Use	Units	Average Daily Trip Rate			Annual VMT
		Weekday	Saturday	Sunday	
Junior College (2 year)		19,125	10,606	1,143	42,288,038
	Total	**19,125**	**10,606**	**1,143**	**42,288,038**

Fleet Mix
LDA
LDT1
LDT2
HHDT
LHDT1
LHDT2
MCY
MH
OBUS
MDV
SBUS
MHDT
UBUS

	Fleet Factor	VMT	Fuel (gallons)
Diesel	0.04	1,691,522	182,867
Gas	0.86	36,367,713	1,235,736
		38,059,234	**1,418,603**

Notes:

1. Assumes an average fuel efficiency of 29.43 miles per gallon (mpg) for gasoline and 9.25 mpg for diesel per 2021 EMFAC Emissions Inventory (see attachment in this Appendix).
2. CalEEMod Version 2022.1 provides trips/VMT for the existing uses.
3. Fleet Mix provided by EMFAC 2021 Inventory, SCAQMD, 2035.

CRAFTSMEN INDUSTRIES, INC.
Ideation to Creation. *FAST.*
(https://www.craftsmenind.com)

NetZero Trailer
AS9100D CERTIFIED
ISO 9001:2015 CERTIFIED
ASR American Systems Registrar
ANAB ACCREDITED MANAGEMENT SYSTEMS CERTIFICATION BODY

Net Zero Trailers: High Performance & Sustainability

From Ideation to Creation:
A Craftsmen Industries and Pepper Construction Partnership

Pepper Construction took notice of the typical jobsite environment and the impact it had on the ability to learn and complete daily jobs, as well as the crew's mental health. The industry leader made a commitment to better serve their onsite staff and communities. The changes started with simple solutions like new energy-efficient power strips and ended with a completely Net Zero solution. Pepper strategically partnered with Craftsmen to bring the concept to reality.

Craftsmen is using our 40 years of experience to build from the ground up for durability and long lifespan. Initial design includes 27 photovoltaic solar panels on the rooftop, taking place of a generator, to produce 37.7 kWh per day to provide enough power for a full workday. The trailer is equipped to support 12 people including their computers and phone, large monitors, Wi-Fi, LED lighting, temperature control, a refrigerator, microwave, and a tankless water heater.

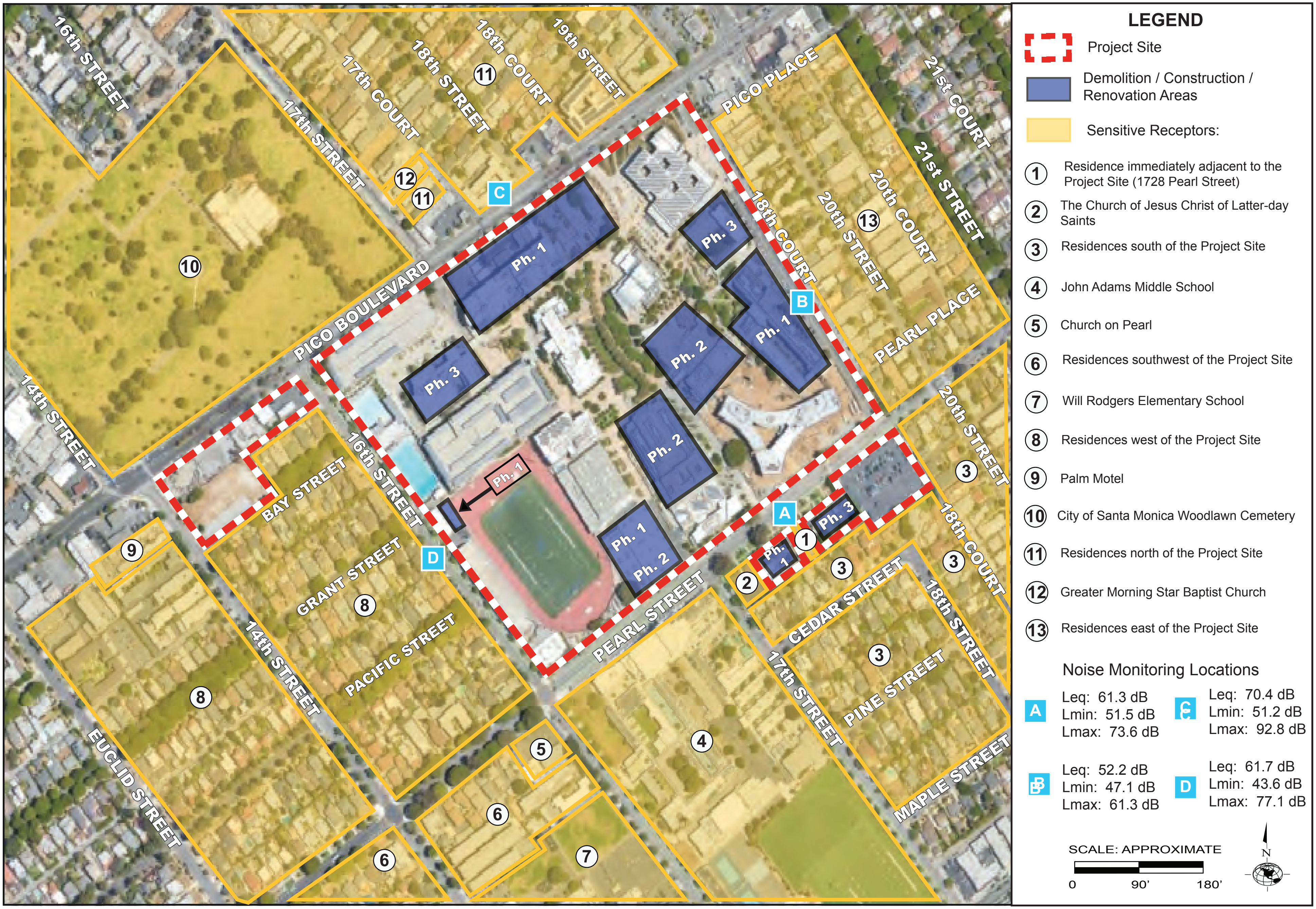
The **ergonomic interior** includes a large conference area, private office, workstations, a kitchenette, a restroom, and an IT closet. Solar power, ample doors and windows for natural lighting, and the tech-powered space of just one Net Zero Trailer work together to **reduce the combined carbon footprints of several jobsites by more than 150,000 pounds of CO_2 emissions**. An optimum environment that has won **international acclaim**.

Request More Info (https://cta-redirect.hubspot.com/cta/redirect/4769182/5b50af1d-179b-43d5-b229-83c214da4499)

Appendix F

Noise Modeling Worksheets

[Page left intentionally blank.]


LEGEND
Project Site
Demolition / Construction / Renovation Areas
Sensitive Receptors:
① Residence immediately adjacent to the Project Site (1728 Pearl Street)
② The Church of Jesus Christ of Latter-day Saints
③ Residences south of the Project Site
④ John Adams Middle School
⑤ Church on Pearl
⑥ Residences southwest of the Project Site
⑦ Will Rodgers Elementary School
⑧ Residences west of the Project Site
⑨ Palm Motel
⑩ City of Santa Monica Woodlawn Cemetery
⑪ Residences north of the Project Site
⑫ Greater Morning Star Baptist Church
⑬ Residences east of the Project Site
Noise Monitoring Locations
A Leq: 61.3 dB Lmin: 51.5 dB Lmax: 73.6 dB
C Leq: 70.4 dB Lmin: 51.2 dB Lmax: 92.8 dB
B Leq: 52.2 dB Lmin: 47.1 dB Lmax: 61.3 dB
D Leq: 61.7 dB Lmin: 43.6 dB Lmax: 77.1 dB
SCALE: APPROXIMATE
0
90'
180'
N
16th STREET
17th STREET
17th COURT
18th STREET
18th COURT
19th STREET
PICO PLACE
21st COURT
21st STREET
20th COURT
20th STREET
18th COURT
PEARL PLACE
PICO BOULEVARD
14th STREET
BAY STREET
16th STREET
GRANT STREET
PACIFIC STREET
14th STREET
EUCLID STREET
PEARL STREET
17th STREET
CEDAR STREET
PINE STREET
18th STREET
18th COURT
20th STREET
MAPLE STREET
Ph. 1
Ph. 1
Ph. 1
Ph. 1
Ph. 1
Ph. 2
Ph. 2
Ph. 2
Ph. 3
Ph. 3
Ph. 3
A
B
C
D
⑩
⑪
⑪
⑫
⑬
③
③
③
③
①
②
⑨
⑧
⑧
④
⑤
⑥
⑥
⑦

Source: Google Earth, Aerial View, 2022.

Figure IV.G-3
Noise Monitoring and Sensitive Receptor Map

Measurement Report

Report Summary

Meter's File Name	831_Data.167.s	Computer's File Name	831C_10304-20240418 114024-831_Data.167.ldbin
Meter	831C 10304		
Firmware	04.5.1R0		
User	Elise Lorenzana Cronkrite	Location A:	On the south side of Pearl Street, adjacent to the SMC Pearl Street properties
Job Description	SMC Main Campus Master Plan		
Noise Sources:	Vehicle traffic, pedestrians, construction of the Math & Science building on the Project Site		

Start Time	2024-04-18 11:40:24	Duration	0:15:00.0		
End Time	2024-04-18 11:55:24	Run Time	0:15:00.0	Pause Time	0:00:00.0

Results

Overall Metrics

LA_{eq}	61.3 dB		
LAE	90.9 dB	SEA	--- dB
EA	136.5 µPa²h	LAFTM5	66.0 dB
LZ_{peak}	108.4 dB	2024-04-18 11:47:24	
LAS_{max}	73.6 dB	2024-04-18 11:41:00	
LAS_{min}	51.5 dB	2024-04-18 11:51:35	
LA_{eq}	61.3 dB		
LC_{eq}	74.3 dB	LC_{eq} - LA_{eq}	12.9 dB
LAI_{eq}	63.6 dB	LAI_{eq} - LA_{eq}	2.2 dB

Exceedances	Count	Duration
LAS > 65.0 dB	24	0:01:43.6
LAS > 85.0 dB	0	0:00:00.0
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight	
	61.4 dB	61.4 dB	0.0 dB	
	LDEN	LDay	LEve	LNight
	61.4 dB	61.4 dB	--- dB	--- dB

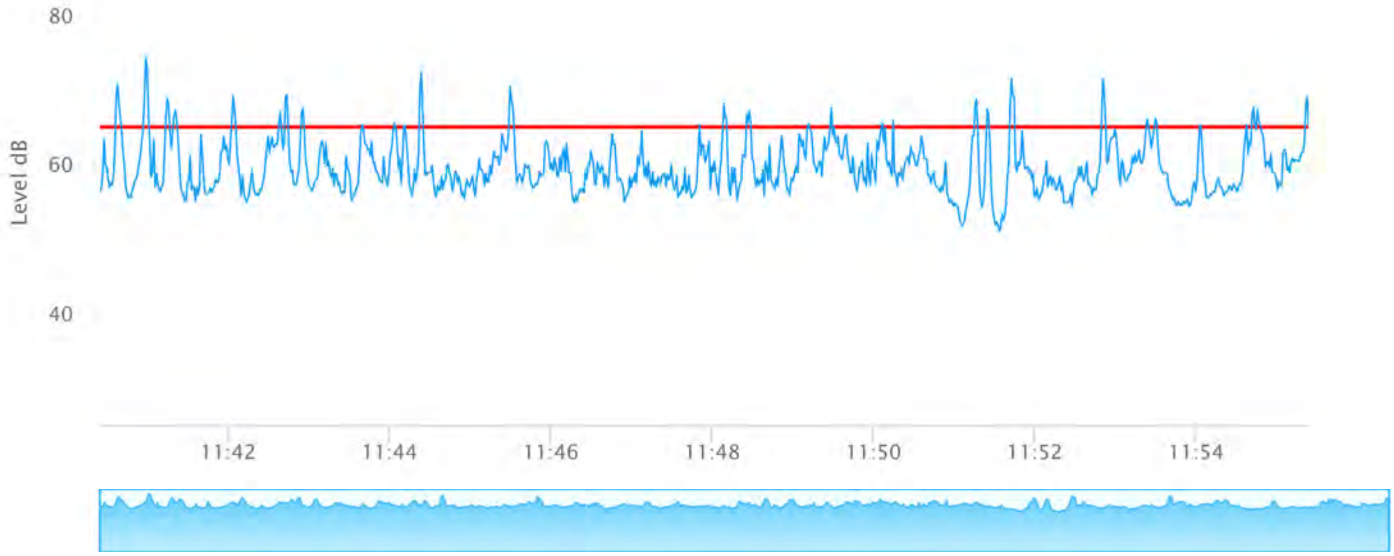
Any Data	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	61.3 dB		74.3 dB		88.1 dB	
$Ls_{(max)}$	73.6 dB	2024-04-18 11:41:00	82.8 dB	2024-04-18 11:50:15	98.8 dB	2024-04-18 11:47:24
$LF_{(max)}$	75.6 dB	2024-04-18 11:40:59	90.5 dB	2024-04-18 11:50:15	102.2 dB	2024-04-18 11:49:50
$LI_{(max)}$	80.1 dB	2024-04-18 11:51:45	94.2 dB	2024-04-18 11:50:15	105.4 dB	2024-04-18 11:45:55
$LS_{(min)}$	51.5 dB	2024-04-18 11:51:35	65.9 dB	2024-04-18 11:51:33	71.0 dB	2024-04-18 11:41:34
$LF_{(min)}$	50.5 dB	2024-04-18 11:51:34	63.1 dB	2024-04-18 11:51:32	68.6 dB	2024-04-18 11:51:21
$LI_{(min)}$	51.1 dB	2024-04-18 11:51:34	67.1 dB	2024-04-18 11:51:39	72.1 dB	2024-04-18 11:53:55
$L_{Peak(max)}$	96.4 dB	2024-04-18 11:51:45	100.8 dB	2024-04-18 11:50:15	108.4 dB	2024-04-18 11:47:24

Overloads	Count	Duration
	0	0:00:00.0

Statistics

LAS 5.0	66.2 dB
LAS 10.0	64.4 dB
LAS 33.3	60.7 dB
LAS 50.0	59.1 dB
LAS 66.6	57.9 dB
LAS 90.0	56.3 dB

Time History



Measurement Report

Report Summary

Meter's File Name	831_Data.168.s	Computer's File Name	831C_10304-20240418 120022-831_Data.168.ldbin
Meter	831C 10304		
Firmware	04.5.1R0		
User	Elise Lorenzana Cronkrite	Location B:	Along the eastern border of the SMC Main Campus
Job Description	SMC Main Campus Master Plan		
Noise Sources:	Light vehicle traffic, pedestrians, helicopter, engines starting and idling, construction of the Math & Science building on the Project Site		

Start Time	2024-04-18 12:00:22	Duration	0:15:00.0		
End Time	2024-04-18 12:15:22	Run Time	0:15:00.0	Pause Time	0:00:00.0

Results

Overall Metrics

LA_{eq}	52.2 dB		
LAE	81.8 dB	SEA	--- dB
EA	16.7 µPa²h	LAFTM5	55.6 dB
LZ_{peak}	94.1 dB	2024-04-18 12:07:02	
LAS_{max}	61.3 dB	2024-04-18 12:14:24	
LAS_{min}	47.1 dB	2024-04-18 12:03:25	
LA_{eq}	52.2 dB		
LC_{eq}	68.8 dB	LC_{eq} - LA_{eq}	16.6 dB
LAI_{eq}	54.2 dB	LAI_{eq} - LA_{eq}	2.0 dB

Exceedances	Count	Duration
LAS > 65.0 dB	0	0:00:00.0
LAS > 85.0 dB	0	0:00:00.0
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight	
	52.2 dB	52.2 dB	0.0 dB	
	LDEN	LDay	LEve	LNight
	52.2 dB	52.2 dB	--- dB	--- dB

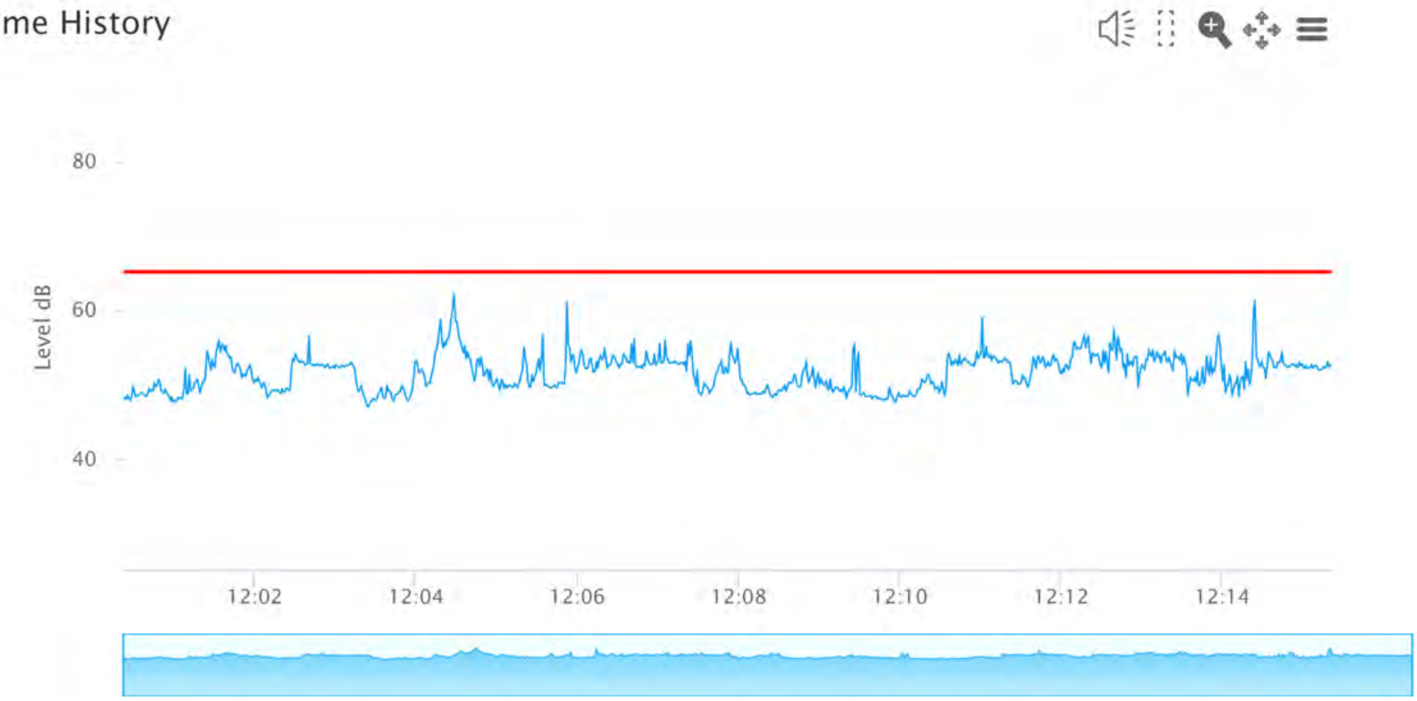
Any Data	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	52.2 dB		68.8 dB		74.5 dB	
$Ls_{(max)}$	61.3 dB	2024-04-18 12:14:24	75.9 dB	2024-04-18 12:12:18	86.2 dB	2024-04-18 12:02:48
$LF_{(max)}$	65.6 dB	2024-04-18 12:11:02	79.7 dB	2024-04-18 12:12:27	90.0 dB	2024-04-18 12:02:48
$LI_{(max)}$	70.0 dB	2024-04-18 12:11:02	82.7 dB	2024-04-18 12:13:49	91.7 dB	2024-04-18 12:03:43
$LS_{(min)}$	47.1 dB	2024-04-18 12:03:25	64.2 dB	2024-04-18 12:01:01	68.5 dB	2024-04-18 12:00:35
$LF_{(min)}$	46.4 dB	2024-04-18 12:03:24	61.7 dB	2024-04-18 12:03:39	66.4 dB	2024-04-18 12:00:37
$LI_{(min)}$	46.9 dB	2024-04-18 12:03:24	65.2 dB	2024-04-18 12:01:06	70.0 dB	2024-04-18 12:00:35
$L_{Peak(max)}$	83.6 dB	2024-04-18 12:11:02	90.6 dB	2024-04-18 12:13:49	94.1 dB	2024-04-18 12:07:02

Overloads	Count	Duration
	0	0:00:00.0

Statistics

LAS 5.0	55.1 dB
LAS 10.0	54.1 dB
LAS 33.3	52.7 dB
LAS 50.0	52.0 dB
LAS 66.6	50.2 dB
LAS 90.0	48.6 dB

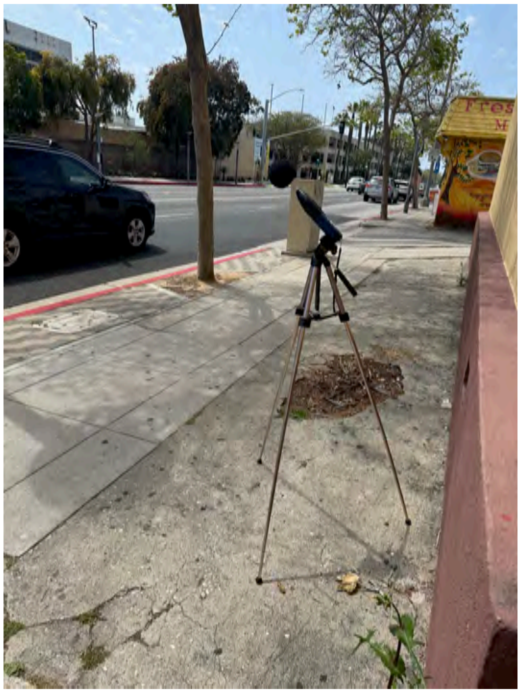
Time History



Measurement Report

Report Summary

Meter's File Name	831_Data.170.s	Computer's File Name	831C_10304-20240418 122610-831_Data.170.ldbin
Meter	831C 10304		
Firmware	04.5.1R0		
User	Elise Lorenzana Cronkrite	Location C:	On the north side of Pico Boulevard
Job Description	SMC Main Campus Master Plan		
Noise Sources:	Vehicle traffic, pedestrians, buses, motorcycles		



Start Time	2024-04-18 12:26:10	Duration	0:15:00.0		
End Time	2024-04-18 12:41:10	Run Time	0:15:00.0	Pause Time	0:00:00.0

Results

Overall Metrics

LA_{eq}	70.4 dB		
LAE	99.9 dB	SEA	--- dB
EA	1.1 mPa²h	LAFTM5	75.9 dB
LZ_{peak}	113.6 dB	2024-04-18 12:38:33	
LAS_{max}	92.8 dB	2024-04-18 12:38:34	
LAS_{min}	51.2 dB	2024-04-18 12:30:54	
LA_{eq}	70.4 dB		
LC_{eq}	81.1 dB	LC_{eq} - LA_{eq}	10.7 dB
LAI_{eq}	73.1 dB	LAI_{eq} - LA_{eq}	2.7 dB

Exceedances

Exceedances		Count	Duration
LAS >	65.0 dB	32	0:09:47.7
LAS >	85.0 dB	1	0:00:04.1
LZpeak >	135.0 dB	0	0:00:00.0
LZpeak >	137.0 dB	0	0:00:00.0
LZpeak >	140.0 dB	0	0:00:00.0

Community Noise

	LDN	LDay	LNight	
	70.4 dB	70.4 dB	0.0 dB	
	LDEN	**LDay**	**LEve**	**LNight**
	70.4 dB	70.4 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	70.4 dB		81.1 dB		82.4 dB	
$Ls_{(max)}$	92.8 dB	2024-04-18 12:38:34	101.3 dB	2024-04-18 12:38:34	101.5 dB	2024-04-18 12:38:34
$LF_{(max)}$	95.2 dB	2024-04-18 12:38:34	104.3 dB	2024-04-18 12:38:33	104.4 dB	2024-04-18 12:38:33
$LI_{(max)}$	96.2 dB	2024-04-18 12:38:33	105.7 dB	2024-04-18 12:38:33	105.8 dB	2024-04-18 12:38:33
$LS_{(min)}$	51.2 dB	2024-04-18 12:30:54	67.6 dB	2024-04-18 12:34:31	70.4 dB	2024-04-18 12:29:21
$LF_{(min)}$	50.2 dB	2024-04-18 12:30:53	64.6 dB	2024-04-18 12:34:33	68.4 dB	2024-04-18 12:34:31
$LI_{(min)}$	51.1 dB	2024-04-18 12:30:54	68.3 dB	2024-04-18 12:34:31	70.9 dB	2024-04-18 12:34:31
$L_{Peak(max)}$	106.0 dB	2024-04-18 12:38:34	113.4 dB	2024-04-18 12:38:33	113.6 dB	2024-04-18 12:38:33

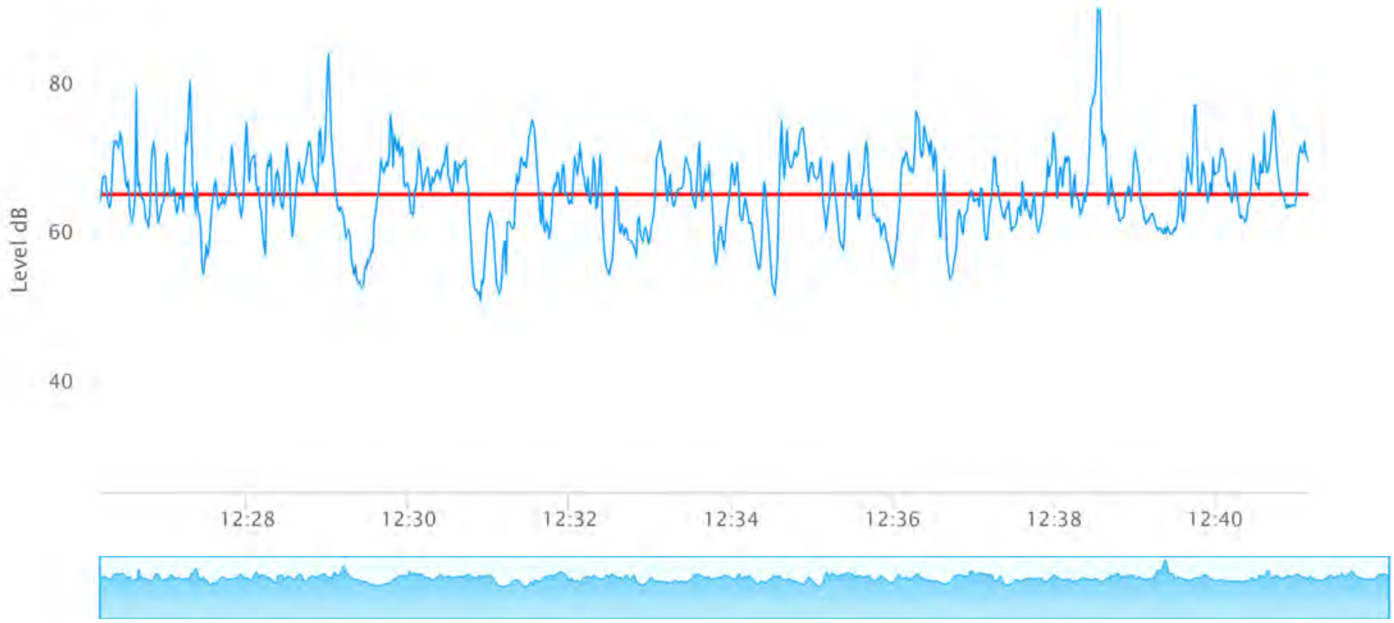
Overloads

Overloads	Count	Duration
	0	0:00:00.0

Statistics

LAS 5.0	72.9 dB
LAS 10.0	71.1 dB
LAS 33.3	67.7 dB
LAS 50.0	65.6 dB
LAS 66.6	63.5 dB
LAS 90.0	59.0 dB

Time History



Measurement Report

Report Summary

Meter's File Name	831_Data.171.s	Computer's File Name	831C_10304-20240418 124840-831_Data.171.ldbin
Meter	831C 10304		
Firmware	04.5.1R0		
User	Elise Lorenzana Cronkrite	Location D:	On the west side of 16th Street
Job Description	SMC Main Campus Master Plan		
Noise Sources:	Vehicle traffic, pedestrians		

Start Time	2024-04-18 12:48:40	Duration	0:15:00.0		
End Time	2024-04-18 13:03:40	Run Time	0:15:00.0	Pause Time	0:00:00.0

Results

Overall Metrics

LA_{eq}	61.7 dB		
LAE	91.3 dB	SEA	--- dB
EA	148.3 µPa²h	LAFTM5	66.8 dB
LZ_{peak}	105.9 dB	2024-04-18 13:00:50	
LAS_{max}	77.1 dB	2024-04-18 13:00:51	
LAS_{min}	43.6 dB	2024-04-18 12:58:38	
LA_{eq}	61.7 dB		
LC_{eq}	72.9 dB	LC_{eq} - LA_{eq}	11.2 dB
LAI_{eq}	63.3 dB	LAI_{eq} - LA_{eq}	1.6 dB

Exceedances	Count	Duration
LAS > 65.0 dB	24	0:01:59.2
LAS > 85.0 dB	0	0:00:00.0
LZpeak > 135.0 dB	0	0:00:00.0
LZpeak > 137.0 dB	0	0:00:00.0
LZpeak > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight	
	61.7 dB	61.7 dB	0.0 dB	
	LDEN	**LDay**	**LEve**	**LNight**
	61.7 dB	61.7 dB	--- dB	--- dB

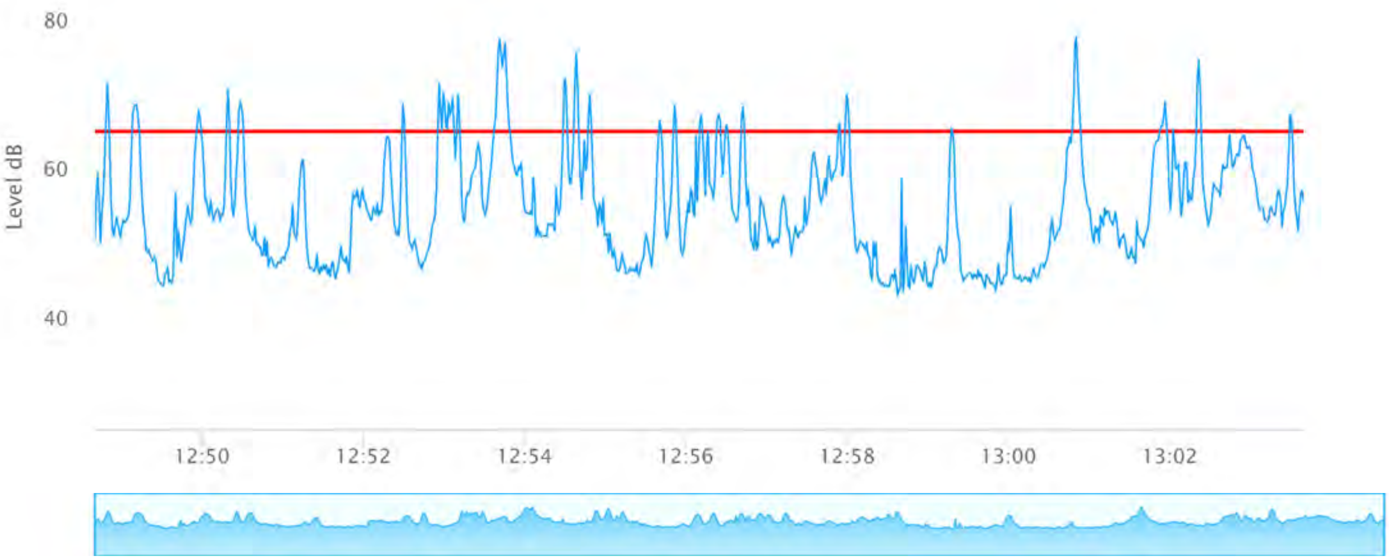
Any Data	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	61.7 dB		72.9 dB		77.8 dB	
$Ls_{(max)}$	77.1 dB	2024-04-18 13:00:51	94.2 dB	2024-04-18 13:00:51	95.0 dB	2024-04-18 13:00:51
$LF_{(max)}$	79.2 dB	2024-04-18 13:00:50	96.9 dB	2024-04-18 13:00:50	97.6 dB	2024-04-18 13:00:50
$LI_{(max)}$	79.7 dB	2024-04-18 13:00:50	98.0 dB	2024-04-18 13:00:50	98.7 dB	2024-04-18 13:00:50
$LS_{(min)}$	43.6 dB	2024-04-18 12:58:38	59.0 dB	2024-04-18 12:58:51	63.5 dB	2024-04-18 12:58:54
$LF_{(min)}$	42.5 dB	2024-04-18 12:58:42	57.2 dB	2024-04-18 12:58:53	61.1 dB	2024-04-18 12:58:51
$LI_{(min)}$	43.2 dB	2024-04-18 12:58:38	60.1 dB	2024-04-18 12:58:51	65.3 dB	2024-04-18 12:58:58
$L_{Peak(max)}$	90.9 dB	2024-04-18 13:00:50	104.1 dB	2024-04-18 13:00:50	105.9 dB	2024-04-18 13:00:50

Overloads	Count	Duration
	0	0:00:00.0

Statistics

LAS 5.0	67.8 dB
LAS 10.0	65.4 dB
LAS 33.3	57.6 dB
LAS 50.0	54.2 dB
LAS 66.6	51.0 dB
LAS 90.0	46.1 dB

Time History



HOURLY AVERAGE NOISE LEVEL (Leq)

Construction Noise Impact Summary - Phase 1 Without Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	85.7	84.5	83.9	76.9	77.9	81.3	4.4
Receptor #2	61.3	85.7	84.5	83.9	76.9	77.9	81.3	4.4
Receptor #3	61.3	81.3	80.0	79.5	72.5	73.5	81.3	0.0
Receptor #4	61.3	72.7	71.5	48.7	41.7	42.7	81.3	-8.6
Receptor #5	61.3	63.5	62.3	37.9	30.9	31.9	81.3	-17.8
Receptor #6	61.3	61.9	60.6	37.8	30.8	31.8	81.3	-19.4
Receptor #7	61.3	51.3	50.0	37.7	30.7	31.7	81.3	-30.0
Receptor #8	61.7	78.8	77.5	38.8	31.8	68.1	81.7	-2.9
Receptor #9	61.7	38.3	37.0	34.1	27.1	32.8	81.7	-43.4
Receptor #10	70.4	66.7	65.5	65.0	58.0	59.0	90.4	-23.7
Receptor #11	70.4	58.1	56.9	56.4	49.4	59.0	90.4	-31.4
Receptor #12	70.4	46.5	45.3	44.8	37.7	38.8	90.4	-43.9
Receptor #13	52.2	55.7	54.5	53.9	46.9	47.9	72.2	-16.5

* Significance criteria is based on a 20-dBA noise increase above ambient threshold.

Construction Noise Impact Summary - Phase 1 With Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	80.7	79.5	78.9	71.9	72.9	81.3	-0.6
Receptor #2	61.3	80.7	79.5	78.9	71.9	72.9	81.3	-0.6
Receptor #3	61.3	76.3	75.0	74.5	67.5	68.5	81.3	-5.0

* Significance criteria is based on a 20 dBA noise increase above ambient threshold.

MAXIMUM INSTANTANEOUS NOISE LEVEL (Lmax)

Construction Noise Impact Summary - Phase 1 Without Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	91.9	88.5	87.9	83.9	81.9	101.3	-9.4
Receptor #2	61.3	91.9	88.5	87.9	83.9	81.9	101.3	-9.4
Receptor #3	61.3	87.5	84.0	83.5	79.5	77.5	101.3	-13.8
Receptor #4	61.3	78.9	75.5	52.7	48.7	46.7	101.3	-22.4
Receptor #5	61.3	69.7	66.2	41.9	37.9	35.9	101.3	-31.6
Receptor #6	61.3	68.1	64.6	41.8	37.8	35.8	101.3	-33.2
Receptor #7	61.3	57.5	54.0	41.7	37.7	35.7	101.3	-43.8
Receptor #8	61.7	85.0	81.5	42.8	38.8	72.1	101.7	-16.7
Receptor #9	61.7	44.4	41.0	38.1	34.1	36.8	101.7	-57.3
Receptor #10	70.4	72.9	69.5	68.9	64.9	62.9	110.4	-37.5
Receptor #11	70.4	64.3	60.9	60.4	56.4	62.9	110.4	-46.1
Receptor #12	70.4	52.7	49.3	48.7	44.7	42.7	110.4	-57.7
Receptor #13	52.2	61.9	58.5	57.9	53.9	51.9	92.2	-30.3

* Significance criteria is based on a 20-dBA noise increase above ambient threshold.

Construction Noise Impact Summary - Phase 1 With Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	86.9	83.5	82.9	78.9	76.9	101.3	-14.4
Receptor #2	61.3	86.9	83.5	82.9	78.9	76.9	101.3	-14.4
Receptor #3	61.3	82.5	79.0	78.5	74.5	72.5	101.3	-18.8

* Significance criteria is based on a 20 dBA noise increase above ambient threshold.

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 1**
Construction Activity:	**Demolition (Pico Classroom Complex, Math Complex, Drescher Hall, Pico Village, Campus Police A & B, Campus Police Annex, Faculty**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage (%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	45	0	90.9	83.9	5	85.9	78.9
Tractor/Loader/Backhoe	No	40	84	-	45	0	84.9	80.9	5	79.9	75.9
						Construction Noise Level (dBA Leq)	**91.9**	**85.7**	**Results**	**86.9**	**80.7**
						Noise Level Above Ambient	**30.6**	**24.4**	**Level Above Ambient**	**25.6**	**19.4**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	45	0	90.9	83.9	5	85.9	78.9
Tractor/Loader/Backhoe	No	40	84	-	45	0	84.9	80.9	5	79.9	75.9
						Construction Noise Level (dBA Leq)	**91.9**	**85.7**	**Results**	**86.9**	**80.7**
						Noise Level Above Ambient	**30.6**	**24.4**	**Level Above Ambient**	**25.6**	**19.4**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	75	0	86.5	79.5	5	81.5	74.5
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
						Construction Noise Level (dBA Leq)	**87.5**	**81.3**	**Results**	**82.5**	**76.3**
						Noise Level Above Ambient	**26.2**	**20.0**	**Level Above Ambient**	**21.2**	**15.0**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	200	0	78.0	71.0	0	78.0	71.0
Tractor/Loader/Backhoe	No	40	84	-	200	0	72.0	68.0	0	72.0	68.0
						Construction Noise Level (dBA Leq)	**78.9**	**72.7**	**Results**	**78.9**	**72.7**
						Noise Level Above Ambient	**17.6**	**11.4**	**Level Above Ambient**	**17.6**	**11.4**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	580	0	68.7	61.7	0	68.7	61.7
Tractor/Loader/Backhoe	No	40	84	-	580	0	62.7	58.7	0	62.7	58.7
						Construction Noise Level (dBA Leq)	**69.7**	**63.5**	**Results**	**69.7**	**63.5**
						Noise Level Above Ambient	**8.4**	**2.2**	**Level Above Ambient**	**8.4**	**2.2**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	700	0	67.1	60.1	0	67.1	60.1
Tractor/Loader/Backhoe	No	40	84	-	700	0	61.1	57.1	0	61.1	57.1
					Construction Noise Level (dBA Leq)		68.1	61.9	Results	68.1	61.9
					Noise Level Above Ambient		6.8	0.6	Level Above Ambient	6.8	0.6

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	750	10	56.5	49.5	0	56.5	49.5
Tractor/Loader/Backhoe	No	40	84	-	750	10	50.5	46.5	0	50.5	46.5
					Construction Noise Level (dBA Leq)		57.5	51.3	Results	57.5	51.3
					Noise Level Above Ambient		-3.8	-10.0	Level Above Ambient	-3.8	-10.0

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	100	0	84.0	77.0	0	84.0	77.0
Tractor/Loader/Backhoe	No	40	84	-	100	0	78.0	74.0	0	78.0	74.0
					Construction Noise Level (dBA Leq)		85.0	78.8	Results	85.0	78.8
					Noise Level Above Ambient		23.3	17.1	Level Above Ambient	23.3	17.1

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	1060	20	43.5	36.5	0	43.5	36.5
Tractor/Loader/Backhoe	No	40	84	-	1060	20	37.5	33.5	0	37.5	33.5
					Construction Noise Level (dBA Leq)		44.4	38.3	Results	44.4	38.3
					Noise Level Above Ambient		-17.3	-23.4	Level Above Ambient	-17.3	-23.4

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	400	0	71.9	64.9	0	71.9	64.9
Tractor/Loader/Backhoe	No	40	84	-	400	0	65.9	62.0	0	65.9	62.0
					Construction Noise Level (dBA Leq)		72.9	66.7	Results	72.9	66.7
					Noise Level Above Ambient		2.5	-3.7	Level Above Ambient	2.5	-3.7

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	340	10	63.3	56.4	0	63.3	56.4
Tractor/Loader/Backhoe	No	40	84	-	340	10	57.3	53.4	0	57.3	53.4
						Construction Noise Level (dBA Leq)	64.3	58.1	Results	64.3	58.1
						Noise Level Above Ambient	-6.1	-12.3	Level Above Ambient	-6.1	-12.3

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	410	20	51.7	44.7	0	51.7	44.7
Tractor/Loader/Backhoe	No	40	84	-	410	20	45.7	41.7	0	45.7	41.7
						Construction Noise Level (dBA Leq)	52.7	46.5	Results	52.7	46.5
						Noise Level Above Ambient	-17.7	-23.9	Level Above Ambient	-17.7	-23.9

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	450	10	60.9	53.9	0	60.9	53.9
Tractor/Loader/Backhoe	No	40	84	-	450	10	54.9	50.9	0	54.9	50.9
						Construction Noise Level (dBA Leq)	61.9	55.7	Results	61.9	55.7
						Noise Level Above Ambient	9.7	3.5	Level Above Ambient	9.7	3.5

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 1**
Construction Activity:	**Grading**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	45	0	85.9	81.9	5	80.9	76.9
Scraper	No	40	85	84	45	0	84.9	80.9	5	79.9	75.9
						Construction Noise Level (dBA Leq)	**88.5**	**84.5**	**Results**	**83.5**	**79.5**
						Noise Level Above Ambient	**27.2**	**23.2**	**Level Above Ambient**	**22.2**	**18.2**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	45	0	85.9	81.9	5	80.9	76.9
Scraper	No	40	85	84	45	0	84.9	80.9	5	79.9	75.9
						Construction Noise Level (dBA Leq)	**88.5**	**84.5**	**Results**	**83.5**	**79.5**
						Noise Level Above Ambient	**27.2**	**23.2**	**Level Above Ambient**	**22.2**	**18.2**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	75	0	81.5	77.5	5	76.5	72.5
Scraper	No	40	85	84	75	0	80.5	76.5	5	75.5	71.5
						Construction Noise Level (dBA Leq)	**84.0**	**80.0**	**Results**	**79.0**	**75.0**
						Noise Level Above Ambient	**22.7**	**18.7**	**Level Above Ambient**	**17.7**	**13.7**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	200	0	73.0	69.0	0	73.0	69.0
Scraper	No	40	85	84	200	0	72.0	68.0	0	72.0	68.0
						Construction Noise Level (dBA Leq)	**75.5**	**71.5**	**Results**	**75.5**	**71.5**
						Noise Level Above Ambient	**14.2**	**10.2**	**Level Above Ambient**	**14.2**	**10.2**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	580	0	63.7	59.7	0	63.7	59.7
Scraper	No	40	85	84	580	0	62.7	58.7	0	62.7	58.7
						Construction Noise Level (dBA Leq)	**66.2**	**62.3**	**Results**	**66.2**	**62.3**
						Noise Level Above Ambient	**4.9**	**1.0**	**Level Above Ambient**	**4.9**	**1.0**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	700	0	62.1	58.1	0	62.1	58.1
Scraper	No	40	85	84	700	0	61.1	57.1	0	61.1	57.1
						Construction Noise Level (dBA Leq)	64.6	60.6	Results	64.6	60.6
						Noise Level Above Ambient	3.3	-0.7	Level Above Ambient	3.3	-0.7

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	750	10	51.5	47.5	0	51.5	47.5
Scraper	No	40	85	84	750	10	50.5	46.5	0	50.5	46.5
						Construction Noise Level (dBA Leq)	54.0	50.0	Results	54.0	50.0
						Noise Level Above Ambient	-7.3	-11.3	Level Above Ambient	-7.3	-11.3

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	100	0	79.0	75.0	0	79.0	75.0
Scraper	No	40	85	84	100	0	78.0	74.0	0	78.0	74.0
						Construction Noise Level (dBA Leq)	81.5	77.5	Results	81.5	77.5
						Noise Level Above Ambient	19.8	15.8	Level Above Ambient	19.8	15.8

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	1060	20	38.5	34.5	0	38.5	34.5
Scraper	No	40	85	84	1060	20	37.5	33.5	0	37.5	33.5
						Construction Noise Level (dBA Leq)	41.0	37.0	Results	41.0	37.0
						Noise Level Above Ambient	-20.7	-24.7	Level Above Ambient	-20.7	-24.7

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	400	0	66.9	63.0	0	66.9	63.0
Scraper	No	40	85	84	400	0	65.9	62.0	0	65.9	62.0
						Construction Noise Level (dBA Leq)	69.5	65.5	Results	69.5	65.5
						Noise Level Above Ambient	-0.9	-4.9	Level Above Ambient	-0.9	-4.9

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	340	10	58.3	54.4	0	58.3	54.4
Scraper	No	40	85	84	340	10	57.3	53.4	0	57.3	53.4
						Construction Noise Level (dBA Leq)	60.9	56.9	Results	60.9	56.9
						Noise Level Above Ambient	-9.5	-13.5	Level Above Ambient	-9.5	-13.5

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	410	20	46.7	42.7	0	46.7	42.7
Scraper	No	40	85	84	410	20	45.7	41.7	0	45.7	41.7
						Construction Noise Level (dBA Leq)	49.3	45.3	Results	49.3	45.3
						Noise Level Above Ambient	-21.1	-25.1	Level Above Ambient	-21.1	-25.1

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	450	10	55.9	51.9	0	55.9	51.9
Scraper	No	40	85	84	450	10	54.9	50.9	0	54.9	50.9
						Construction Noise Level (dBA Leq)	58.5	54.5	Results	58.5	54.5
						Noise Level Above Ambient	6.3	2.3	Level Above Ambient	6.3	2.3

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 1**
Construction Activity:	**Building Construction (Pico 1, Pico 2, Police Headquarters) Renovation (Life & Physical Sciences Complex**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (F45eet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	45	0	84.9	80.9	5	79.9	75.9
Tractor/Loader/Backhoe	No	40	84	-	45	0	84.9	80.9	5	79.9	75.9
						Construction Noise Level (dBA Leq)	**87.9**	**83.9**	**Results**	**82.9**	**78.9**
						Noise Level Above Ambient	**26.6**	**22.6**	**Level Above Ambient**	**21.6**	**17.6**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	45	0	84.9	80.9	5	79.9	75.9
Tractor/Loader/Backhoe	No	40	84	-	45	0	84.9	80.9	5	79.9	75.9
						Construction Noise Level (dBA Leq)	**87.9**	**83.9**	**Results**	**82.9**	**78.9**
						Noise Level Above Ambient	**26.6**	**22.6**	**Level Above Ambient**	**21.6**	**17.6**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
						Construction Noise Level (dBA Leq)	**83.5**	**79.5**	**Results**	**78.5**	**74.5**
						Noise Level Above Ambient	**22.2**	**18.2**	**Level Above Ambient**	**17.2**	**13.2**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	260	20	49.7	45.7	0	49.7	45.7
Tractor/Loader/Backhoe	No	40	84	-	260	20	49.7	45.7	0	49.7	45.7
						Construction Noise Level (dBA Leq)	**52.7**	**48.7**	**Results**	**52.7**	**48.7**
						Noise Level Above Ambient	**-8.6**	**-12.6**	**Level Above Ambient**	**-8.6**	**-12.6**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	900	20	38.9	34.9	0	38.9	34.9
Tractor/Loader/Backhoe	No	40	84	-	900	20	38.9	34.9	0	38.9	34.9
						Construction Noise Level (dBA Leq)	**41.9**	**37.9**	**Results**	**41.9**	**37.9**
						Noise Level Above Ambient	**-19.4**	**-23.4**	**Level Above Ambient**	**-19.4**	**-23.4**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	915	20	38.8	34.8	0	38.8	34.8
Tractor/Loader/Backhoe	No	40	84	-	915	20	38.8	34.8	0	38.8	34.8
					Construction Noise Level (dBA Leq)		41.8	37.8	Results	41.8	37.8
					Noise Level Above Ambient		-19.5	-23.5	Level Above Ambient	-19.5	-23.5

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	925	20	38.7	34.7	0	38.7	34.7
Tractor/Loader/Backhoe	No	40	84	-	925	20	38.7	34.7	0	38.7	34.7
					Construction Noise Level (dBA Leq)		41.7	37.7	Results	41.7	37.7
					Noise Level Above Ambient		-19.6	-23.6	Level Above Ambient	-19.6	-23.6

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	810	20	39.8	35.8	0	39.8	35.8
Tractor/Loader/Backhoe	No	40	84	-	810	20	39.8	35.8	0	39.8	35.8
					Construction Noise Level (dBA Leq)		42.8	38.8	Results	42.8	38.8
					Noise Level Above Ambient		-18.9	-22.9	Level Above Ambient	-18.9	-22.9

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	1400	20	35.1	31.1	0	35.1	31.1
Tractor/Loader/Backhoe	No	40	84	-	1400	20	35.1	31.1	0	35.1	31.1
					Construction Noise Level (dBA Leq)		38.1	34.1	Results	38.1	34.1
					Noise Level Above Ambient		-23.6	-27.6	Level Above Ambient	-23.6	-27.6

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	400	0	65.9	62.0	0	65.9	62.0
Tractor/Loader/Backhoe	No	40	84	-	400	0	65.9	62.0	0	65.9	62.0
					Construction Noise Level (dBA Leq)		68.9	65.0	Results	68.9	65.0
					Noise Level Above Ambient		-1.5	-5.4	Level Above Ambient	-1.5	-5.4

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	340	10	57.3	53.4	0	57.3	53.4
Tractor/Loader/Backhoe	No	40	84	-	340	10	57.3	53.4	0	57.3	53.4
						Construction Noise Level (dBA Leq)	**60.4**	**56.4**	**Results**	**60.4**	**56.4**
						Noise Level Above Ambient	**-10.0**	**-14.0**	**Level Above Ambient**	**-10.0**	**-14.0**

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	410	20	45.7	41.7	0	45.7	41.7
Tractor/Loader/Backhoe	No	40	84	-	410	20	45.7	41.7	0	45.7	41.7
						Construction Noise Level (dBA Leq)	**48.7**	**44.8**	**Results**	**48.7**	**44.8**
						Noise Level Above Ambient	**-21.7**	**-25.6**	**Level Above Ambient**	**-21.7**	**-25.6**

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	450	10	54.9	50.9	0	54.9	50.9
Tractor/Loader/Backhoe	No	40	84	-	450	10	54.9	50.9	0	54.9	50.9
						Construction Noise Level (dBA Leq)	**57.9**	**53.9**	**Results**	**57.9**	**53.9**
						Noise Level Above Ambient	**5.7**	**1.7**	**Level Above Ambient**	**5.7**	**1.7**

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 1**
Construction Activity:	**Paving**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment							Without Mitigation				With Mitigation		
							Estimated Shielding	Calculated (dBA)			Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)		(dBA)	*Lmax	Leq		(dBA)	*Lmax	Leq
Roller	No	20	85	80	45		0	80.9	73.9		5	75.9	68.9
Roller	No	20	85	80	45		0	80.9	73.9		5	75.9	68.9
							Construction Noise Level (dBA Leq)	83.9	76.9		Results	78.9	71.9
							Noise Level Above Ambient	22.6	15.6		Level Above Ambient	17.6	10.6

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment							Without Mitigation				With Mitigation		
							Estimated Shielding	Calculated (dBA)			Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)		(dBA)	*Lmax	Leq		(dBA)	*Lmax	Leq
Roller	No	20	85	80	45		0	80.9	73.9		5	75.9	68.9
Roller	No	20	85	80	45		0	80.9	73.9		5	75.9	68.9
							Construction Noise Level (dBA Leq)	83.9	76.9		Results	78.9	71.9
							Noise Level Above Ambient	22.6	15.6		Level Above Ambient	17.6	10.6

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment							Without Mitigation				With Mitigation		
							Estimated Shielding	Calculated (dBA)			Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)		(dBA)	*Lmax	Leq		(dBA)	*Lmax	Leq
Roller	No	20	85	80	75		0	76.5	69.5		5	71.5	64.5
Roller	No	20	85	80	75		0	76.5	69.5		5	71.5	64.5
							Construction Noise Level (dBA Leq)	79.5	72.5		Results	74.5	67.5
							Noise Level Above Ambient	18.2	11.2		Level Above Ambient	13.2	6.2

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment							Without Mitigation				With Mitigation		
							Estimated Shielding	Calculated (dBA)			Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)		(dBA)	*Lmax	Leq		(dBA)	*Lmax	Leq
Roller	No	20	85	80	260		20	45.7	38.7		0	45.7	38.7
Roller	No	20	85	80	260		20	45.7	38.7		0	45.7	38.7
							Construction Noise Level (dBA Leq)	48.7	41.7		Results	48.7	41.7
							Noise Level Above Ambient	-12.6	-19.6		Level Above Ambient	-12.6	-19.6

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment							Without Mitigation				With Mitigation		
							Estimated Shielding	Calculated (dBA)			Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)		(dBA)	*Lmax	Leq		(dBA)	*Lmax	Leq
Roller	No	20	85	80	900		20	34.9	27.9		0	34.9	27.9
Roller	No	20	85	80	900		20	34.9	27.9		0	34.9	27.9
							Construction Noise Level (dBA Leq)	37.9	30.9		Results	37.9	30.9
							Noise Level Above Ambient	-23.4	-30.4		Level Above Ambient	-23.4	-30.4

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	915	20	34.8	27.8	0	34.8	27.8
Roller	No	20	85	80	915	20	34.8	27.8	0	34.8	27.8
						Construction Noise Level (dBA Leq)	37.8	30.8	Results	37.8	30.8
						Noise Level Above Ambient	-23.5	-30.5	Level Above Ambient	-23.5	-30.5

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	925	20	34.7	27.7	0	34.7	27.7
Roller	No	20	85	80	925	20	34.7	27.7	0	34.7	27.7
						Construction Noise Level (dBA Leq)	37.7	30.7	Results	37.7	30.7
						Noise Level Above Ambient	-23.6	-30.6	Level Above Ambient	-23.6	-30.6

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	810	20	35.8	28.8	0	35.8	28.8
Roller	No	20	85	80	810	20	35.8	28.8	0	35.8	28.8
						Construction Noise Level (dBA Leq)	38.8	31.8	Results	38.8	31.8
						Noise Level Above Ambient	-22.9	-29.9	Level Above Ambient	-22.9	-29.9

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	1400	20	31.1	24.1	0	31.1	24.1
Roller	No	20	85	80	1400	20	31.1	24.1	0	31.1	24.1
						Construction Noise Level (dBA Leq)	34.1	27.1	Results	34.1	27.1
						Noise Level Above Ambient	-27.6	-34.6	Level Above Ambient	-27.6	-34.6

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	400	0	61.9	54.9	0	61.9	54.9
Roller	No	20	85	80	400	0	61.9	54.9	0	61.9	54.9
						Construction Noise Level (dBA Leq)	64.9	58.0	Results	64.9	58.0
						Noise Level Above Ambient	-5.5	-12.4	Level Above Ambient	-5.5	-12.4

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	340	10	53.3	46.4	0	53.3	46.4
Roller	No	20	85	80	340	10	53.3	46.4	0	53.3	46.4
					Construction Noise Level (dBA Leq)		56.4	49.4	Results	56.4	49.4
					Noise Level Above Ambient		-14.0	-21.0	Level Above Ambient	-14.0	-21.0

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	410	20	41.7	34.7	0	41.7	34.7
Roller	No	20	85	80	410	20	41.7	34.7	0	41.7	34.7
					Construction Noise Level (dBA Leq)		44.7	37.7	Results	44.7	37.7
					Noise Level Above Ambient		-25.7	-32.7	Level Above Ambient	-25.7	-32.7

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	450	10	50.9	43.9	0	50.9	43.9
Roller	No	20	85	80	450	10	50.9	43.9	0	50.9	43.9
					Construction Noise Level (dBA Leq)		53.9	46.9	Results	53.9	46.9
					Noise Level Above Ambient		1.7	-5.3	Level Above Ambient	1.7	-5.3

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 1**
Construction Activity:	**Architectural Coating/Finishing**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	45	0	78.9	74.9	5	73.9	69.9
Air Compressor	No	40	80	78	45	0	78.9	74.9	5	73.9	69.9
						Construction Noise Level (dBA Leq)	81.9	77.9	Results	76.9	72.9
						Noise Level Above Ambient	20.6	16.6	Level Above Ambient	15.6	11.6

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	45	0	78.9	74.9	5	73.9	69.9
Air Compressor	No	40	80	78	45	0	78.9	74.9	5	73.9	69.9
						Construction Noise Level (dBA Leq)	81.9	77.9	Results	76.9	72.9
						Noise Level Above Ambient	20.6	16.6	Level Above Ambient	15.6	11.6

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	75	0	74.5	70.5	5	69.5	65.5
Air Compressor	No	40	80	78	75	0	74.5	70.5	5	69.5	65.5
						Construction Noise Level (dBA Leq)	77.5	73.5	Results	72.5	68.5
						Noise Level Above Ambient	16.2	12.2	Level Above Ambient	11.2	7.2

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	260	20	43.7	39.7	0	43.7	39.7
Air Compressor	No	40	80	78	260	20	43.7	39.7	0	43.7	39.7
						Construction Noise Level (dBA Leq)	46.7	42.7	Results	46.7	42.7
						Noise Level Above Ambient	-14.6	-18.6	Level Above Ambient	-14.6	-18.6

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	900	20	32.9	28.9	0	32.9	28.9
Air Compressor	No	40	80	78	900	20	32.9	28.9	0	32.9	28.9
						Construction Noise Level (dBA Leq)	35.9	31.9	Results	35.9	31.9
						Noise Level Above Ambient	-25.4	-29.4	Level Above Ambient	-25.4	-29.4

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	915	20	32.8	28.8	0	32.8	28.8
Air Compressor	No	40	80	78	915	20	32.8	28.8	0	32.8	28.8
					Construction Noise Level (dBA Leq)		35.8	31.8	Results	35.8	31.8
					Noise Level Above Ambient		-25.5	-29.5	Level Above Ambient	-25.5	-29.5

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	925	20	32.7	28.7	0	32.7	28.7
Air Compressor	No	40	80	78	925	20	32.7	28.7	0	32.7	28.7
					Construction Noise Level (dBA Leq)		35.7	31.7	Results	35.7	31.7
					Noise Level Above Ambient		-25.6	-29.6	Level Above Ambient	-25.6	-29.6

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	140	0	69.1	65.1	0	69.1	65.1
Air Compressor	No	40	80	78	140	0	69.1	65.1	0	69.1	65.1
					Construction Noise Level (dBA Leq)		72.1	68.1	Results	72.1	68.1
					Noise Level Above Ambient		10.4	6.4	Level Above Ambient	10.4	6.4

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	810	20	33.8	29.8	0	33.8	29.8
Air Compressor	No	40	80	78	810	20	33.8	29.8	0	33.8	29.8
					Construction Noise Level (dBA Leq)		36.8	32.8	Results	36.8	32.8
					Noise Level Above Ambient		-24.9	-28.9	Level Above Ambient	-24.9	-28.9

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	400	0	59.9	56.0	0	59.9	56.0
Air Compressor	No	40	80	78	400	0	59.9	56.0	0	59.9	56.0
					Construction Noise Level (dBA Leq)		62.9	59.0	Results	62.9	59.0
					Noise Level Above Ambient		-7.5	-11.4	Level Above Ambient	-7.5	-11.4

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	340	10	51.3	47.4	0	51.3	47.4
Air Compressor	No	40	80	78	340	10	51.3	47.4	0	51.3	47.4
						Construction Noise Level (dBA Leq)	**54.4**	**50.4**	**Results**	**54.4**	**50.4**
						Noise Level Above Ambient	**-16.0**	**-20.0**	**Level Above Ambient**	**-16.0**	**-20.0**

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	410	20	39.7	35.7	0	39.7	35.7
Air Compressor	No	40	80	78	410	20	39.7	35.7	0	39.7	35.7
						Construction Noise Level (dBA Leq)	**42.7**	**38.8**	**Results**	**42.7**	**38.8**
						Noise Level Above Ambient	**-27.7**	**-31.6**	**Level Above Ambient**	**-27.7**	**-31.6**

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	450	10	48.9	44.9	0	48.9	44.9
Air Compressor	No	40	80	78	450	10	48.9	44.9	0	48.9	44.9
						Construction Noise Level (dBA Leq)	**51.9**	**47.9**	**Results**	**51.9**	**47.9**
						Noise Level Above Ambient	**-0.3**	**-4.3**	**Level Above Ambient**	**-0.3**	**-4.3**

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

HOURLY AVERAGE NOISE LEVEL (Leq)

Construction Noise Impact Summary - Phase 2 Without Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	61.5	61.5	61.5	61.5	57.5	81.3	-19.8
Receptor #2	61.3	65.7	61.5	61.5	61.5	62.7	81.3	-15.6
Receptor #3	61.3	44.4	61.5	61.5	61.5	59.5	81.3	-19.8
Receptor #4	61.3	75.8	61.5	61.5	61.5	65.0	81.3	-5.5
Receptor #5	61.3	73.9	61.5	61.5	61.5	55.7	81.3	-7.4
Receptor #6	61.3	70.3	61.5	61.5	61.5	54.2	81.3	-11.0
Receptor #7	61.3	55.7	61.5	61.5	61.5	43.5	81.3	-19.8
Receptor #8	61.7	61.5	61.5	61.5	61.5	56.5	81.7	-20.2
Receptor #9	61.7	61.5	61.5	61.5	61.5	28.3	81.7	-20.2
Receptor #10	70.4	61.5	61.5	61.5	61.5	31.5	90.4	-28.9
Receptor #11	70.4	61.5	61.5	61.5	61.5	33.5	90.4	-28.9
Receptor #12	70.4	61.5	61.5	61.5	61.5	31.1	90.4	-28.9
Receptor #13	52.2	61.5	61.5	61.5	61.5	39.0	72.2	-10.7

* Significance criteria is based on a 20-dBA noise increase above ambient threshold.

MAXIMUM INSTANTANEOUS NOISE LEVEL (Lmax)

Construction Noise Impact Summary - Phase 2 Without Mitigation Measures

	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
Location		**Demolition**	**Grading**	**Building**	**Paving**	**Architectural Coating**		
Receptor #1	61.3	67.7	67.7	67.7	67.7	61.5	101.3	-33.6
Receptor #2	61.3	71.9	67.7	67.7	67.7	66.7	101.3	-29.4
Receptor #3	61.3	50.6	67.7	67.7	67.7	63.5	101.3	-33.6
Receptor #4	61.3	82.0	67.7	67.7	67.7	69.0	101.3	-19.3
Receptor #5	61.3	80.1	67.7	67.7	67.7	59.7	101.3	-21.2
Receptor #6	61.3	76.5	67.7	67.7	67.7	58.2	101.3	-24.8
Receptor #7	61.3	61.9	67.7	67.7	67.7	47.5	101.3	-33.6
Receptor #8	61.7	67.7	67.7	67.7	67.7	60.5	101.7	-34.0
Receptor #9	61.7	67.7	67.7	67.7	67.7	32.3	101.7	-34.0
Receptor #10	70.4	67.7	67.7	67.7	67.7	35.4	110.4	-42.7
Receptor #11	70.4	67.7	67.7	67.7	67.7	37.5	110.4	-42.7
Receptor #12	70.4	67.7	67.7	67.7	67.7	35.0	110.4	-42.7
Receptor #13	52.2	67.7	67.7	67.7	67.7	42.9	92.2	-24.5

* Significance criteria is based on a 20-dBA noise increase above ambient threshold.

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 2**
Construction Activity:	**Demolition (Maintenance and Operation, Stadium Shops and Facilities Offices, Student Health and Activities)**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	730	0	66.7	59.7	0	66.7	59.7
Tractor/Loader/Backhoe	No	40	84	-	730	0	60.7	56.7	0	60.7	56.7
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**e Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	450	0	70.9	63.9	0	70.9	63.9
Tractor/Loader/Backhoe	No	40	84	-	450	0	64.9	60.9	0	64.9	60.9
					Construction Noise Level		**71.9**	**65.7**	**Results**	**71.9**	**65.7**
					Noise Level Above Ambient		**10.6**	**4.4**	**e Level Above Ambient**	**10.6**	**4.4**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	520	20	49.7	42.7	0	49.7	42.7
Tractor/Loader/Backhoe	No	40	84	-	520	20	43.7	39.7	0	43.7	39.7
					Construction Noise Level		**50.6**	**44.4**	**Results**	**50.6**	**44.4**
					Noise Level Above Ambient		**-10.7**	**-16.9**	**e Level Above Ambient**	**-10.7**	**-16.9**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	140	0	81.1	74.1	0	81.1	74.1
Tractor/Loader/Backhoe	No	40	84	-	140	0	75.1	71.1	0	75.1	71.1
					Construction Noise Level		**82.0**	**75.8**	**Results**	**82.0**	**75.8**
					Noise Level Above Ambient		**20.7**	**14.5**	**e Level Above Ambient**	**20.7**	**14.5**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	175	0	79.1	72.1	0	79.1	72.1
Tractor/Loader/Backhoe	No	40	84	-	175	0	73.1	69.1	0	73.1	69.1
					Construction Noise Level		**80.1**	**73.9**	**Results**	**80.1**	**73.9**
					Noise Level Above Ambient		**18.8**	**12.6**	**e Level Above Ambient**	**18.8**	**12.6**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
					Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)		(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	265	0	75.5	68.5	0	75.5	68.5
Tractor/Loader/Backhoe	No	40	84	-	265	0	69.5	65.5	0	69.5	65.5
					Construction Noise Level		76.5	70.3	Results	76.5	70.3
					Noise Level Above Ambient		15.2	9.0	e Level Above Ambient	15.2	9.0

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
					Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)		(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	450	10	60.9	53.9	0	60.9	53.9
Tractor/Loader/Backhoe	No	40	84	-	450	10	54.9	50.9	0	54.9	50.9
					Construction Noise Level		61.9	55.7	Results	61.9	55.7
					Noise Level Above Ambient		0.6	-5.6	e Level Above Ambient	0.6	-5.6

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
					Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)		(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	100	0	84.0	77.0	0	84.0	77.0
Tractor/Loader/Backhoe	No	40	84	-	100	0	78.0	74.0	0	78.0	74.0
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	e Level Above Ambient	6.4	0.2

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
					Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)		(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	1000	20	44.0	37.0	0	44.0	37.0
Tractor/Loader/Backhoe	No	40	84	-	1000	20	38.0	34.0	0	38.0	34.0
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	e Level Above Ambient	6.4	0.2

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
					Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)		(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	950	20	44.4	37.4	0	44.4	37.4
Tractor/Loader/Backhoe	No	40	84	-	950	20	38.4	34.4	0	38.4	34.4
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	e Level Above Ambient	6.4	0.2

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	750	20	46.5	39.5	0	46.5	39.5
Tractor/Loader/Backhoe	No	40	84	-	750	20	40.5	36.5	0	40.5	36.5
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	e Level Above Ambient	6.4	0.2

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	995	20	44.0	37.0	0	44.0	37.0
Tractor/Loader/Backhoe	No	40	84	-	995	20	38.0	34.0	0	38.0	34.0
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	e Level Above Ambient	6.4	0.2

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	400	20	51.9	44.9	0	51.9	44.9
Tractor/Loader/Backhoe	No	40	84	-	400	20	45.9	42.0	0	45.9	42.0
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	e Level Above Ambient	6.4	0.2

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 2**
Construction Activity:	**Grading**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	475	0	65.4	61.5	0	65.4	61.5
Scraper	No	40	85	84	475	0	64.4	60.5	0	64.4	60.5
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	375	0	67.5	63.5	0	67.5	63.5
Scraper	No	40	85	84	375	0	66.5	62.5	0	66.5	62.5
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	350	5	63.1	59.1	0	63.1	59.1
Scraper	No	40	85	84	350	5	62.1	58.1	0	62.1	58.1
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	140	0	76.1	72.1	0	76.1	72.1
Scraper	No	40	85	84	140	0	75.1	71.1	0	75.1	71.1
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	175	0	74.1	70.1	0	74.1	70.1
Scraper	No	40	85	84	175	0	73.1	69.1	0	73.1	69.1
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	265	0	70.5	66.5	0	70.5	66.5
Scraper	No	40	85	84	265	0	69.5	65.5	0	69.5	65.5
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	450	10	55.9	51.9	0	55.9	51.9
Scraper	No	40	85	84	450	10	54.9	50.9	0	54.9	50.9
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	100	0	79.0	75.0	0	79.0	75.0
Scraper	No	40	85	84	100	0	78.0	74.0	0	78.0	74.0
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	1000	20	39.0	35.0	0	39.0	35.0
Scraper	No	40	85	84	1000	20	38.0	34.0	0	38.0	34.0
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	950	20	39.4	35.4	0	39.4	35.4
Scraper	No	40	85	84	950	20	38.4	34.4	0	38.4	34.4
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	750	20	41.5	37.5	0	41.5	37.5
Scraper	No	40	85	84	750	20	40.5	36.5	0	40.5	36.5
						Construction Noise Level	**67.7**	**61.5**	**Results**	**67.7**	**61.5**
						Noise Level Above Ambient	**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	995	20	39.0	35.0	0	39.0	35.0
Scraper	No	40	85	84	995	20	38.0	34.0	0	38.0	34.0
						Construction Noise Level	**67.7**	**61.5**	**Results**	**67.7**	**61.5**
						Noise Level Above Ambient	**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Grader	No	40	85	-	400	20	46.9	43.0	0	46.9	43.0
Scraper	No	40	85	84	400	20	45.9	42.0	0	45.9	42.0
						Construction Noise Level	**67.7**	**61.5**	**Results**	**67.7**	**61.5**
						Noise Level Above Ambient	**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 2**
Construction Activity:	**Building Construction (Student Union, Maintenance and Operations) Renovation (Library & Media Center)**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	475	0	64.4	60.5	0	64.4	60.5
Tractor/Loader/Backhoe	No	40	84	-	475	0	64.4	60.5	0	64.4	60.5
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	260	0	69.7	65.7	0	69.7	65.7
Tractor/Loader/Backhoe	No	40	84	-	260	0	69.7	65.7	0	69.7	65.7
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	375	0	66.5	62.5	0	66.5	62.5
Tractor/Loader/Backhoe	No	40	84	-	375	0	66.5	62.5	0	66.5	62.5
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	200	0	72.0	68.0	0	72.0	68.0
Tractor/Loader/Backhoe	No	40	84	-	200	0	72.0	68.0	0	72.0	68.0
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	580	0	62.7	58.7	0	62.7	58.7
Tractor/Loader/Backhoe	No	40	84	-	580	0	62.7	58.7	0	62.7	58.7
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	690	0	61.2	57.2	0	61.2	57.2
Tractor/Loader/Backhoe	No	40	84	-	690	0	61.2	57.2	0	61.2	57.2
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	750	10	50.5	46.5	0	50.5	46.5
Tractor/Loader/Backhoe	No	40	84	-	750	10	50.5	46.5	0	50.5	46.5
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	530	0	63.5	59.5	0	63.5	59.5
Tractor/Loader/Backhoe	No	40	84	-	530	0	63.5	59.5	0	63.5	59.5
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	1370	20	35.2	31.3	0	35.2	31.3
Tractor/Loader/Backhoe	No	40	84	-	1370	20	35.2	31.3	0	35.2	31.3
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	950	20	38.4	34.4	0	38.4	34.4
Tractor/Loader/Backhoe	No	40	84	-	950	20	38.4	34.4	0	38.4	34.4
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	750	20	40.5	36.5	0	40.5	36.5
Tractor/Loader/Backhoe	No	40	84	-	750	20	40.5	36.5	0	40.5	36.5
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	995	20	38.0	34.0	0	38.0	34.0
Tractor/Loader/Backhoe	No	40	84	-	995	20	38.0	34.0	0	38.0	34.0
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	400	20	45.9	42.0	0	45.9	42.0
Tractor/Loader/Backhoe	No	40	84	-	400	20	45.9	42.0	0	45.9	42.0
					Construction Noise Level		67.7	61.5	Results	67.7	61.5
					Noise Level Above Ambient		6.4	0.2	Level Above Ambient	6.4	0.2

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 2**
Construction Activity:	**Paving**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	475	0	60.4	53.5	0	60.4	53.5
Roller	No	20	85	80	475	0	60.4	53.5	0	60.4	53.5
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	260	0	65.7	58.7	0	65.7	58.7
Roller	No	20	85	80	260	0	65.7	58.7	0	65.7	58.7
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	375	0	62.5	55.5	0	62.5	55.5
Roller	No	20	85	80	375	0	62.5	55.5	0	62.5	55.5
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	200	0	68.0	61.0	0	68.0	61.0
Roller	No	20	85	80	200	0	68.0	61.0	0	68.0	61.0
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	580	0	58.7	51.7	0	58.7	51.7
Roller	No	20	85	80	580	0	58.7	51.7	0	58.7	51.7
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	690	0	57.2	50.2	0	57.2	50.2
Roller	No	20	85	80	690	0	57.2	50.2	0	57.2	50.2
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	750	10	46.5	39.5	0	46.5	39.5
Roller	No	20	85	80	750	10	46.5	39.5	0	46.5	39.5
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	530	0	59.5	52.5	0	59.5	52.5
Roller	No	20	85	80	530	0	59.5	52.5	0	59.5	52.5
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	1370	20	31.2	24.3	0	31.2	24.3
Roller	No	20	85	80	1370	20	31.2	24.3	0	31.2	24.3
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	950	20	34.4	27.4	0	34.4	27.4
Roller	No	20	85	80	950	20	34.4	27.4	0	34.4	27.4
						Construction Noise Level	67.7	61.5	Results	67.7	61.5
						Noise Level Above Ambient	6.4	0.2	Level Above Ambient	6.4	0.2

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	750	20	36.5	29.5	0	36.5	29.5
Roller	No	20	85	80	750	20	36.5	29.5	0	36.5	29.5
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	995	20	34.0	27.0	0	34.0	27.0
Roller	No	20	85	80	995	20	34.0	27.0	0	34.0	27.0
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	400	20	41.9	34.9	0	41.9	34.9
Roller	No	20	85	80	400	20	41.9	34.9	0	41.9	34.9
					Construction Noise Level		**67.7**	**61.5**	**Results**	**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**	**Level Above Ambient**	**6.4**	**0.2**

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 2**
Construction Activity:	**Architectural Coating/Finishing**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	475	0	58.4	54.5	0	58.4	54.5
Air Compressor	No	40	80	78	475	0	58.4	54.5	0	58.4	54.5
						Construction Noise Level	**61.5**	**57.5**	**Results**	**61.5**	**57.5**
						Noise Level Above Ambient	**0.2**	**-3.8**	**Level Above Ambient**	**0.2**	**-3.8**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	260	0	63.7	59.7	0	63.7	59.7
Air Compressor	No	40	80	78	260	0	63.7	59.7	0	63.7	59.7
						Construction Noise Level	**66.7**	**62.7**	**Results**	**66.7**	**62.7**
						Noise Level Above Ambient	**5.4**	**1.4**	**Level Above Ambient**	**5.4**	**1.4**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	375	0	60.5	56.5	0	60.5	56.5
Air Compressor	No	40	80	78	375	0	60.5	56.5	0	60.5	56.5
						Construction Noise Level	**63.5**	**59.5**	**Results**	**63.5**	**59.5**
						Noise Level Above Ambient	**2.2**	**-1.8**	**Level Above Ambient**	**2.2**	**-1.8**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	200	0	66.0	62.0	0	66.0	62.0
Air Compressor	No	40	80	78	200	0	66.0	62.0	0	66.0	62.0
						Construction Noise Level	**69.0**	**65.0**	**Results**	**69.0**	**65.0**
						Noise Level Above Ambient	**7.7**	**3.7**	**Level Above Ambient**	**7.7**	**3.7**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	580	0	56.7	52.7	0	56.7	52.7
Air Compressor	No	40	80	78	580	0	56.7	52.7	0	56.7	52.7
						Construction Noise Level	**59.7**	**55.7**	**Results**	**59.7**	**55.7**
						Noise Level Above Ambient	**-1.6**	**-5.6**	**Level Above Ambient**	**-1.6**	**-5.6**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	690	0	55.2	51.2	0	55.2	51.2
Air Compressor	No	40	80	78	690	0	55.2	51.2	0	55.2	51.2
						Construction Noise Level	58.2	54.2	Results	58.2	54.2
						Noise Level Above Ambient	-3.1	-7.1	Level Above Ambient	-3.1	-7.1

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	750	10	44.5	40.5	0	44.5	40.5
Air Compressor	No	40	80	78	750	10	44.5	40.5	0	44.5	40.5
						Construction Noise Level	47.5	43.5	Results	47.5	43.5
						Noise Level Above Ambient	-13.8	-17.8	Level Above Ambient	-13.8	-17.8

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	530	0	57.5	53.5	0	57.5	53.5
Air Compressor	No	40	80	78	530	0	57.5	53.5	0	57.5	53.5
						Construction Noise Level	60.5	56.5	Results	60.5	56.5
						Noise Level Above Ambient	-1.2	-5.2	Level Above Ambient	-1.2	-5.2

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	1370	20	29.2	25.3	0	29.2	25.3
Air Compressor	No	40	80	78	1370	20	29.2	25.3	0	29.2	25.3
						Construction Noise Level	32.3	28.3	Results	32.3	28.3
						Noise Level Above Ambient	-29.4	-33.4	Level Above Ambient	-29.4	-33.4

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	950	20	32.4	28.4	0	32.4	28.4
Air Compressor	No	40	80	78	950	20	32.4	28.4	0	32.4	28.4
						Construction Noise Level	35.4	31.5	Results	35.4	31.5
						Noise Level Above Ambient	-35.0	-38.9	Level Above Ambient	-35.0	-38.9

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	750	20	34.5	30.5	0	34.5	30.5
Air Compressor	No	40	80	78	750	20	34.5	30.5	0	34.5	30.5
					Construction Noise Level		37.5	33.5	Results	37.5	33.5
					Noise Level Above Ambient		-32.9	-36.9	Level Above Ambient	-32.9	-36.9

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	995	20	32.0	28.0	0	32.0	28.0
Air Compressor	No	40	80	78	995	20	32.0	28.0	0	32.0	28.0
					Construction Noise Level		35.0	31.1	Results	35.0	31.1
					Noise Level Above Ambient		-35.4	-39.3	Level Above Ambient	-35.4	-39.3

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	400	20	39.9	36.0	0	39.9	36.0
Air Compressor	No	40	80	78	400	20	39.9	36.0	0	39.9	36.0
					Construction Noise Level		42.9	39.0	Results	42.9	39.0
					Noise Level Above Ambient		-9.3	-13.2	Level Above Ambient	-9.3	-13.2

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

HOURLY AVERAGE NOISE LEVEL (Leq)

Construction Noise Impact Summary - Phase 3 Without Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	81.3	80.0	79.5	72.5	73.5	81.3	0.0
Receptor #2	61.3	61.5	60.3	59.8	52.8	53.8	81.3	-19.8
Receptor #3	61.3	81.3	80.0	79.5	72.5	73.5	81.3	0.0
Receptor #4	61.3	55.8	54.6	54.0	47.0	48.0	81.3	-25.5
Receptor #5	61.3	48.1	46.9	46.3	39.3	40.3	81.3	-33.2
Receptor #6	61.3	47.1	45.8	45.3	38.3	39.3	81.3	-34.2
Receptor #7	61.3	38.1	36.9	36.3	29.3	30.3	81.3	-43.2
Receptor #8	61.7	58.3	57.0	56.5	49.5	50.5	81.7	-23.4
Receptor #9	61.7	39.0	37.8	37.2	30.2	31.2	81.7	-42.7
Receptor #10	70.4	58.1	56.9	56.4	49.4	50.4	90.4	-32.3
Receptor #11	70.4	55.2	54.0	53.5	46.5	47.5	90.4	-35.2
Receptor #12	70.4	54.6	53.4	52.9	45.8	46.9	90.4	-35.8
Receptor #13	52.2	72.7	71.5	71.0	64.0	65.0	72.2	0.5

* Significance criteria is based on a 20-dBA noise increase above ambient threshold.

Construction Noise Impact Summary - Phase 3 With Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	76.3	75.0	74.5	67.5	68.5	81.3	-5.0
Receptor #3	61.3	76.3	75.0	74.5	67.5	68.5	81.3	-5.0
Receptor #13	52.2	67.7	66.5	66.0	59.0	60.0	72.2	-4.5

* Significance criteria is based on a 20-dBA noise increase above ambient threshold.

MAXIMUM INSTANTANEOUS NOISE LEVEL (Lmax)

Construction Noise Impact Summary - Phase 3 Without Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	87.5	84.0	83.5	79.5	77.5	101.3	-13.8
Receptor #2	61.3	67.7	64.3	63.8	59.8	57.8	101.3	-33.6
Receptor #3	61.3	87.5	84.0	83.5	79.5	77.5	101.3	-13.8
Receptor #4	61.3	62.0	58.6	58.0	54.0	52.0	101.3	-39.3
Receptor #5	61.3	54.3	50.8	50.3	46.3	44.3	101.3	-47.0
Receptor #6	61.3	53.3	49.8	49.3	45.3	43.3	101.3	-48.0
Receptor #7	61.3	44.3	40.8	40.3	36.3	34.3	101.3	-57.0
Receptor #8	61.7	64.5	61.0	60.5	56.5	54.5	101.7	-37.2
Receptor #9	61.7	45.2	41.7	41.2	37.2	35.2	101.7	-56.5
Receptor #10	70.4	64.3	60.9	60.4	56.4	54.4	110.4	-46.1
Receptor #11	70.4	61.4	58.0	57.5	53.5	51.5	110.4	-49.0
Receptor #12	70.4	60.8	57.4	56.8	52.8	50.8	110.4	-49.6
Receptor #13	52.2	78.9	75.5	75.0	71.0	69.0	92.2	-13.3

* Significance criteria is based on a 20-dBA noise increase above ambient threshold.

Construction Noise Impact Summary - Phase 3 With Mitigation Measures

Location	Ambient Noise (dBA Leq)	Noise Level Impact (dBA Leq) by Phase					Construction Noise Threshold (dBA Leq)*	Noise Impact Above Threshold
		Demolition	Grading	Building	Paving	Architectural Coating		
Receptor #1	61.3	82.5	79.0	78.5	74.5	72.5	101.3	-18.8
Receptor #3	61.3	82.5	79.0	78.5	74.5	72.5	101.3	-18.8
Receptor #13	52.2	73.9	70.5	70.0	66.0	64.0	92.2	-18.3

* Significance criteria is based on a 20-dBA noise increase above ambient threshold.

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 3**
Construction Activity:	**Demolition (Art Complex, Business, Campus Events, Environmental Center, Auxiliary Services)**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	75	0	86.5	79.5	5	81.5	74.5
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
					Construction Noise Level		**87.5**	**81.3**		**82.5**	**76.3**
					Noise Level Above Ambient		**26.2**	**20.0**		**21.2**	**15.0**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	230	10	66.7	59.8	0	66.7	59.8
Tractor/Loader/Backhoe	No	40	84	-	230	10	60.7	56.8	0	60.7	56.8
					Construction Noise Level		**67.7**	**61.5**		**67.7**	**61.5**
					Noise Level Above Ambient		**6.4**	**0.2**		**6.4**	**0.2**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	75	0	86.5	79.5	5	81.5	74.5
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
					Construction Noise Level		**87.5**	**81.3**		**82.5**	**76.3**
					Noise Level Above Ambient		**26.2**	**20.0**		**21.2**	**15.0**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	445	10	61.0	54.0	0	61.0	54.0
Tractor/Loader/Backhoe	No	40	84	-	445	10	55.0	51.0	0	55.0	51.0
					Construction Noise Level		**62.0**	**55.8**		**62.0**	**55.8**
					Noise Level Above Ambient		**0.7**	**-5.5**		**0.7**	**-5.5**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	1,080	10	53.3	46.3	0	53.3	46.3
Tractor/Loader/Backhoe	No	40	84	-	1,080	10	47.3	43.3	0	47.3	43.3
					Construction Noise Level		**54.3**	**48.1**		**54.3**	**48.1**
					Noise Level Above Ambient		**-7.0**	**-13.2**		**-7.0**	**-13.2**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	1,215	10	52.3	45.3	0	52.3	45.3
Tractor/Loader/Backhoe	No	40	84	-	1,215	10	46.3	42.3	0	46.3	42.3
					Construction Noise Level		**53.3**	**47.1**		**53.3**	**47.1**
					Noise Level Above Ambient		**-8.0**	**-14.2**		**-8.0**	**-14.2**

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	1,080	20	43.3	36.3	0	43.3	36.3
Tractor/Loader/Backhoe	No	40	84	-	1,080	20	37.3	33.3	0	37.3	33.3
					Construction Noise Level		**44.3**	**38.1**		**44.3**	**38.1**
					Noise Level Above Ambient		**-17.0**	**-23.2**		**-17.0**	**-23.2**

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	335	10	63.5	56.5	0	63.5	56.5
Tractor/Loader/Backhoe	No	40	84	-	335	10	57.5	53.5	0	57.5	53.5
					Construction Noise Level		**64.5**	**58.3**		**64.5**	**58.3**
					Noise Level Above Ambient		**2.8**	**-3.4**		**2.8**	**-3.4**

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	975	20	44.2	37.2	0	44.2	37.2
Tractor/Loader/Backhoe	No	40	84	-	975	20	38.2	34.2	0	38.2	34.2
					Construction Noise Level		**45.2**	**39.0**		**45.2**	**39.0**
					Noise Level Above Ambient		**-16.5**	**-22.7**		**-16.5**	**-22.7**

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	340	10	63.3	56.4	0	63.3	56.4
Tractor/Loader/Backhoe	No	40	84	-	340	10	57.3	53.4	0	57.3	53.4
					Construction Noise Level		**64.3**	**58.1**		**64.3**	**58.1**
					Noise Level Above Ambient		**-6.1**	**-12.3**		**-6.1**	**-12.3**

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment							Without Mitigation				With Mitigation		
							Estimated Shielding	Calculated (dBA)			Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)		(dBA)	*Lmax	Leq		(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	475		10	60.4	53.5		0	60.4	53.5
Tractor/Loader/Backhoe	No	40	84	-	475		10	54.4	50.5		0	54.4	50.5
					Construction Noise Level			**61.4**	**55.2**			**61.4**	**55.2**
					Noise Level Above Ambient			**-9.0**	**-15.2**			**-9.0**	**-15.2**

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment							Without Mitigation				With Mitigation		
							Estimated Shielding	Calculated (dBA)			Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)		(dBA)	*Lmax	Leq		(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	510		10	59.8	52.8		0	59.8	52.8
Tractor/Loader/Backhoe	No	40	84	-	510		10	53.8	49.8		0	53.8	49.8
					Construction Noise Level			**60.8**	**54.6**			**60.8**	**54.6**
					Noise Level Above Ambient			**-9.6**	**-15.8**			**-9.6**	**-15.8**

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment							Without Mitigation				With Mitigation		
							Estimated Shielding	Calculated (dBA)			Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)		(dBA)	*Lmax	Leq		(dBA)	*Lmax	Leq
Concrete/Industrial Saw	No	20	90	90	200		0	78.0	71.0		5	73.0	66.0
Tractor/Loader/Backhoe	No	40	84	-	200		0	72.0	68.0		5	67.0	63.0
					Construction Noise Level			**78.9**	**72.7**			**73.9**	**67.7**
					Noise Level Above Ambient			**26.7**	**20.5**			**21.7**	**15.5**

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 3**
Construction Activity:	**Grading**

RECEPTOR #1

Description	**Land Use**	**Ambient Daytime (dBA)**
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
						Estimated Shielding	**Calculated (dBA)**		**Estimated Shielding**	**Calculated (dBA)**	
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**(dBA)**	***Lmax**	**Leq**	**(dBA)**	***Lmax**	**Leq**
Grader	No	40	85	-	75	0	81.5	77.5	5	76.5	72.5
Scraper	No	40	85	84	75	0	80.5	76.5	5	75.5	71.5
					Construction Noise Level		**84.0**	**80.0**		**79.0**	**75.0**
					Noise Level Above Ambient		**22.7**	**18.7**		**17.7**	**13.7**

RECEPTOR #2

Description	**Land Use**	**Ambient Daytime (dBA)**
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
						Estimated Shielding	**Calculated (dBA)**		**Estimated Shielding**	**Calculated (dBA)**	
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**(dBA)**	***Lmax**	**Leq**	**(dBA)**	***Lmax**	**Leq**
Grader	No	40	85	-	230	10	61.7	57.8	0	61.7	57.8
Scraper	No	40	85	84	230	10	60.7	56.8	0	60.7	56.8
					Construction Noise Level		**64.3**	**60.3**		**64.3**	**60.3**
					Noise Level Above Ambient		**3.0**	**-1.0**		**3.0**	**-1.0**

RECEPTOR #3

Description	**Land Use**	**Ambient Daytime (dBA)**
Residences south of the Project Site	Residential	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
						Estimated Shielding	**Calculated (dBA)**		**Estimated Shielding**	**Calculated (dBA)**	
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**(dBA)**	***Lmax**	**Leq**	**(dBA)**	***Lmax**	**Leq**
Grader	No	40	85	-	75	0	81.5	77.5	5	76.5	72.5
Scraper	No	40	85	84	75	0	80.5	76.5	5	75.5	71.5
					Construction Noise Level		**84.0**	**80.0**		**79.0**	**75.0**
					Noise Level Above Ambient		**22.7**	**18.7**		**17.7**	**13.7**

RECEPTOR #4

Description	**Land Use**	**Ambient Daytime (dBA)**
John Adams Middle School	School	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
						Estimated Shielding	**Calculated (dBA)**		**Estimated Shielding**	**Calculated (dBA)**	
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**(dBA)**	***Lmax**	**Leq**	**(dBA)**	***Lmax**	**Leq**
Grader	No	40	85	-	445	10	56.0	52.0	0	56.0	52.0
Scraper	No	40	85	84	445	10	55.0	51.0	0	55.0	51.0
					Construction Noise Level		**58.6**	**54.6**		**58.6**	**54.6**
					Noise Level Above Ambient		**-2.7**	**-6.7**		**-2.7**	**-6.7**

RECEPTOR #5

Description	**Land Use**	**Ambient Daytime (dBA)**
Church on Pearl	Church	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
						Estimated Shielding	**Calculated (dBA)**		**Estimated Shielding**	**Calculated (dBA)**	
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**(dBA)**	***Lmax**	**Leq**	**(dBA)**	***Lmax**	**Leq**
Grader	No	40	85	-	1,080	10	48.3	44.3	0	48.3	44.3
Scraper	No	40	85	84	1,080	10	47.3	43.3	0	47.3	43.3
					Construction Noise Level		**50.8**	**46.9**		**50.8**	**46.9**
					Noise Level Above Ambient		**-10.5**	**-14.4**		**-10.5**	**-14.4**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	1,215	10	47.3	43.3	0	47.3	43.3
Scraper	No	40	85	84	1,215	10	46.3	42.3	0	46.3	42.3
					Construction Noise Level		**49.8**	**45.8**		**49.8**	**45.8**
					Noise Level Above Ambient		**-11.5**	**-15.5**		**-11.5**	**-15.5**

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	1,080	20	38.3	34.3	0	38.3	34.3
Scraper	No	40	85	84	1,080	20	37.3	33.3	0	37.3	33.3
					Construction Noise Level		**40.8**	**36.9**		**40.8**	**36.9**
					Noise Level Above Ambient		**-20.5**	**-24.4**		**-20.5**	**-24.4**

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	335	10	58.5	54.5	0	58.5	54.5
Scraper	No	40	85	84	335	10	57.5	53.5	0	57.5	53.5
					Construction Noise Level		**61.0**	**57.0**		**61.0**	**57.0**
					Noise Level Above Ambient		**-0.7**	**-4.7**		**-0.7**	**-4.7**

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	975	20	39.2	35.2	0	39.2	35.2
Scraper	No	40	85	84	975	20	38.2	34.2	0	38.2	34.2
					Construction Noise Level		**41.7**	**37.8**		**41.7**	**37.8**
					Noise Level Above Ambient		**-20.0**	**-23.9**		**-20.0**	**-23.9**

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Grader	No	40	85	-	340	10	58.3	54.4	0	58.3	54.4
Scraper	No	40	85	84	340	10	57.3	53.4	0	57.3	53.4
					Construction Noise Level		**60.9**	**56.9**		**60.9**	**56.9**
					Noise Level Above Ambient		**-9.5**	**-13.5**		**-9.5**	**-13.5**

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	475	10	55.4	51.5	0	55.4	51.5
Scraper	No	40	85	84	475	10	54.4	50.5	0	54.4	50.5
					Construction Noise Level		**58.0**	**54.0**		**58.0**	**54.0**
					Noise Level Above Ambient		**-12.4**	**-16.4**		**-12.4**	**-16.4**

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	510	10	54.8	50.8	0	54.8	50.8
Scraper	No	40	85	84	510	10	53.8	49.8	0	53.8	49.8
					Construction Noise Level		**57.4**	**53.4**		**57.4**	**53.4**
					Noise Level Above Ambient		**-13.0**	**-17.0**		**-13.0**	**-17.0**

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Grader	No	40	85	-	200	0	73.0	69.0	5	68.0	64.0
Scraper	No	40	85	84	200	0	72.0	68.0	5	67.0	63.0
					Construction Noise Level		**75.5**	**71.5**		**70.5**	**66.5**
					Noise Level Above Ambient		**23.3**	**19.3**		**18.3**	**14.3**

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 3**
Construction Activity:	**Building Construction (Pearl Street Replacements)**

RECEPTOR #1

Description	**Land Use**	**Ambient Daytime (dBA)**
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
					Construction Noise Level		**83.5**	**79.5**		**78.5**	**74.5**
					Noise Level Above Ambient		**22.2**	**18.2**		**17.2**	**13.2**

RECEPTOR #2

Description	**Land Use**	**Ambient Daytime (dBA)**
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**
Tractor/Loader/Backhoe	No	40	84	-	230	10	60.7	56.8	0	60.7	56.8
Tractor/Loader/Backhoe	No	40	84	-	230	10	60.7	56.8	0	60.7	56.8
					Construction Noise Level		**63.8**	**59.8**		**63.8**	**59.8**
					Noise Level Above Ambient		**2.5**	**-1.5**		**2.5**	**-1.5**

RECEPTOR #3

Description	**Land Use**	**Ambient Daytime (dBA)**
Residences south of the Project Site	Residential	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
Tractor/Loader/Backhoe	No	40	84	-	75	0	80.5	76.5	5	75.5	71.5
					Construction Noise Level		**83.5**	**79.5**		**78.5**	**74.5**
					Noise Level Above Ambient		**22.2**	**18.2**		**17.2**	**13.2**

RECEPTOR #4

Description	**Land Use**	**Ambient Daytime (dBA)**
John Adams Middle School	School	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**
Tractor/Loader/Backhoe	No	40	84	-	445	10	55.0	51.0	0	55.0	51.0
Tractor/Loader/Backhoe	No	40	84	-	445	10	55.0	51.0	0	55.0	51.0
					Construction Noise Level		**58.0**	**54.0**		**58.0**	**54.0**
					Noise Level Above Ambient		**-3.3**	**-7.3**		**-3.3**	**-7.3**

RECEPTOR #5

Description	**Land Use**	**Ambient Daytime (dBA)**
Church on Pearl	Church	61.3

Equipment						**Without Mitigation**			**With Mitigation**		
Description	**Impact Device**	**Usage(%)**	**Spec. Max (dBA)**	**Actual Max (dBA)**	**Receptor Distance to Centerline of Construction Area (Feet)**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**	**Estimated Shielding (dBA)**	**Calculated (dBA) *Lmax**	**Leq**
Tractor/Loader/Backhoe	No	40	84	-	1,080	10	47.3	43.3	0	47.3	43.3
Tractor/Loader/Backhoe	No	40	84	-	1,080	10	47.3	43.3	0	47.3	43.3
					Construction Noise Level		**50.3**	**46.3**		**50.3**	**46.3**
					Noise Level Above Ambient		**-11.0**	**-15.0**		**-11.0**	**-15.0**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Tractor/Loader/Backhoe	No	40	84	-	1,215	10	46.3	42.3	0	46.3	42.3
Tractor/Loader/Backhoe	No	40	84	-	1,215	10	46.3	42.3	0	46.3	42.3
					Construction Noise Level		**49.3**	**45.3**		**49.3**	**45.3**
					Noise Level Above Ambient		**-12.0**	**-16.0**		**-12.0**	**-16.0**

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Tractor/Loader/Backhoe	No	40	84	-	1,080	20	37.3	33.3	0	37.3	33.3
Tractor/Loader/Backhoe	No	40	84	-	1,080	20	37.3	33.3	0	37.3	33.3
					Construction Noise Level		**40.3**	**36.3**		**40.3**	**36.3**
					Noise Level Above Ambient		**-21.0**	**-25.0**		**-21.0**	**-25.0**

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Tractor/Loader/Backhoe	No	40	84	-	335	10	57.5	53.5	0	57.5	53.5
Tractor/Loader/Backhoe	No	40	84	-	335	10	57.5	53.5	0	57.5	53.5
					Construction Noise Level		**60.5**	**56.5**		**60.5**	**56.5**
					Noise Level Above Ambient		**-1.2**	**-5.2**		**-1.2**	**-5.2**

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Tractor/Loader/Backhoe	No	40	84	-	975	20	38.2	34.2	0	38.2	34.2
Tractor/Loader/Backhoe	No	40	84	-	975	20	38.2	34.2	0	38.2	34.2
					Construction Noise Level		**41.2**	**37.2**		**41.2**	**37.2**
					Noise Level Above Ambient		**-20.5**	**-24.5**		**-20.5**	**-24.5**

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Tractor/Loader/Backhoe	No	40	84	-	340	10	57.3	53.4	0	57.3	53.4
Tractor/Loader/Backhoe	No	40	84	-	340	10	57.3	53.4	0	57.3	53.4
					Construction Noise Level		**60.4**	**56.4**		**60.4**	**56.4**
					Noise Level Above Ambient		**-10.0**	**-14.0**		**-10.0**	**-14.0**

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	475	10	54.4	50.5	0	54.4	50.5
Tractor/Loader/Backhoe	No	40	84	-	475	10	54.4	50.5	0	54.4	50.5
					Construction Noise Level		**57.5**	**53.5**		**57.5**	**53.5**
					Noise Level Above Ambient		**-12.9**	**-16.9**		**-12.9**	**-16.9**

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	510	10	53.8	49.8	0	53.8	49.8
Tractor/Loader/Backhoe	No	40	84	-	510	10	53.8	49.8	0	53.8	49.8
					Construction Noise Level		**56.8**	**52.9**		**56.8**	**52.9**
					Noise Level Above Ambient		**-13.6**	**-17.5**		**-13.6**	**-17.5**

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Tractor/Loader/Backhoe	No	40	84	-	200	0	72.0	68.0	5	67.0	63.0
Tractor/Loader/Backhoe	No	40	84	-	200	0	72.0	68.0	5	67.0	63.0
					Construction Noise Level		**75.0**	**71.0**		**70.0**	**66.0**
					Noise Level Above Ambient		**22.8**	**18.8**		**17.8**	**13.8**

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 3**
Construction Activity:	**Paving**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	75	0	76.5	69.5	5	71.5	64.5
Roller	No	20	85	80	75	0	76.5	69.5	5	71.5	64.5
					Construction Noise Level		**79.5**	**72.5**		**74.5**	**67.5**
					Noise Level Above Ambient		**18.2**	**11.2**		**13.2**	**6.2**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	230	10	56.7	49.8	0	56.7	49.8
Roller	No	20	85	80	230	10	56.7	49.8	0	56.7	49.8
					Construction Noise Level		**59.8**	**52.8**		**59.8**	**52.8**
					Noise Level Above Ambient		**-1.5**	**-8.5**		**-1.5**	**-8.5**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	75	0	76.5	69.5	5	71.5	64.5
Roller	No	20	85	80	75	0	76.5	69.5	5	71.5	64.5
					Construction Noise Level		**79.5**	**72.5**		**74.5**	**67.5**
					Noise Level Above Ambient		**18.2**	**11.2**		**13.2**	**6.2**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	445	10	51.0	44.0	0	51.0	44.0
Roller	No	20	85	80	445	10	51.0	44.0	0	51.0	44.0
					Construction Noise Level		**54.0**	**47.0**		**54.0**	**47.0**
					Noise Level Above Ambient		**-7.3**	**-14.3**		**-7.3**	**-14.3**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	1,080	10	43.3	36.3	0	43.3	36.3
Roller	No	20	85	80	1,080	10	43.3	36.3	0	43.3	36.3
					Construction Noise Level		**46.3**	**39.3**		**46.3**	**39.3**
					Noise Level Above Ambient		**-15.0**	**-22.0**		**-15.0**	**-22.0**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	1,215	10	42.3	35.3	0	42.3	35.3
Roller	No	20	85	80	1,215	10	42.3	35.3	0	42.3	35.3
					Construction Noise Level		**45.3**	**38.3**		**45.3**	**38.3**
					Noise Level Above Ambient		**-16.0**	**-23.0**		**-16.0**	**-23.0**

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	1,080	20	33.3	26.3	0	33.3	26.3
Roller	No	20	85	80	1,080	20	33.3	26.3	0	33.3	26.3
					Construction Noise Level		**36.3**	**29.3**		**36.3**	**29.3**
					Noise Level Above Ambient		**-25.0**	**-32.0**		**-25.0**	**-32.0**

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	335	10	53.5	46.5	0	53.5	46.5
Roller	No	20	85	80	335	10	53.5	46.5	0	53.5	46.5
					Construction Noise Level		**56.5**	**49.5**		**56.5**	**49.5**
					Noise Level Above Ambient		**-5.2**	**-12.2**		**-5.2**	**-12.2**

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	975	20	34.2	27.2	0	34.2	27.2
Roller	No	20	85	80	975	20	34.2	27.2	0	34.2	27.2
					Construction Noise Level		**37.2**	**30.2**		**37.2**	**30.2**
					Noise Level Above Ambient		**-24.5**	**-31.5**		**-24.5**	**-31.5**

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Calculated (dBA) Leq
Roller	No	20	85	80	340	10	53.3	46.4	0	53.3	46.4
Roller	No	20	85	80	340	10	53.3	46.4	0	53.3	46.4
					Construction Noise Level		**56.4**	**49.4**		**56.4**	**49.4**
					Noise Level Above Ambient		**-14.0**	**-21.0**		**-14.0**	**-21.0**

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	475	10	50.4	43.5	0	50.4	43.5
Roller	No	20	85	80	475	10	50.4	43.5	0	50.4	43.5
					Construction Noise Level		**53.5**	**46.5**		**53.5**	**46.5**
					Noise Level Above Ambient		**-16.9**	**-23.9**		**-16.9**	**-23.9**

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	510	10	49.8	42.8	0	49.8	42.8
Roller	No	20	85	80	510	10	49.8	42.8	0	49.8	42.8
					Construction Noise Level		**52.8**	**45.8**		**52.8**	**45.8**
					Noise Level Above Ambient		**-17.6**	**-24.6**		**-17.6**	**-24.6**

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
						(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Roller	No	20	85	80	200	0	68.0	61.0	5	63.0	56.0
Roller	No	20	85	80	200	0	68.0	61.0	5	63.0	56.0
					Construction Noise Level		**71.0**	**64.0**		**66.0**	**59.0**
					Noise Level Above Ambient		**18.8**	**11.8**		**13.8**	**6.8**

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Construction Noise Calculation Worksheets

Report Date:	**7/23/24**
Project:	**SMC 2024 Main Campus Master Plan Update**
Project Phase:	**Phase 3**
Construction Activity:	**Architectural Coating/Finishing**

RECEPTOR #1

Description	Land Use	Ambient Daytime (dBA)
Residence immediately adjacent to the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Air Compressor	No	40	80	78	75	0	74.5	70.5	5	69.5	65.5
Air Compressor	No	40	80	78	75	0	74.5	70.5	5	69.5	65.5
					Construction Noise Level		**77.5**	**73.5**		**72.5**	**68.5**
					Noise Level Above Ambient		**16.2**	**12.2**		**11.2**	**7.2**

RECEPTOR #2

Description	Land Use	Ambient Daytime (dBA)
The Church of Jesus Christ of Latter-day Saints	Church	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Air Compressor	No	40	80	78	230	10	54.7	50.8	0	54.7	50.8
Air Compressor	No	40	80	78	230	10	54.7	50.8	0	54.7	50.8
					Construction Noise Level		**57.8**	**53.8**		**57.8**	**53.8**
					Noise Level Above Ambient		**-3.5**	**-7.5**		**-3.5**	**-7.5**

RECEPTOR #3

Description	Land Use	Ambient Daytime (dBA)
Residences south of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Air Compressor	No	40	80	78	75	0	74.5	70.5	5	69.5	65.5
Air Compressor	No	40	80	78	75	0	74.5	70.5	5	69.5	65.5
					Construction Noise Level		**77.5**	**73.5**		**72.5**	**68.5**
					Noise Level Above Ambient		**16.2**	**12.2**		**11.2**	**7.2**

RECEPTOR #4

Description	Land Use	Ambient Daytime (dBA)
John Adams Middle School	School	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Air Compressor	No	40	80	78	445	10	49.0	45.0	0	49.0	45.0
Air Compressor	No	40	80	78	445	10	49.0	45.0	0	49.0	45.0
					Construction Noise Level		**52.0**	**48.0**		**52.0**	**48.0**
					Noise Level Above Ambient		**-9.3**	**-13.3**		**-9.3**	**-13.3**

RECEPTOR #5

Description	Land Use	Ambient Daytime (dBA)
Church on Pearl	Church	61.3

Equipment						Without Mitigation			With Mitigation		
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq	Estimated Shielding (dBA)	Calculated (dBA) *Lmax	Leq
Air Compressor	No	40	80	78	1,080	10	41.3	37.3	0	41.3	37.3
Air Compressor	No	40	80	78	1,080	10	41.3	37.3	0	41.3	37.3
					Construction Noise Level		**44.3**	**40.3**		**44.3**	**40.3**
					Noise Level Above Ambient		**-17.0**	**-21.0**		**-17.0**	**-21.0**

RECEPTOR #6

Description	Land Use	Ambient Daytime (dBA)
Residences southeast of the Project Site	Residential	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	1,215	10	40.3	36.3	0	40.3	36.3
Air Compressor	No	40	80	78	1,215	10	40.3	36.3	0	40.3	36.3
						Construction Noise Level	43.3	39.3		43.3	39.3
						Noise Level Above Ambient	-18.0	-22.0		-18.0	-22.0

RECEPTOR #7

Description	Land Use	Ambient Daytime (dBA)
Will Rodgers Elementary School	School	61.3

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	1,080	20	31.3	27.3	0	31.3	27.3
Air Compressor	No	40	80	78	1,080	20	31.3	27.3	0	31.3	27.3
						Construction Noise Level	34.3	30.3		34.3	30.3
						Noise Level Above Ambient	-27.0	-31.0		-27.0	-31.0

RECEPTOR #8

Description	Land Use	Ambient Daytime (dBA)
Residences west of the Project Site	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	335	10	51.5	47.5	0	51.5	47.5
Air Compressor	No	40	80	78	335	10	51.5	47.5	0	51.5	47.5
						Construction Noise Level	54.5	50.5		54.5	50.5
						Noise Level Above Ambient	-7.2	-11.2		-7.2	-11.2

RECEPTOR #9

Description	Land Use	Ambient Daytime (dBA)
Palm Motel	Residential	61.7

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	975	20	32.2	28.2	0	32.2	28.2
Air Compressor	No	40	80	78	975	20	32.2	28.2	0	32.2	28.2
						Construction Noise Level	35.2	31.2		35.2	31.2
						Noise Level Above Ambient	-26.5	-30.5		-26.5	-30.5

RECEPTOR #10

Description	Land Use	Ambient Daytime (dBA)
City of Santa Monica Woodlawn Cemetery	Cemetery	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	340	10	51.3	47.4	0	51.3	47.4
Air Compressor	No	40	80	78	340	10	51.3	47.4	0	51.3	47.4
						Construction Noise Level	54.4	50.4		54.4	50.4
						Noise Level Above Ambient	-16.0	-20.0		-16.0	-20.0

RECEPTOR #11

Description	Land Use	Ambient Daytime (dBA)
Residences north of the Project Site	Residential	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	475	10	48.4	44.5	0	48.4	44.5
Air Compressor	No	40	80	78	475	10	48.4	44.5	0	48.4	44.5
					Construction Noise Level		51.5	47.5		51.5	47.5
					Noise Level Above Ambient		-18.9	-22.9		-18.9	-22.9

RECEPTOR #12

Description	Land Use	Ambient Daytime (dBA)
Greater Morning Star Baptist Church	Church	70.4

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	510	10	47.8	43.8	0	47.8	43.8
Air Compressor	No	40	80	78	510	10	47.8	43.8	0	47.8	43.8
					Construction Noise Level		50.8	46.9		50.8	46.9
					Noise Level Above Ambient		-19.6	-23.5		-19.6	-23.5

RECEPTOR #13

Description	Land Use	Ambient Daytime (dBA)
Residences east of the Project Site	Residential	52.2

Equipment						Without Mitigation			With Mitigation		
						Estimated Shielding	Calculated (dBA)		Estimated Shielding	Calculated (dBA)	
Description	Impact Device	Usage(%)	Spec. Max (dBA)	Actual Max (dBA)	Receptor Distance to Centerline of Construction Area (Feet)	(dBA)	*Lmax	Leq	(dBA)	*Lmax	Leq
Air Compressor	No	40	80	78	200	0	66.0	62.0	5	61.0	57.0
Air Compressor	No	40	80	78	200	0	66.0	62.0	5	61.0	57.0
					Construction Noise Level		69.0	65.0		64.0	60.0
					Noise Level Above Ambient		16.8	12.8		11.8	7.8

Notes:

1. Daytime noise levels are based on actual noise measurements taken at the Project Site vicinity.

2. An attenuation factor was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.

Source: Roadway Construction Noise Model (RCNM),Version 1.1

Construction Vibration Calculations

Project: Santa Monica College 2024 Main Campus Master Plan Update
Date: 06/04/2025

VIBRATION DAMAGE CALCULATIONS									
Receptor ID	Distance to Construction (feet)	Reference Vibration Velocity Levels at the Off-Site Sensitive Uses Due to On-Site Construction Equipment Operations (PPV (in./sec.) at 25 ft.)					Maximum Vibration Levels during Construction	Significance Criteria	Significant Impact?
		Large Bulldozer	Caisson Drilling	Loaded Trucks	Jack Hammer	Small Bulldozer			
1	15	0.089	0.089	0.076	0.035	0.003	0.191	0.2	No
2	15	0.089	0.089	0.076	0.035	0.003	0.191	0.2	No
3	35	0.089	0.089	0.076	0.035	0.003	0.054	0.2	No
4	100	0.089	0.089	0.076	0.035	0.003	0.011	0.2	No
5	200	0.089	0.089	0.076	0.035	0.003	0.004	0.2	No
6	200	0.089	0.089	0.076	0.035	0.003	0.004	0.2	No
7	400	0.089	0.089	0.076	0.035	0.003	0.001	0.2	No
8	50	0.089	0.089	0.076	0.035	0.003	0.031	0.2	No
9	65	0.089	0.089	0.076	0.035	0.003	0.021	0.2	No
10	560	0.089	0.089	0.076	0.035	0.003	0.001	0.2	No
11	170	0.089	0.089	0.076	0.035	0.003	0.005	0.2	No
12	215	0.089	0.089	0.076	0.035	0.003	0.004	0.2	No
13	90	0.089	0.089	0.076	0.035	0.003	0.013	0.2	No

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, September 2018.
Vibration levels calculated based on FTA reference vibration level at a 25-foot distance.
Distance is measured from the vibration source to the receptor building footprint.