# SANTA MONICA COLLEGE
# 2024 MAIN CAMPUS MASTER PLAN UPDATE
# INITIAL STUDY


*Prepared for:*
Santa Monica Community College District

**January 2025**

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# 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: | | | | |
| 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.

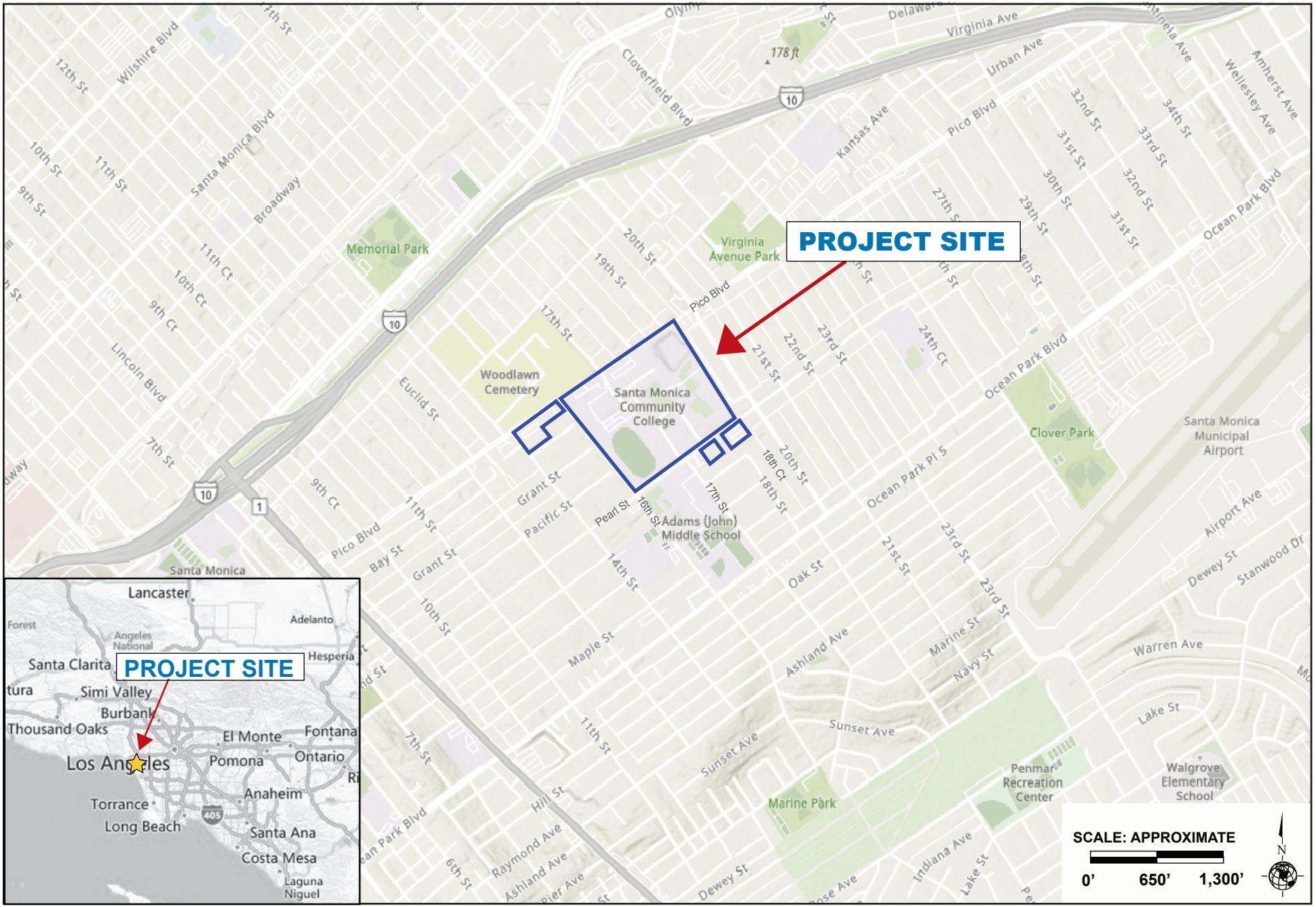
[2] *1900 Pico Boulevard is the SMC Campus' primary address. For a list of all of the property addresses associated with the Main Campus, see Table 1, Summary of Project Site Area, below.*

**Table 1**
**Summary of Project Site Area**

| Property Addresses | APN | Existing Land Use | Lot Area | |
|---|---|---|---|---|
| | | | (square feet) | (acres) |
| 1702 Pico Boulevard | 4273-001-908 | SMC Main Campus | 1,735,195 | 39.82 |
| 1530 Pico Boulevard<br>1516 Pico Boulevard | 4284-034-905<br>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<br>2019 14th Street<br>2023 14th Street | 4284-034-900<br>4284-034-904<br>4284-034-903 | SMC Art Complex | 71,860 | 1.65 |
| 1714 Pearl Street<br>1718 Pearl Street | 4273-022-901<br>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** |

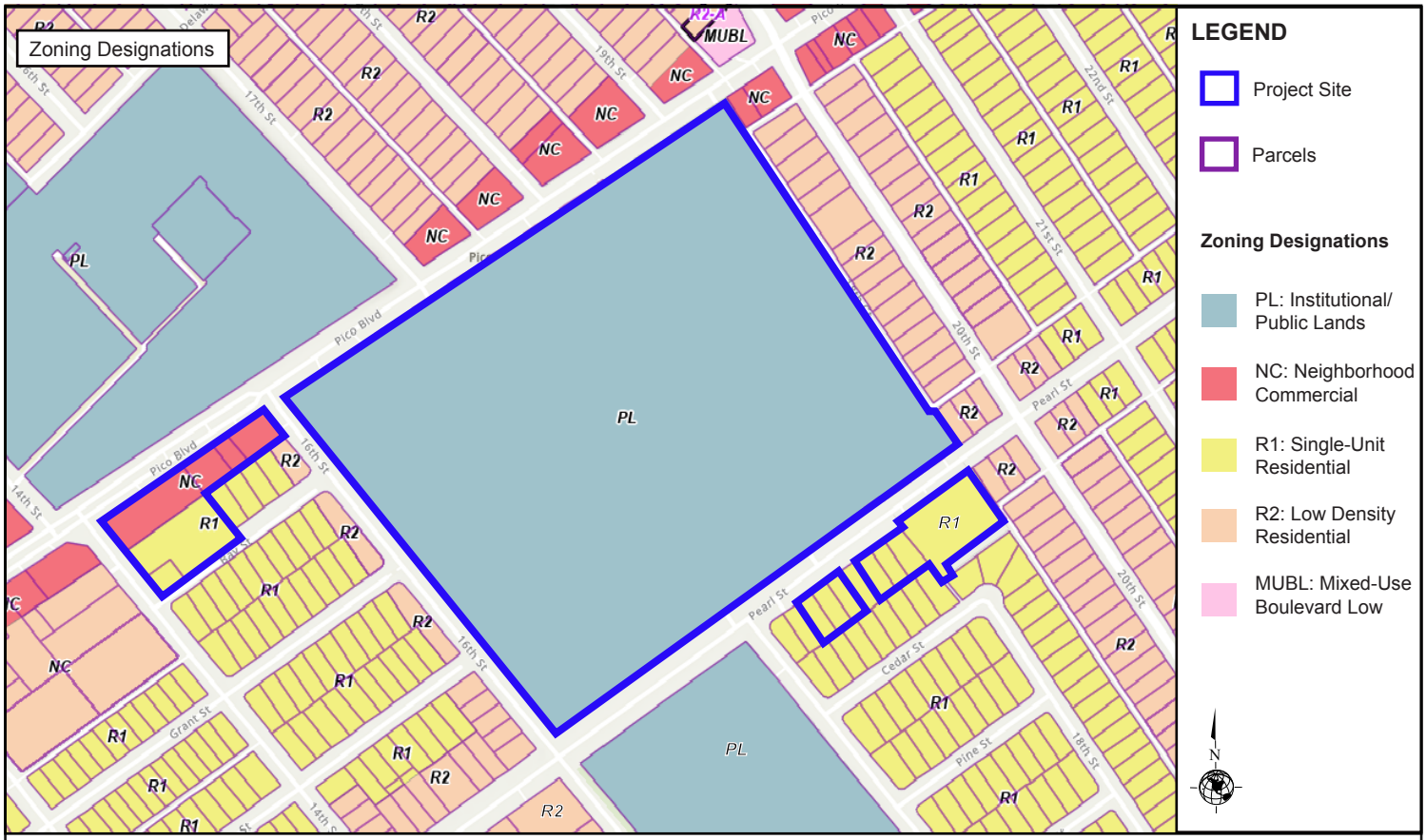
*Source(s):*
*City of Santa Monica, SaMoMAP, website: https://samomap.santamonica.gov, accessed December 2024; Los Angeles County Assessor map page, Main Campus, website: https://maps.assessor.lacounty.gov/Geocortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4273-001;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

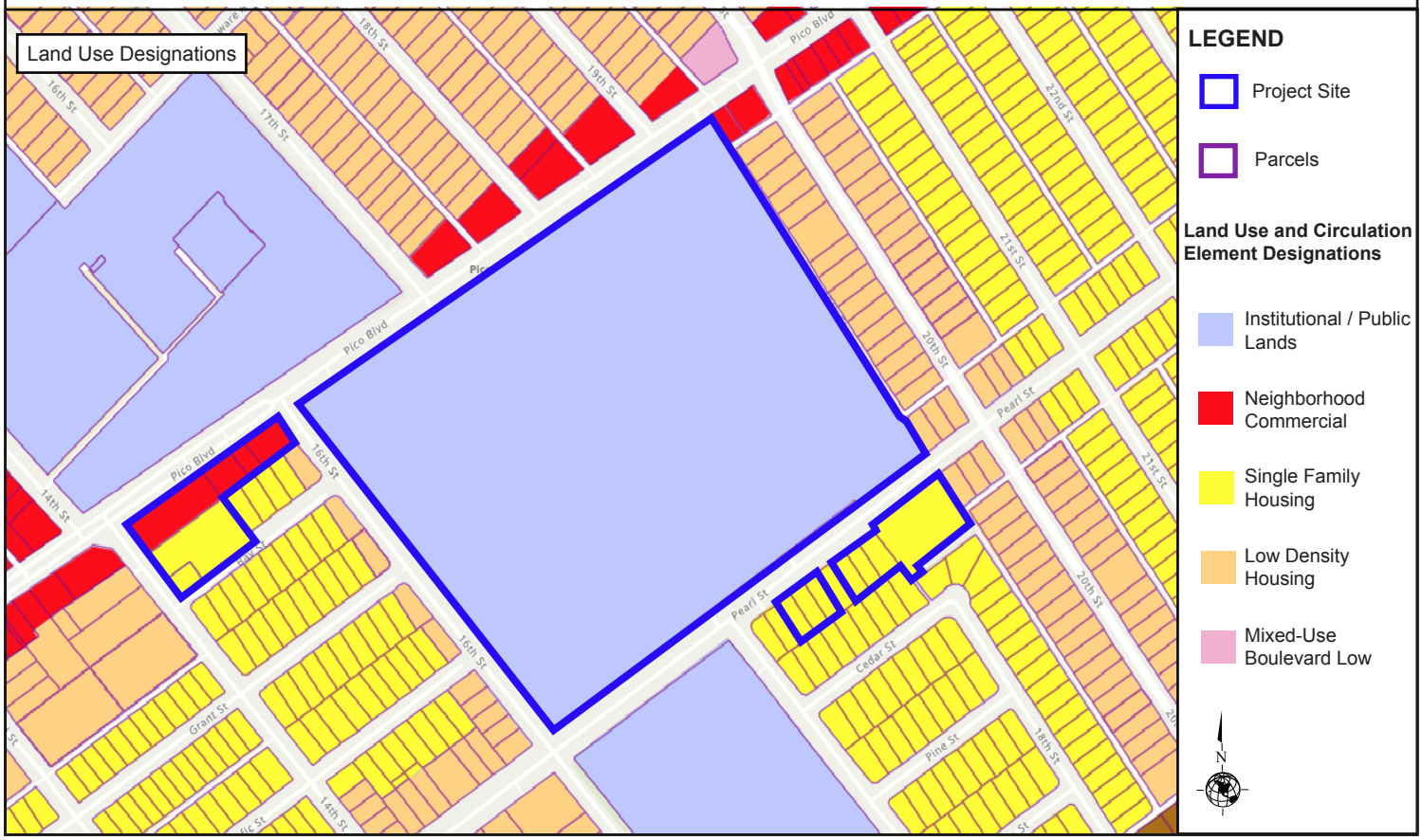
As noted above, the Project Site is located within the City of Santa Monica. The Main Campus area bounded by Pico Boulevard to the north, 18th Court to the east, Pearl Street to the south, and 16th Street to the west is zoned PL – Institutional / Public Lands and has a Land Use and Circulation Element (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.




Source: ArcGIS Maps, 2023.

Figure 1
Project Location Map




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.

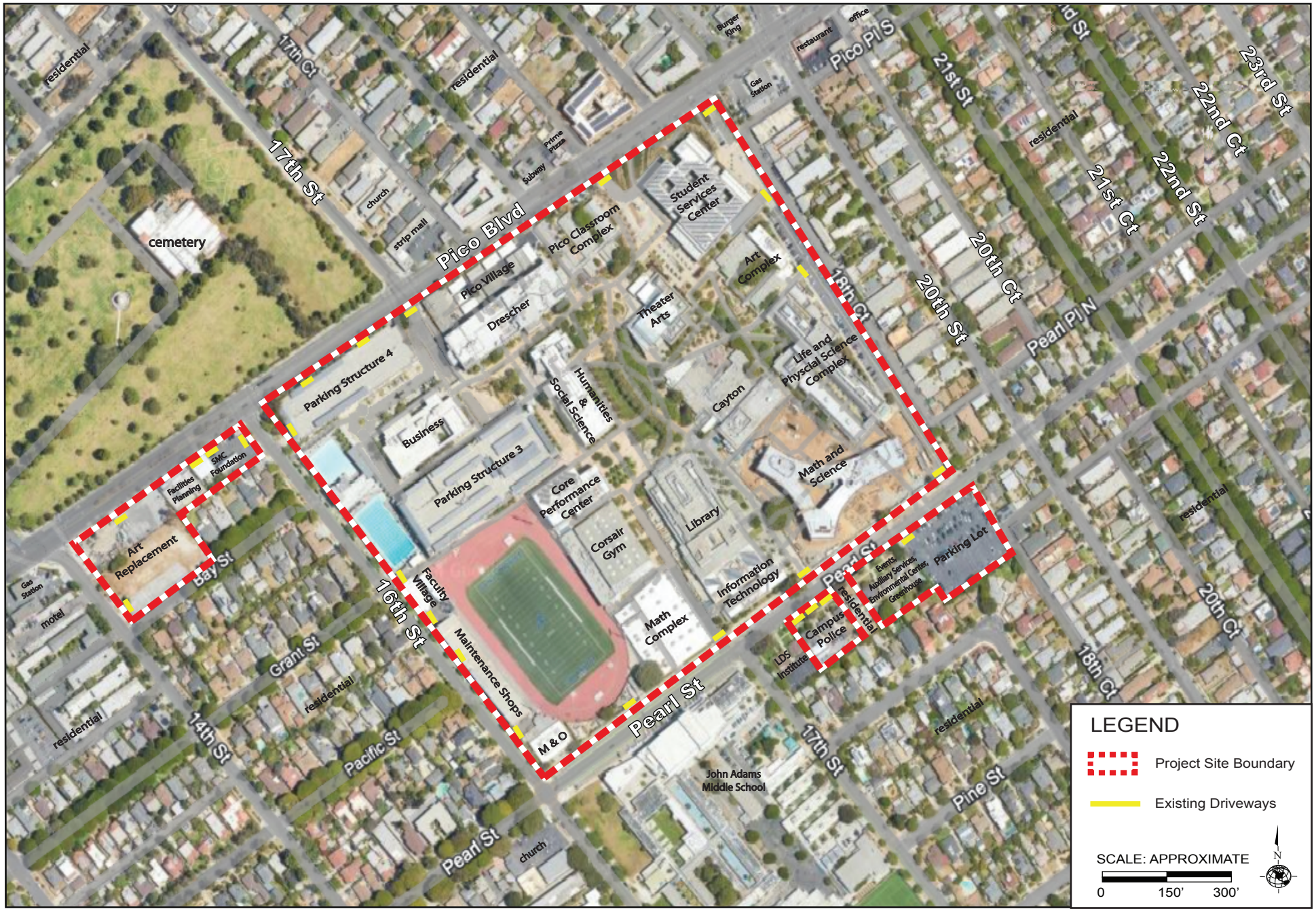
North: Abutting the Project Site to the north is Pico Boulevard. There are commercial and residential properties fronting Pico Boulevard, which are zoned Neighborhood Commercial (NC) with a corresponding LUCE land use designation of Neighborhood Commercial. Further north, are residential properties which 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.


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

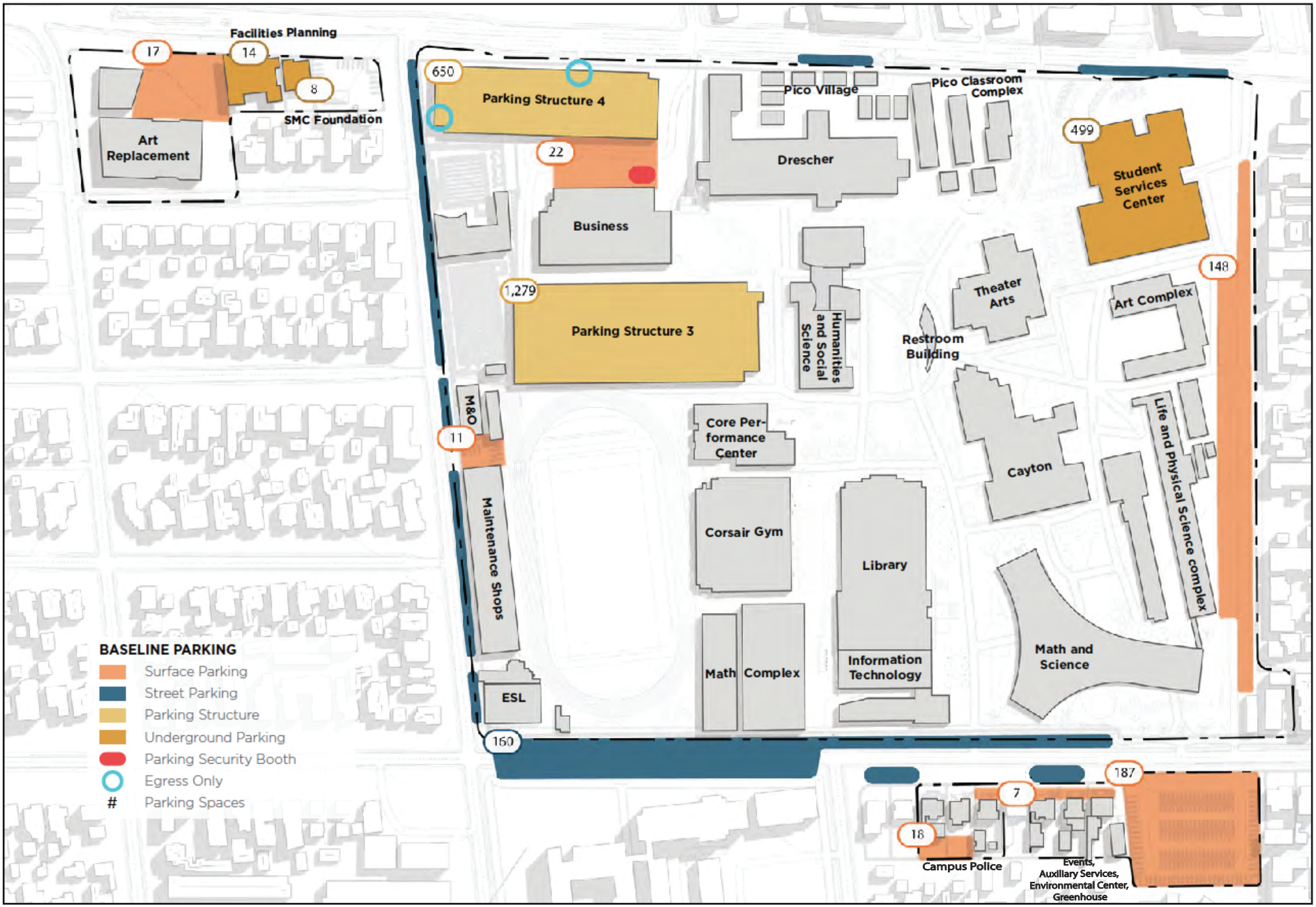
Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 3
Existing Development On-Site




Source: Google Earth, Aerial View, 2022.

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




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** |

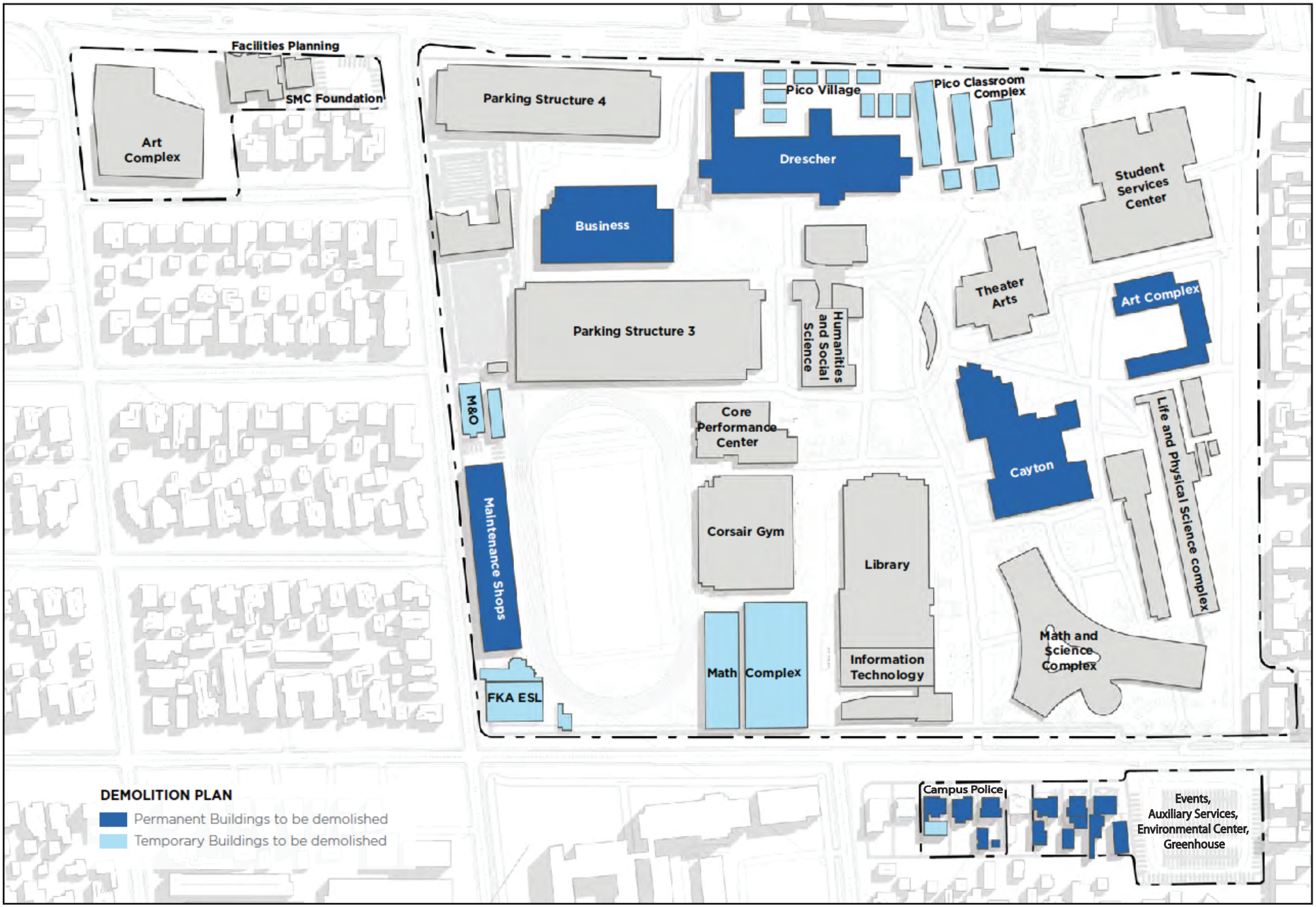
*Source: Santa Monica College Master Plan 2024 Update, DLR Group, April 2024.*

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

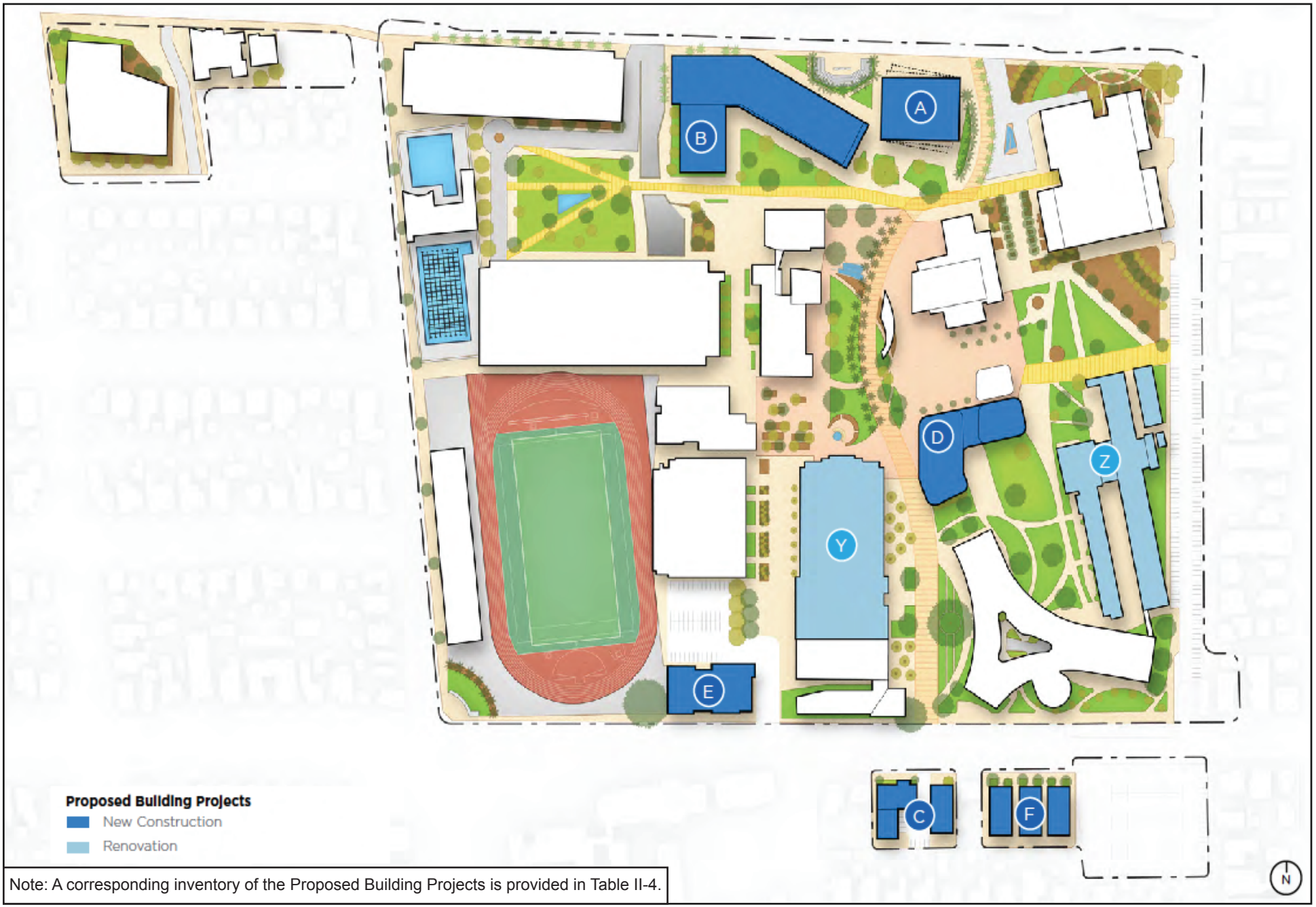
[4] *https://admin.smc.edu/administration/planning/facilities-assesment-report.php*

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




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

Figure 6
Demolition Plan




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

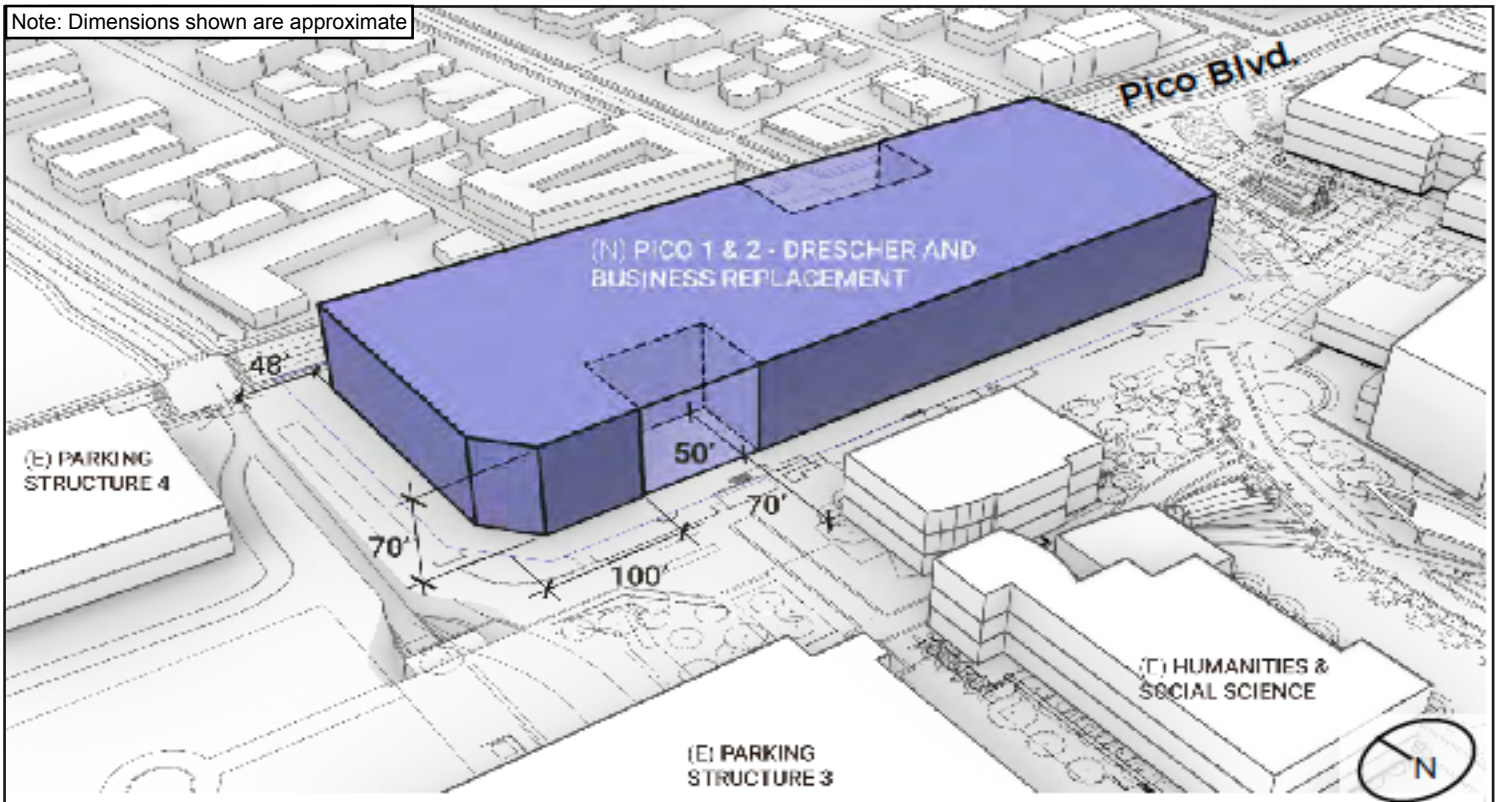
Pico 1 and 2 can be implemented as a single project or as two (or even three) separate building projects as funding allows. They are currently shown together as a single diagrammatic envelope to allow for design flexibility in splitting the program between the two (or three) buildings if needed. However, 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.

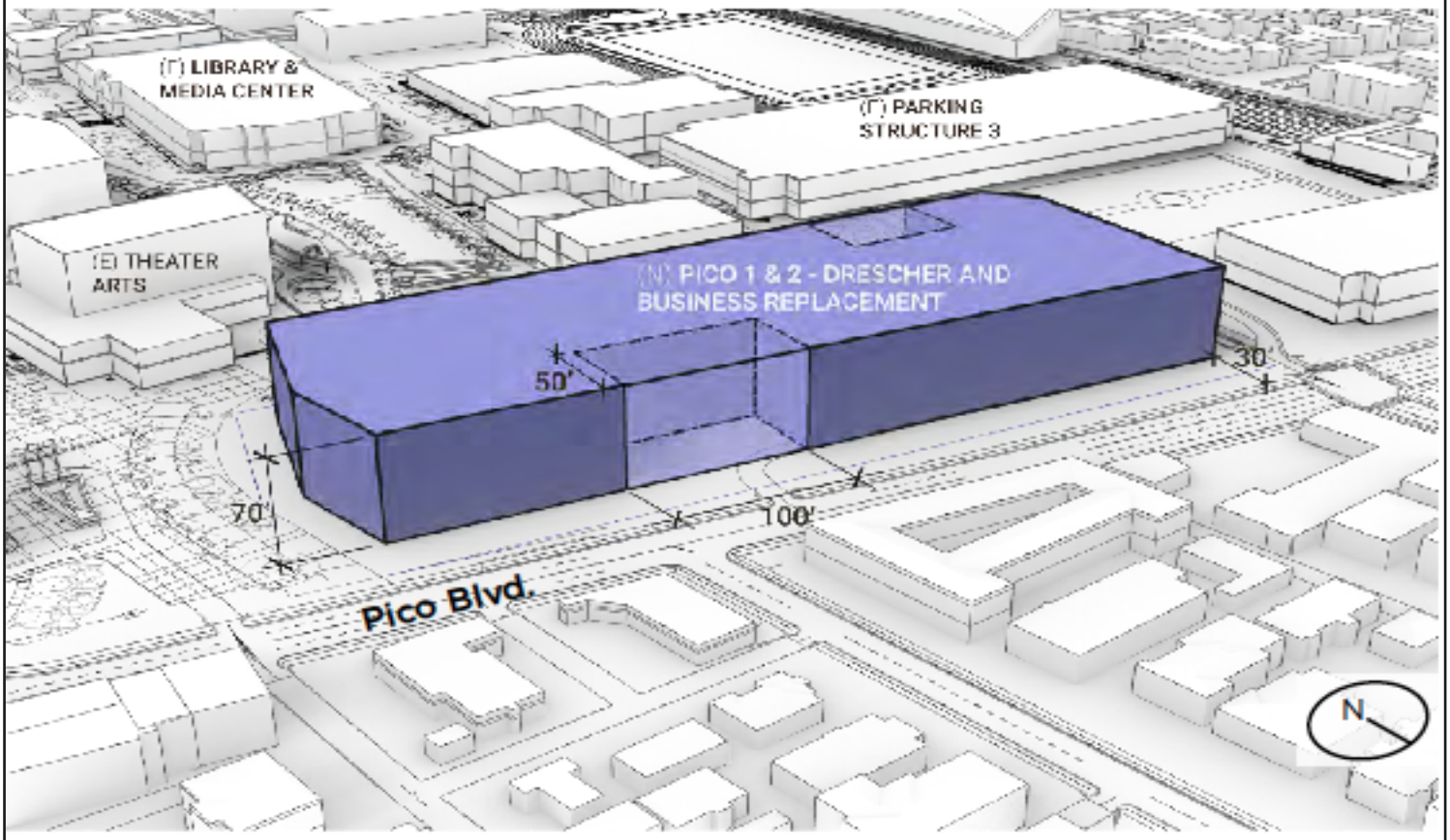
Pico 1 and 2 will have a maximum height of 70 feet and allow up to 4 stories. This scale is needed as Pico 1 and 2 will house many academic and student centered functions. To prevent the feeling of an imposing building, the design is encouraged to terrace the upper floors and thereby allow for visual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



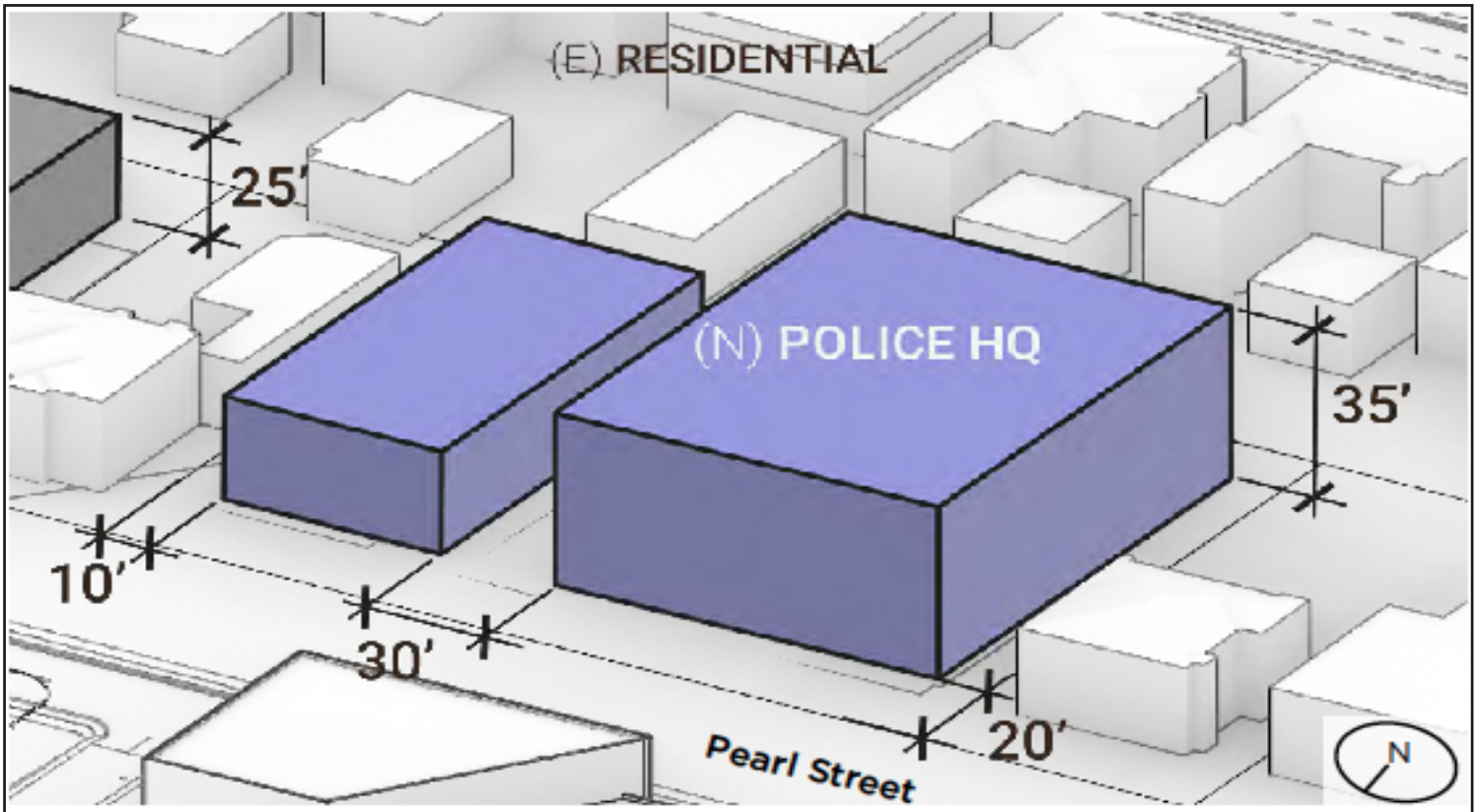

*View from south of proposed Pico 1 and 2 building envelope (purple)*




*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

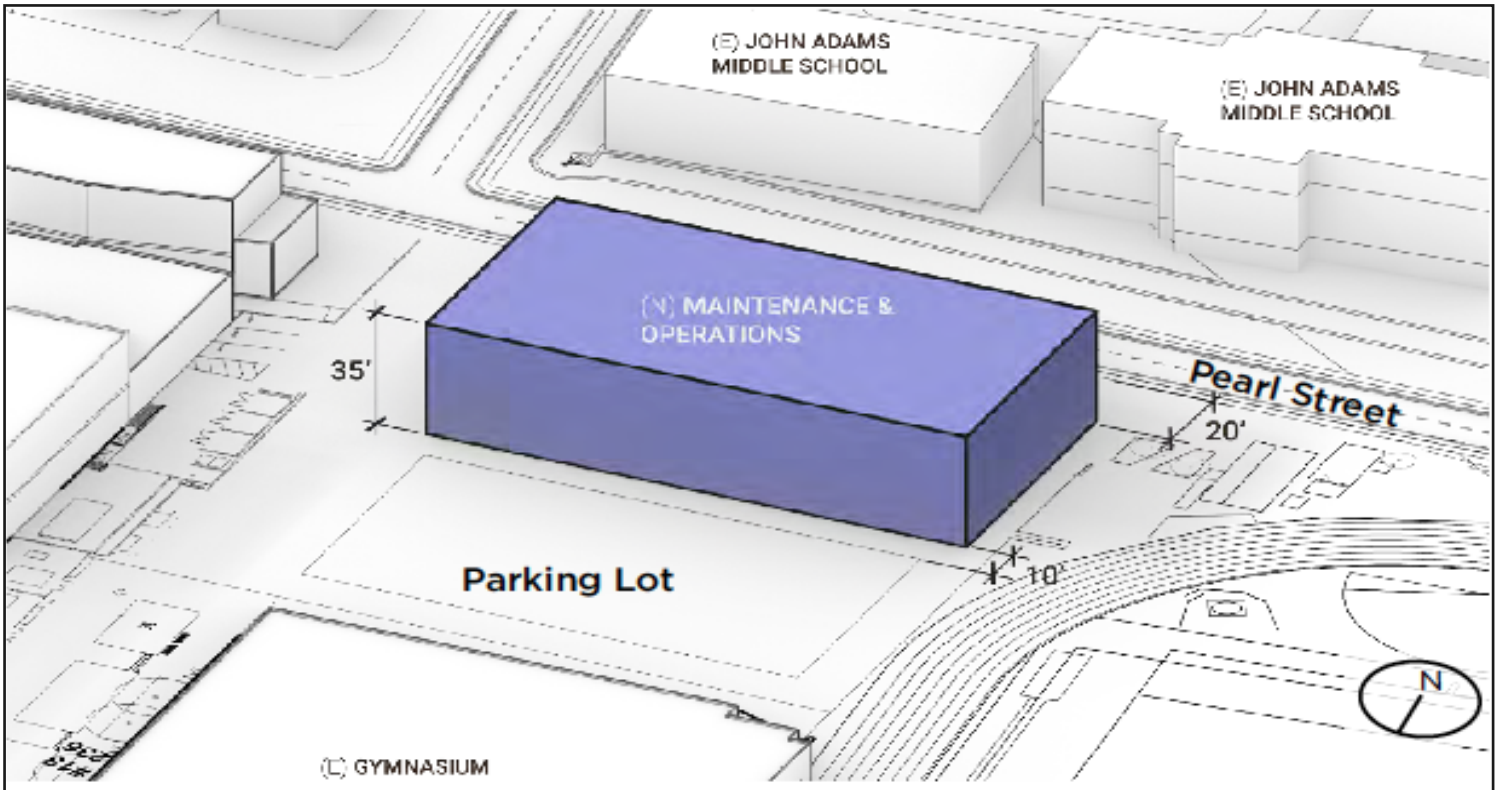



*View from north of proposed Campus Police Headquarters building envelope (purple)*

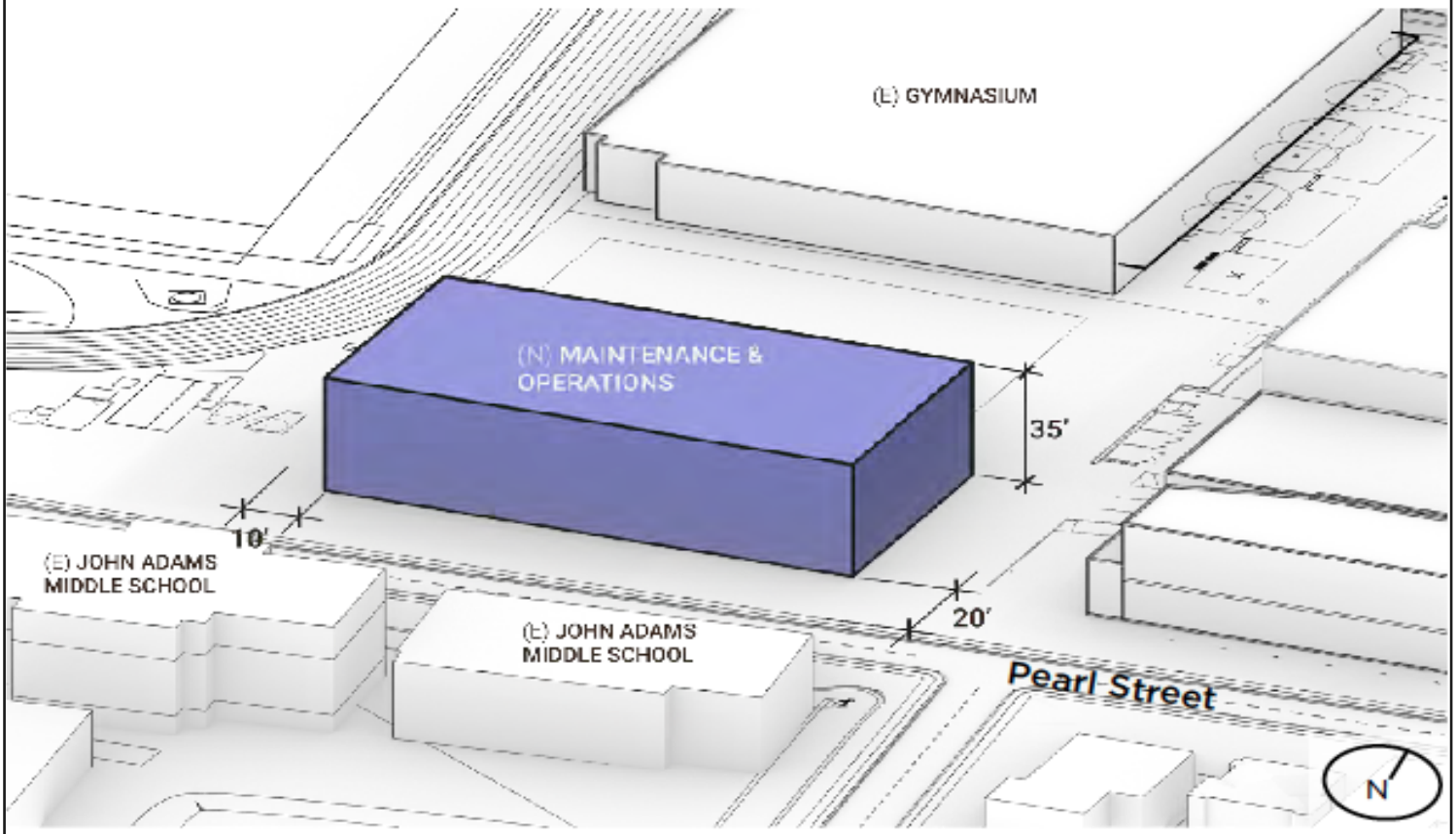

*View from south of proposed Campus Police Headquarters building envelope (purple)*

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

Figure 9
Illustrative Massing Exhibit - Police Headquarters



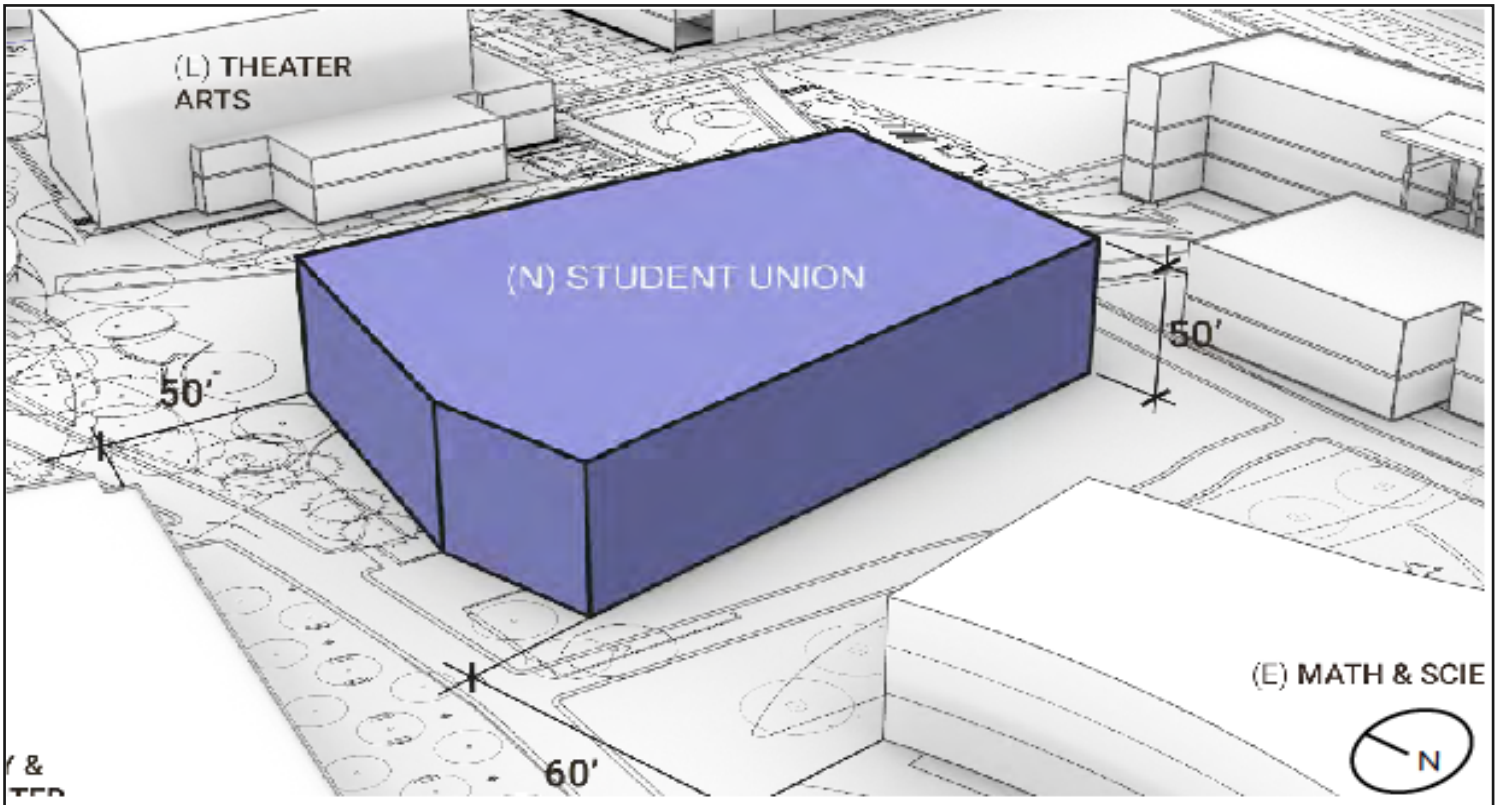

*View from north of proposed Maintenance and Operations building envelope (purple)*



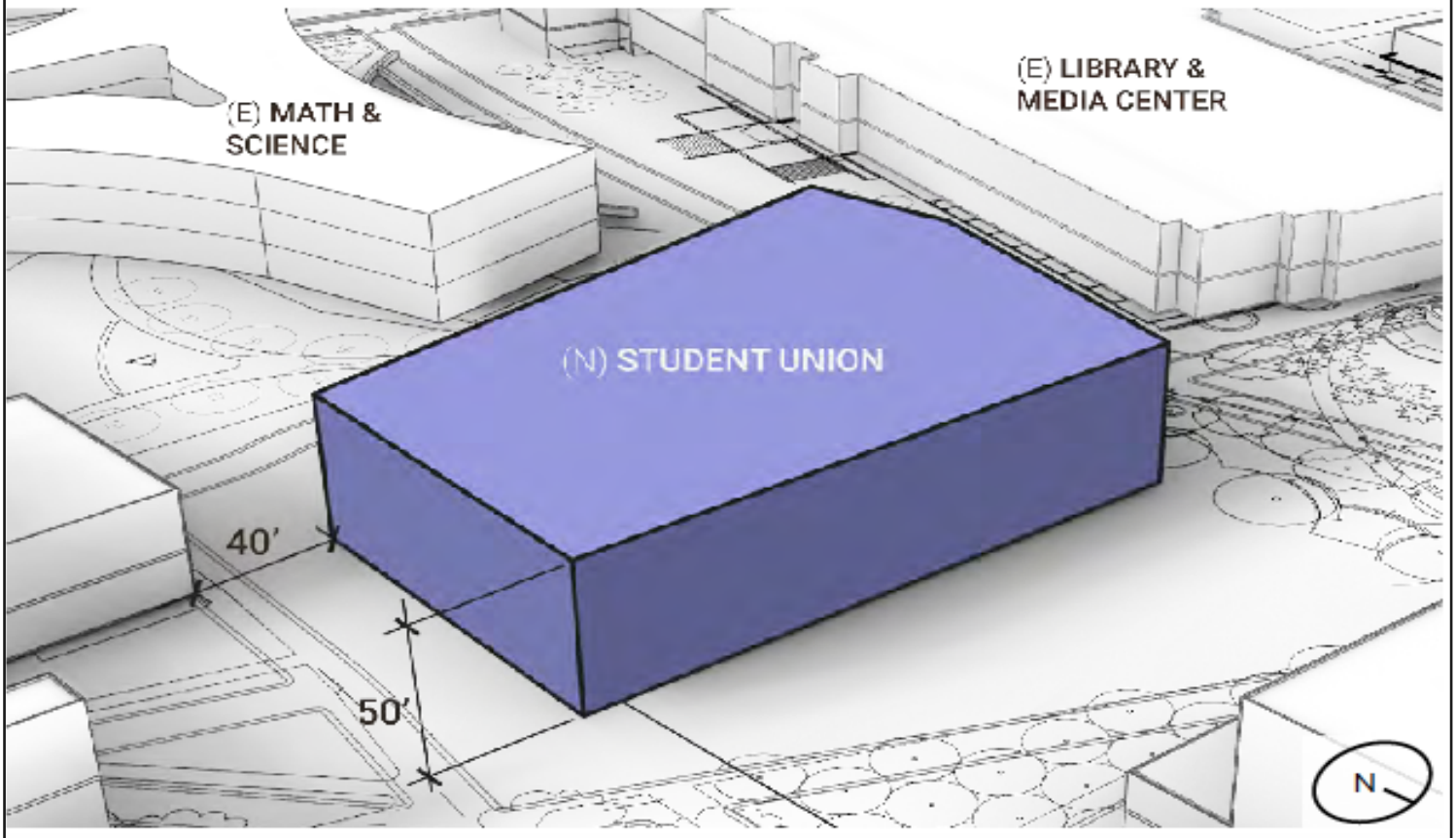

*View from south of proposed Maintenance and Operations building envelope (purple)*

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

Figure 10
Illustrative Massing Exhibit - Maintenance and Operations



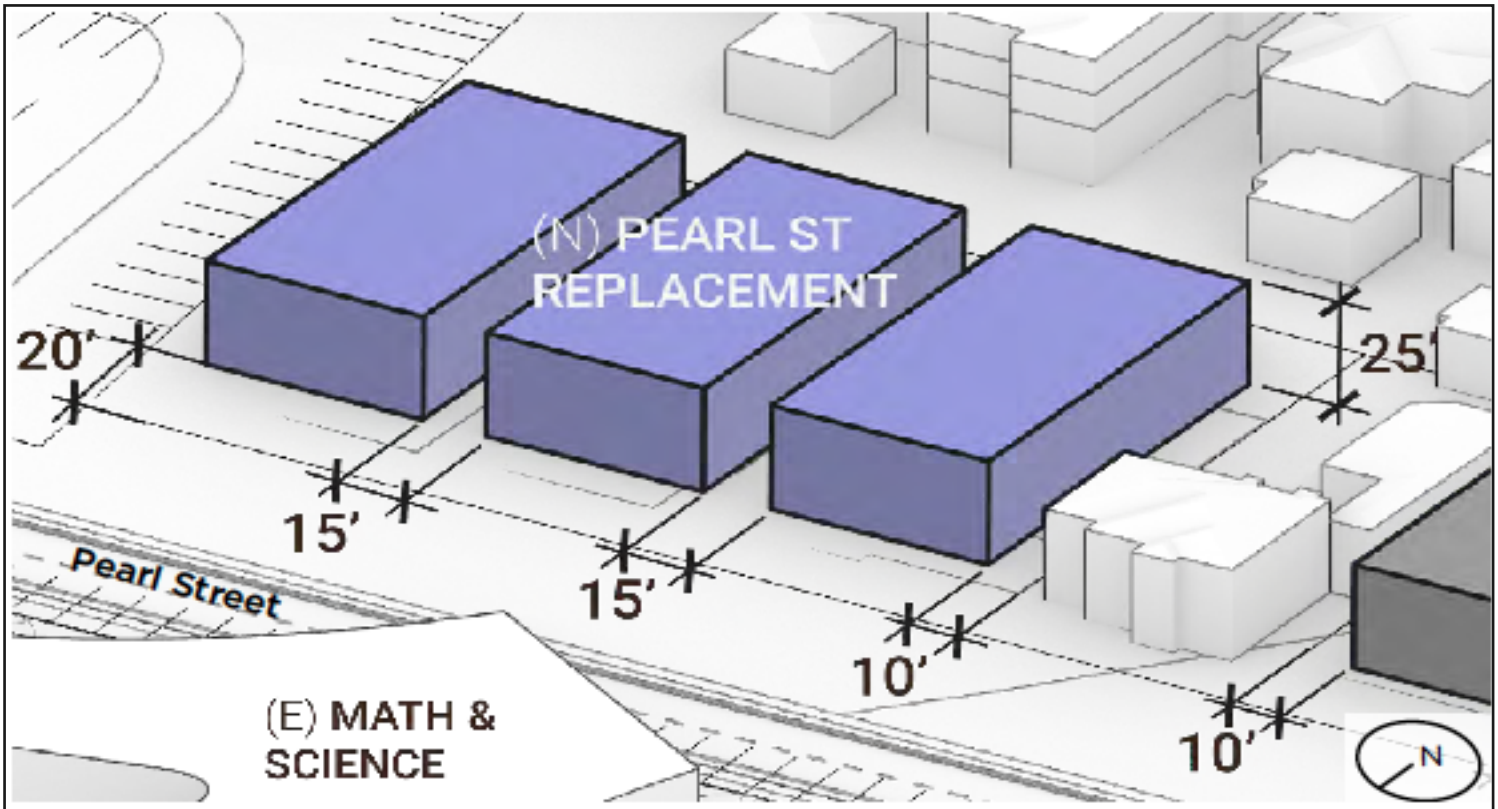

*View from south of proposed Student Union building envelope (purple)*



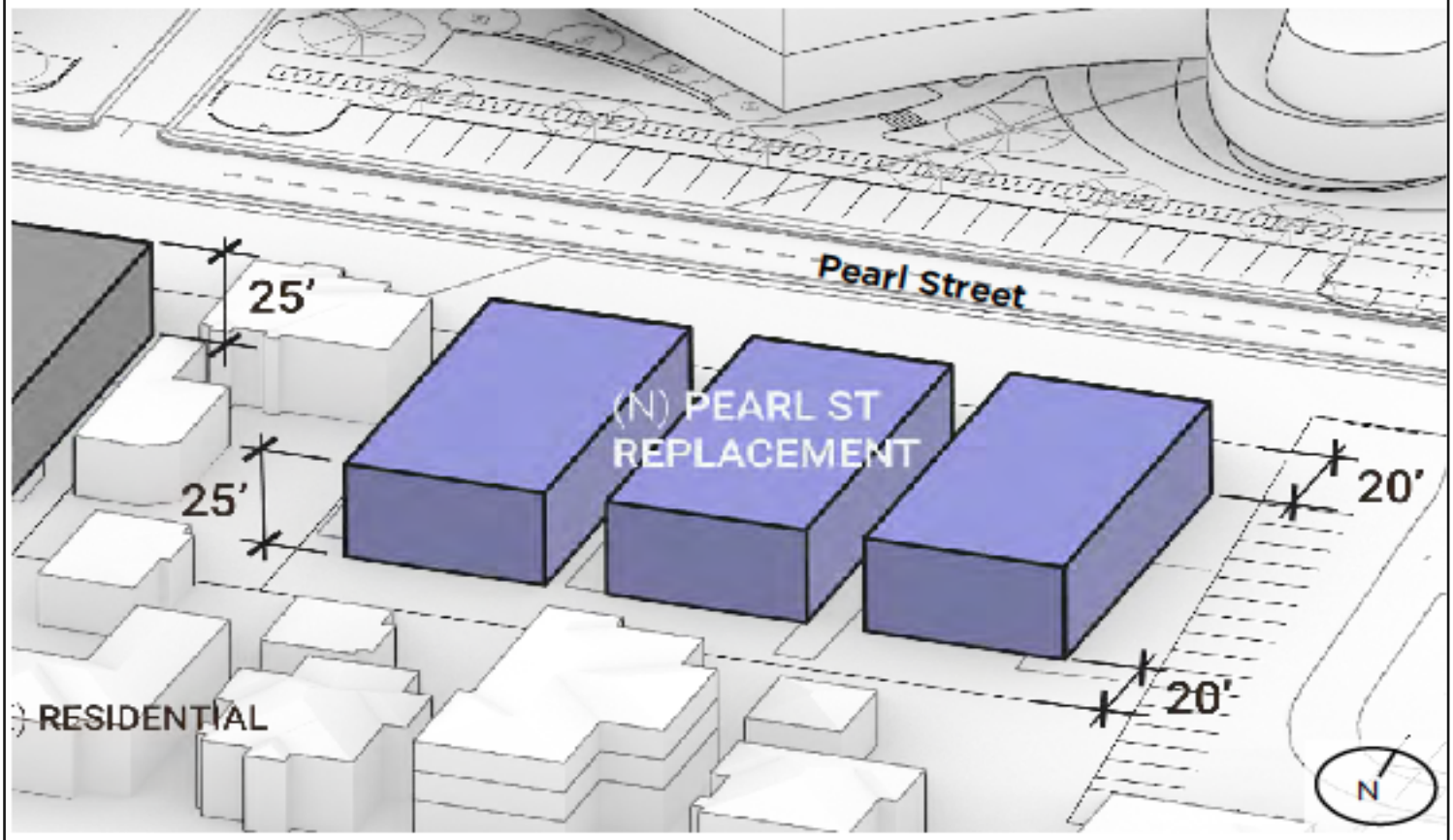

*View from north of proposed Student Union building envelope (purple)*

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

Figure 11
Illustrative Massing Exhibit - Student Union




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




*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

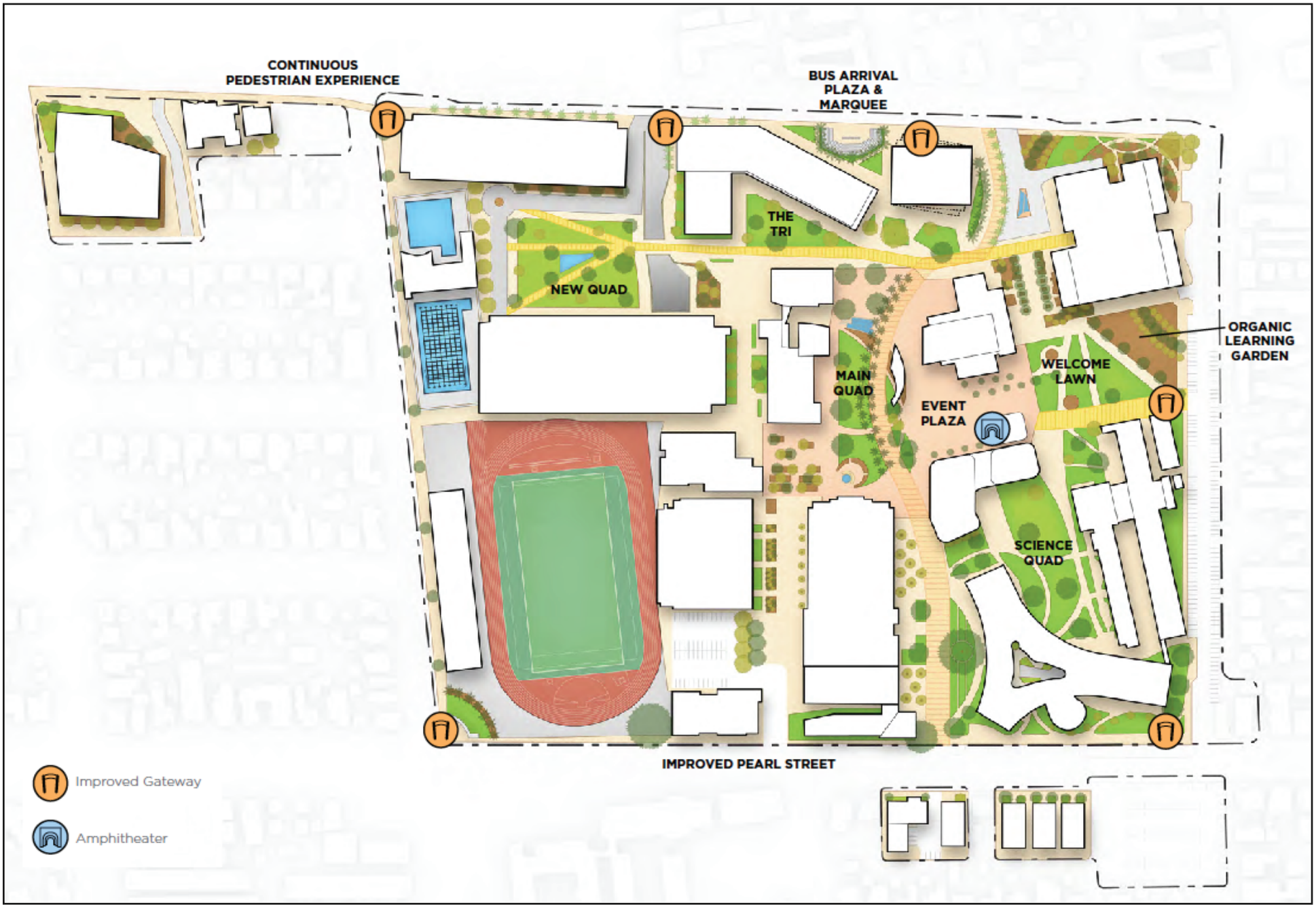
The proposed amphitheater will be a multi-use outdoor venue intended to serve both the Santa Monica College student and teaching functions as well as greater Los Angeles performance communities. The covered amphitheater will serve as an informal flexible shaded space for student socializing when events 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.




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.

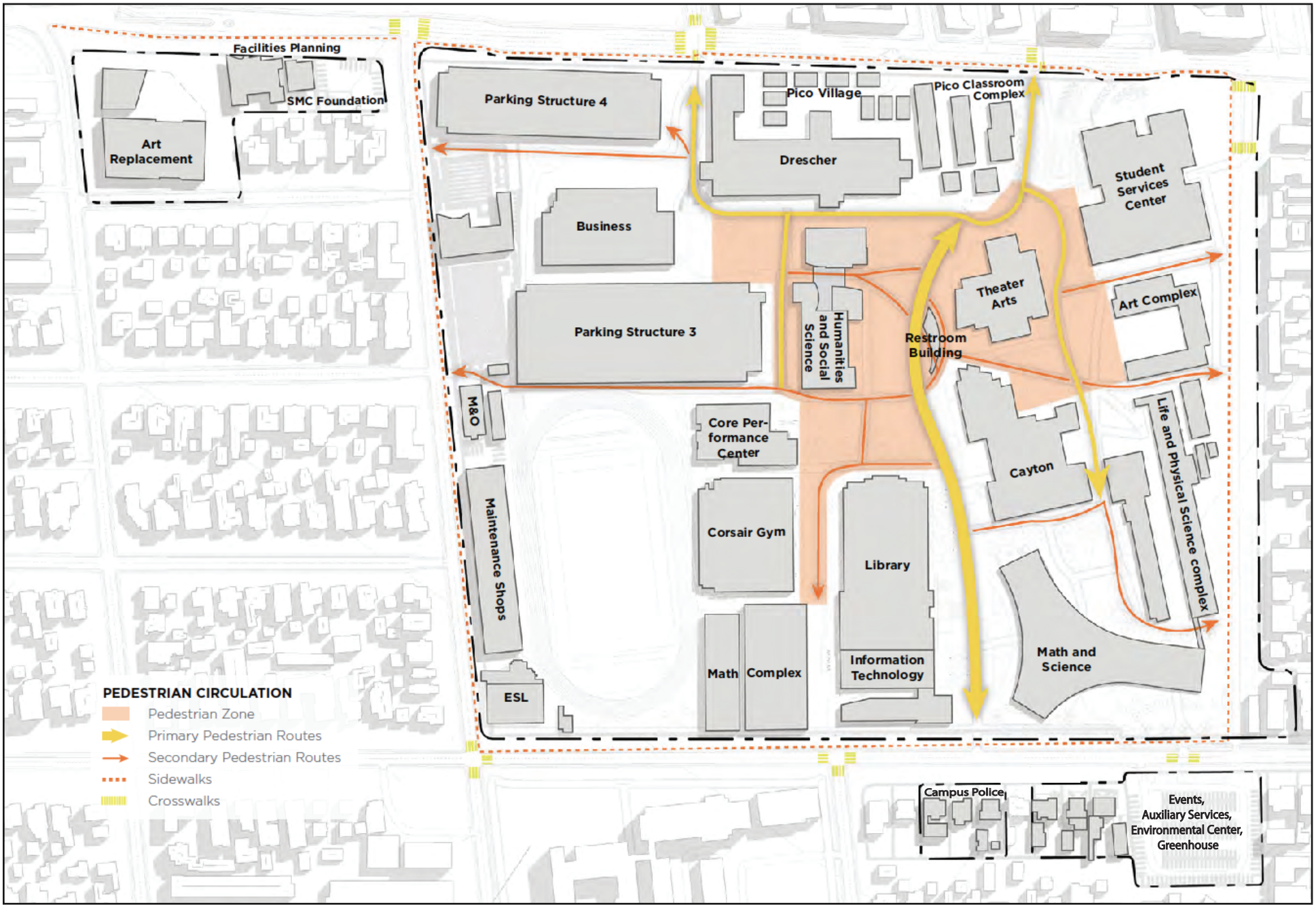
### (2) Vehicle Access and Parking

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.

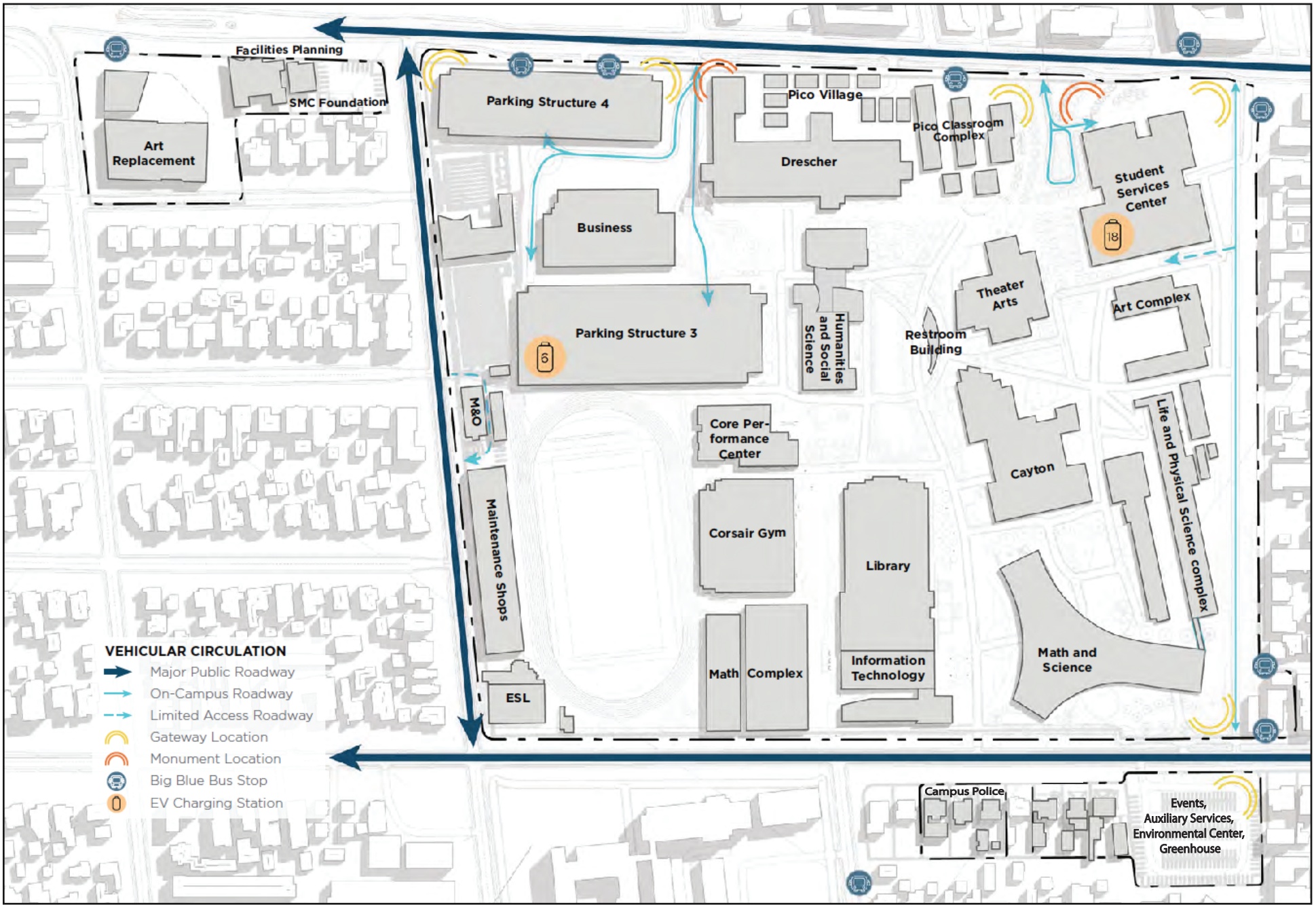
### (3) Bicycle Access and Parking

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 16$^{th}$ 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.



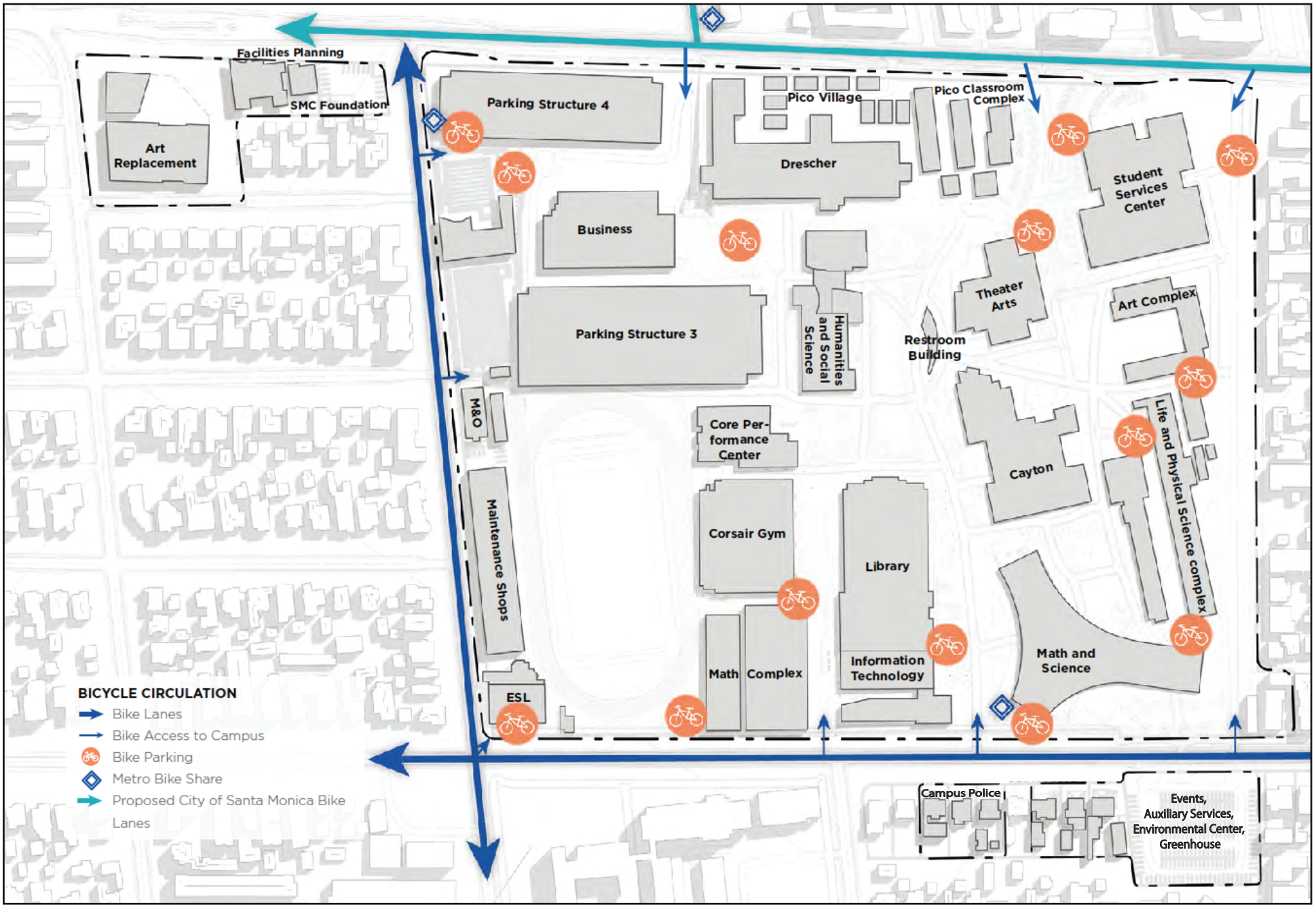

Source: Santa Monica College, SMC Master Plan 2024 Update, 2024.

Figure 14
Proposed Pedestrian Circulation Plan




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

Figure 15
Proposed Vehicle Circulation Plan




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.

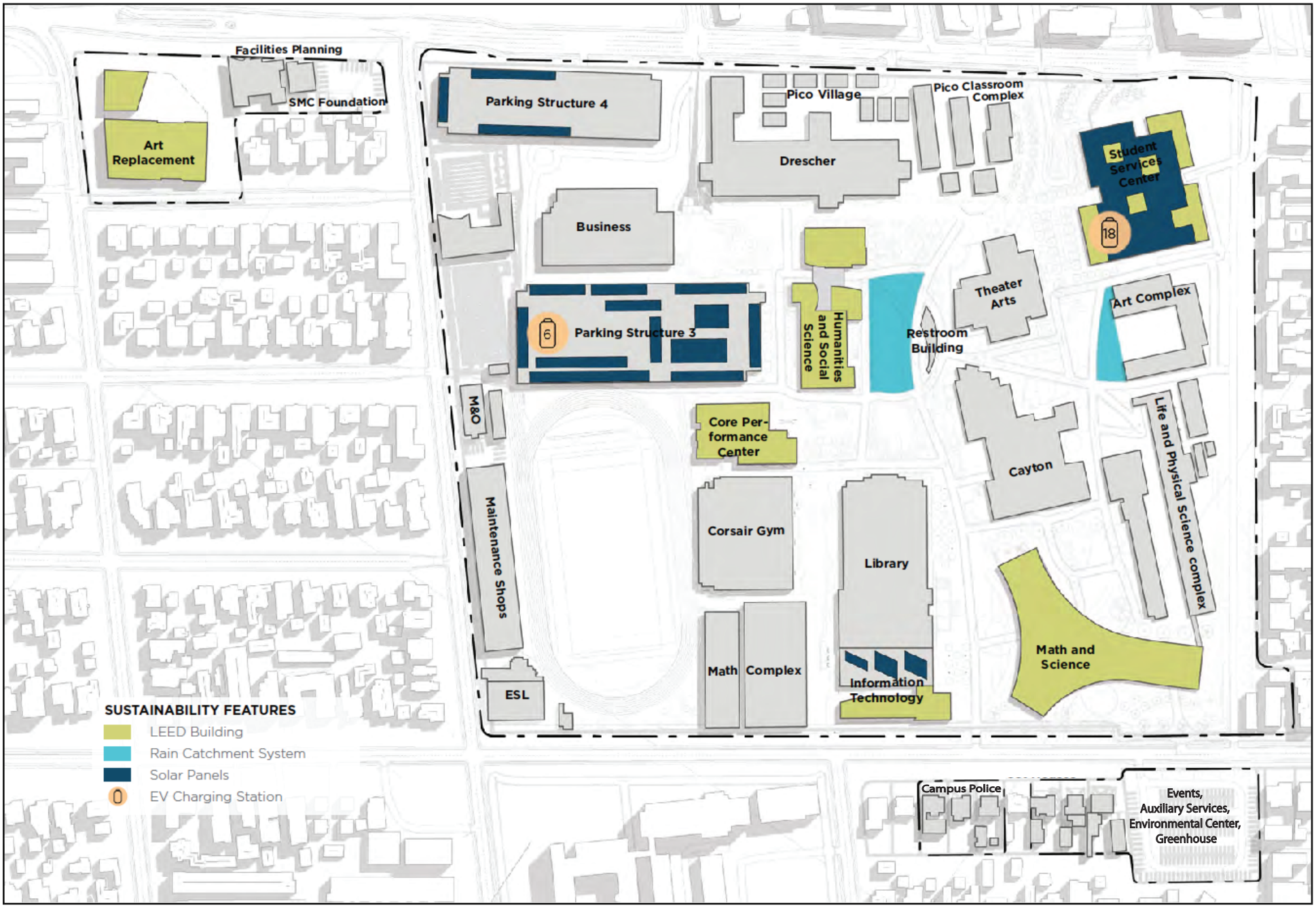
SMC's central plant uses chillers to freeze liquid in off-peak hours and then use the chilled water as refrigerant during the day to provide cooling to all buildings on Main Campus. These systems provide energy efficiency by centrally cooling, using off-peak electricity, and by replacing harmful CFS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




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**

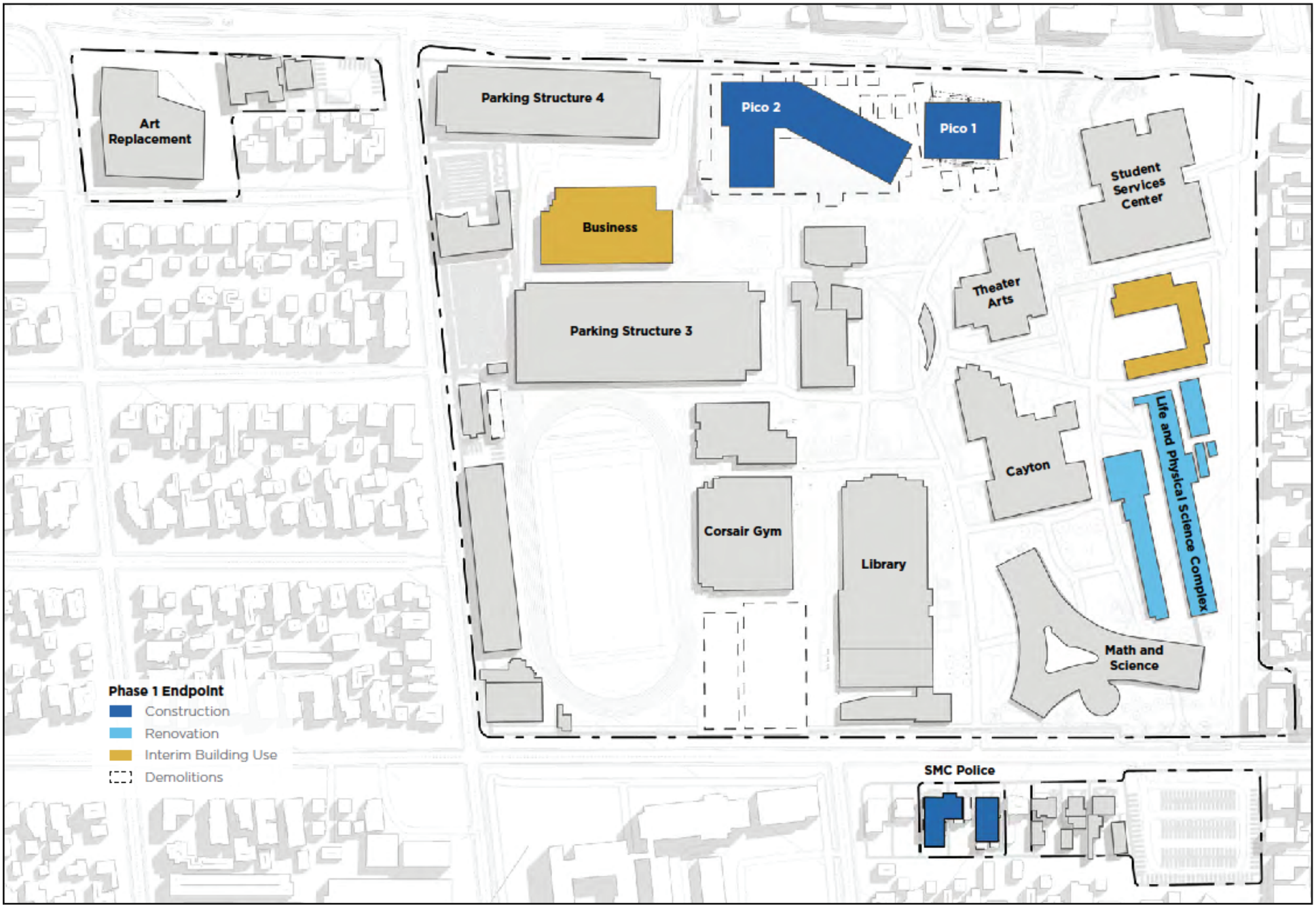
| Bldg # | ACTIVITIES | AREA | |
|---|---|---|---|
| | | ASF | GSF |
| | **Demolition** | | |
| 1 | Pico Classroom Complex | 12,175 | 18,014 |
| 17 | Math Complex | 27,308 | 44,872 |
| 22 | Drescher Hall | 64,761 | 111,145 |
| 23 | Pico Village | 8,190 | 8,640 |
| 27 | Campus Police A | 1,111 | 1,400 |
| 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.

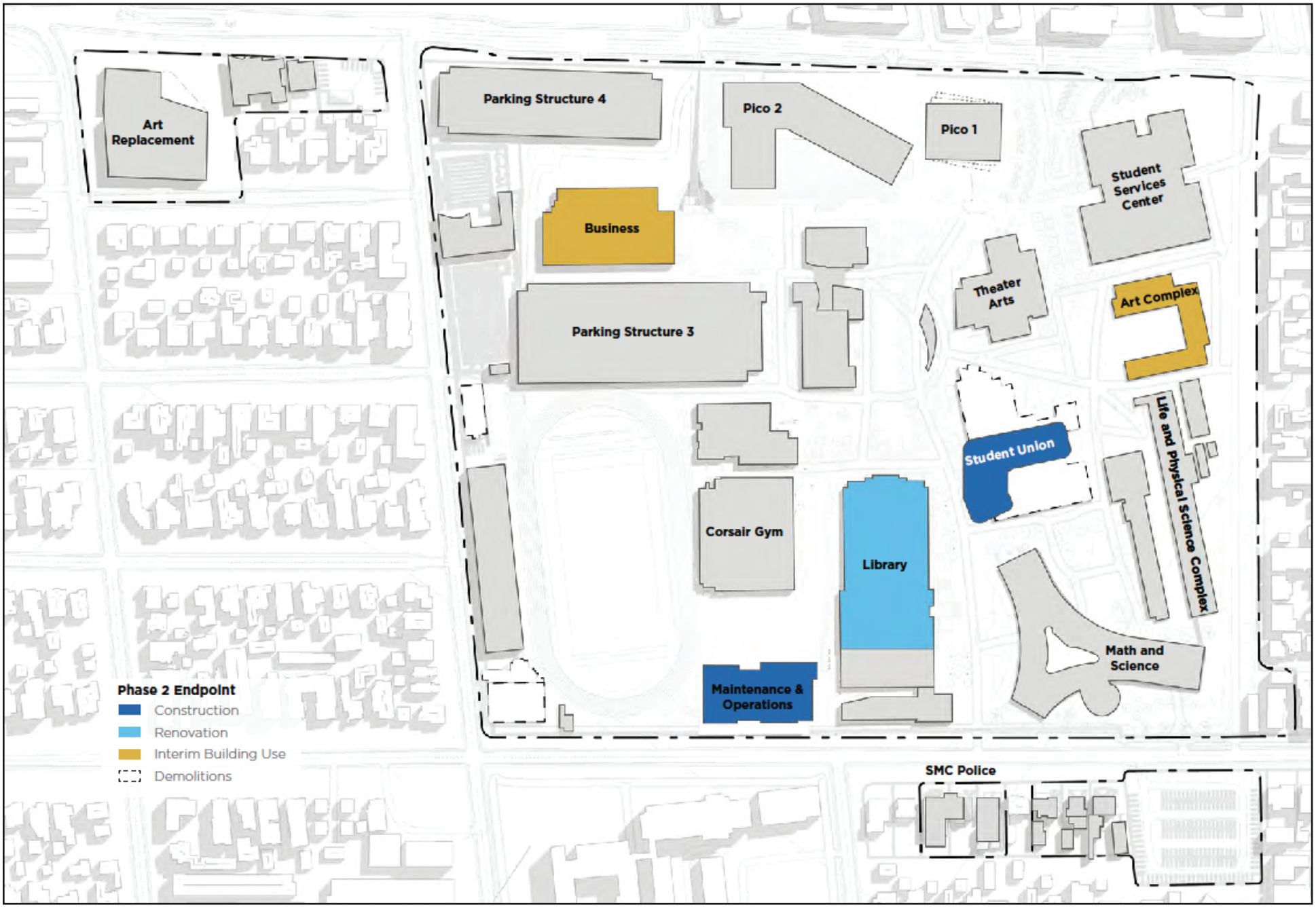
Interim uses of the Art Complex and Business building will continue to support occupants during the demolition and construction of Phase 2. The Business building is already suitable for office and administrative uses. The Art Complex would be adapted to accommodate other Cayton users.

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




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

Figure 18
Phase 1 Endpoint




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

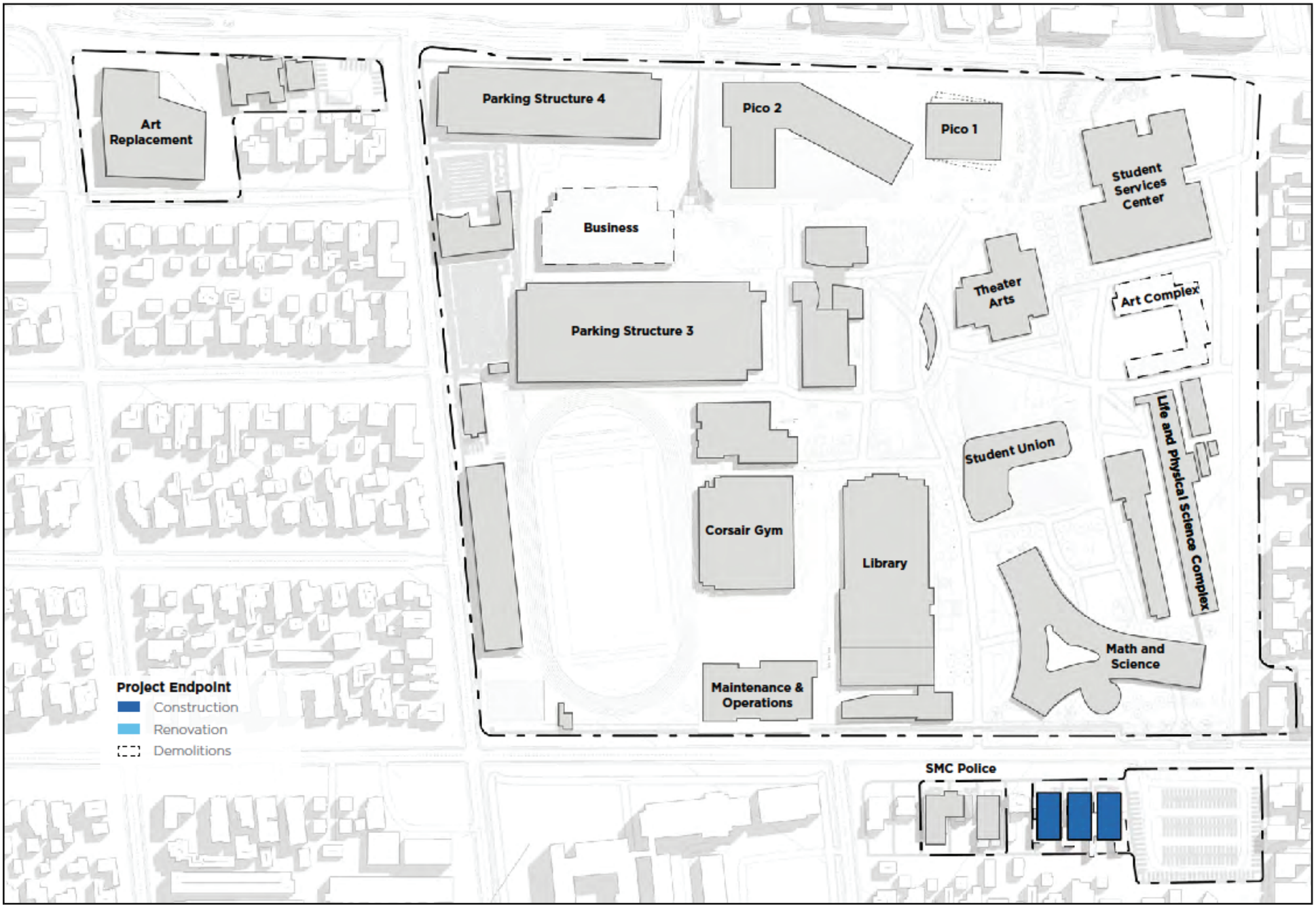
As shown in Table 7, Phase 3 would include the demolition of five buildings on the Project Site (Business, Art Complex, Campus Events, Environmental Center, and Auxiliary Services) totaling 80,789 gsf, and the construction of the Pearl Street Replacements (9,000 gsf).

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.* | | | |




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

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[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.*

candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[14] Therefore, no impact would occur.

# 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

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 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,

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[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).

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.

**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

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

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.

**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

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project: | | | | |
| 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:<br>i. Result in substantial erosion or siltation on- or off-site;<br>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;<br>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<br>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 16$^{th}$ 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

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

would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

# 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 16$^{th}$ 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

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | ☐ | ☐ | ☒ | ☐ |

**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


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# 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.



## Location

Los Angeles County, California


## Local office

Carlsbad Fish And Wildlife Office

(760) 431-9440
(760) 431-5901

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

# 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.

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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

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

# Reptiles

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

# Amphibians

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

# Insects

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

# Flowering Plants

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

# 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.

| NAME | BREEDING SEASON |
|---|---|
| Bald Eagle *Haliaeetus leucocephalus*<br>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*<br>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.<br>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.

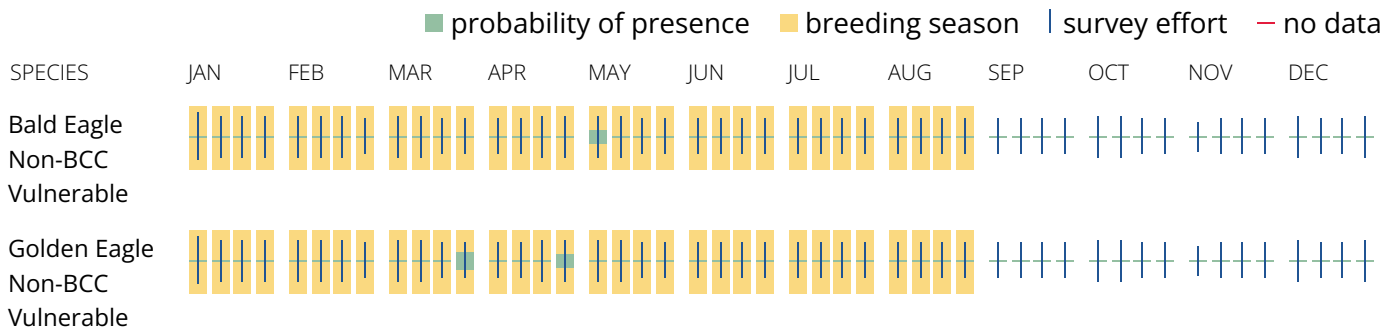
**Survey Effort** (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

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

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.

**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

**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*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9637 | Breeds Feb 1 to Jul 15 |
| **Bald Eagle** *Haliaeetus leucocephalus*<br>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 |
| **Belding's Savannah Sparrow** *Passerculus sandwichensis beldingi*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/8 | Breeds Apr 1 to Aug 15 |
| **Black Oystercatcher** *Haematopus bachmani*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9591 | Breeds Apr 15 to Oct 31 |
| **Black Skimmer** *Rynchops niger*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/5234 | Breeds May 20 to Sep 15 |
| **Black Swift** *Cypseloides niger*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/8878 | Breeds Jun 15 to Sep 10 |
| **Black Turnstone** *Arenaria melanocephala*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds elsewhere |
| **Brandt's Cormorant** *Urile penicillatus*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds Apr 15 to Sep 15 |

Bullock's Oriole Icterus bullockii — Breeds Mar 21 to Jul 25
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

California Gull Larus californicus — Breeds Mar 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
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

Elegant Tern Thalasseus elegans — Breeds Apr 5 to Aug 5
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

Golden Eagle Aquila chrysaetos — 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.
https://ecos.fws.gov/ecp/species/1680

Heermann's Gull Larus heermanni — Breeds Mar 15 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Lawrence's Goldfinch Spinus lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Northern Harrier Circus hudsonius — Breeds Apr 1 to Sep 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/8350

Nuttall's Woodpecker Dryobates nuttallii — Breeds Apr 1 to Jul 20
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

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 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/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 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/3914

Red Knot Calidris canutus roselaari — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8880

Santa Barbara Song Sparrow Melospiza melodia graminea — Breeds Mar 1 to Sep 5
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

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

| | |
|---|---|
| Tricolored Blackbird Agelaius tricolor<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/3910 | Breeds Mar 15 to Aug 10 |
| Western Grebe aechmophorus occidentalis<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/6743 | Breeds Jun 1 to Aug 31 |
| Western Gull Larus occidentalis<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds Apr 21 to Aug 25 |
| Western Screech-owl Megascops kennicottii cardonensis<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA | Breeds Mar 1 to Jun 30 |
| Willet Tringa semipalmata<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds elsewhere |
| Wrentit Chamaea fasciata<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds Mar 15 to Aug 10 |



# 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.

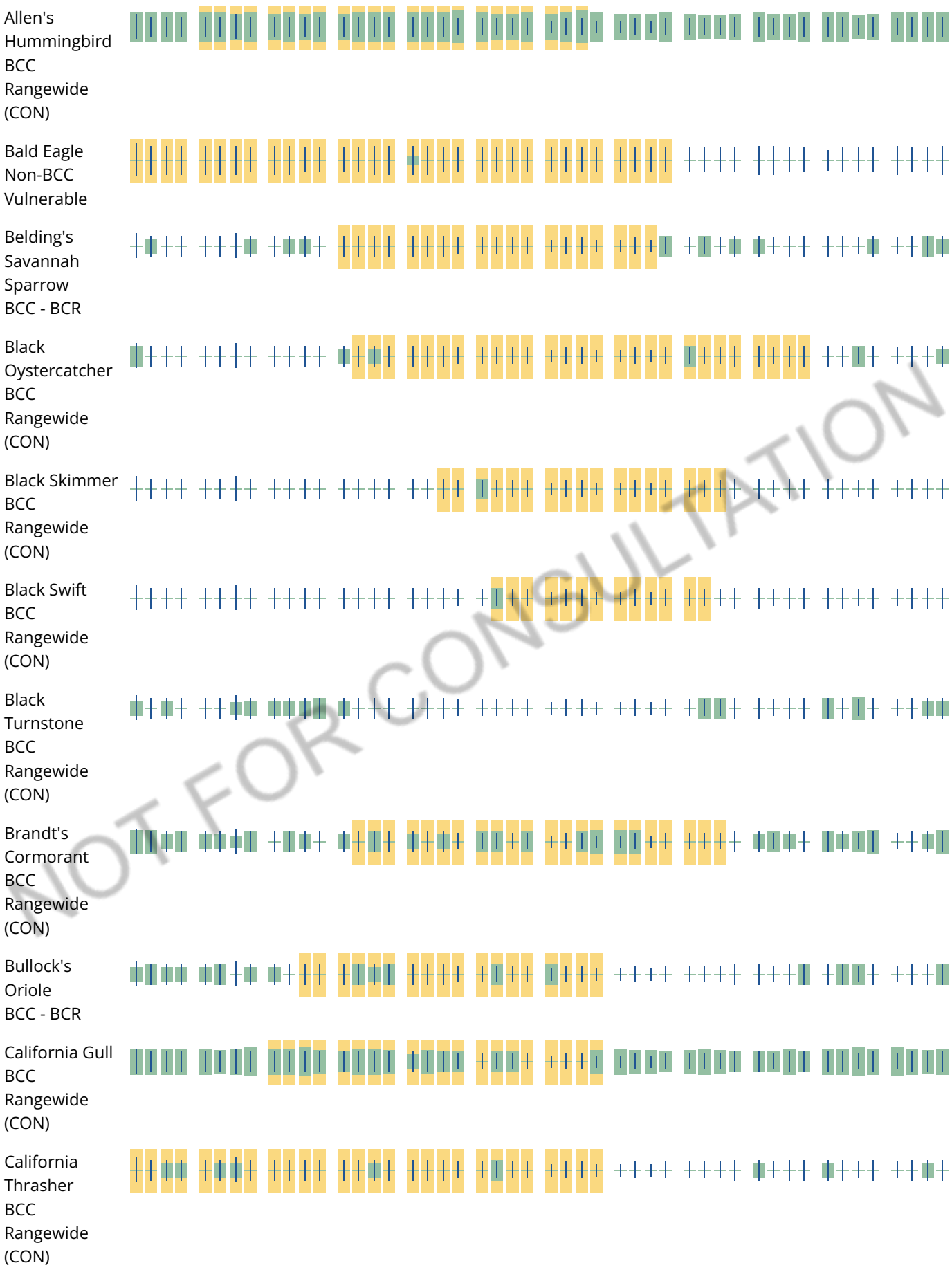
**Breeding Season** (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

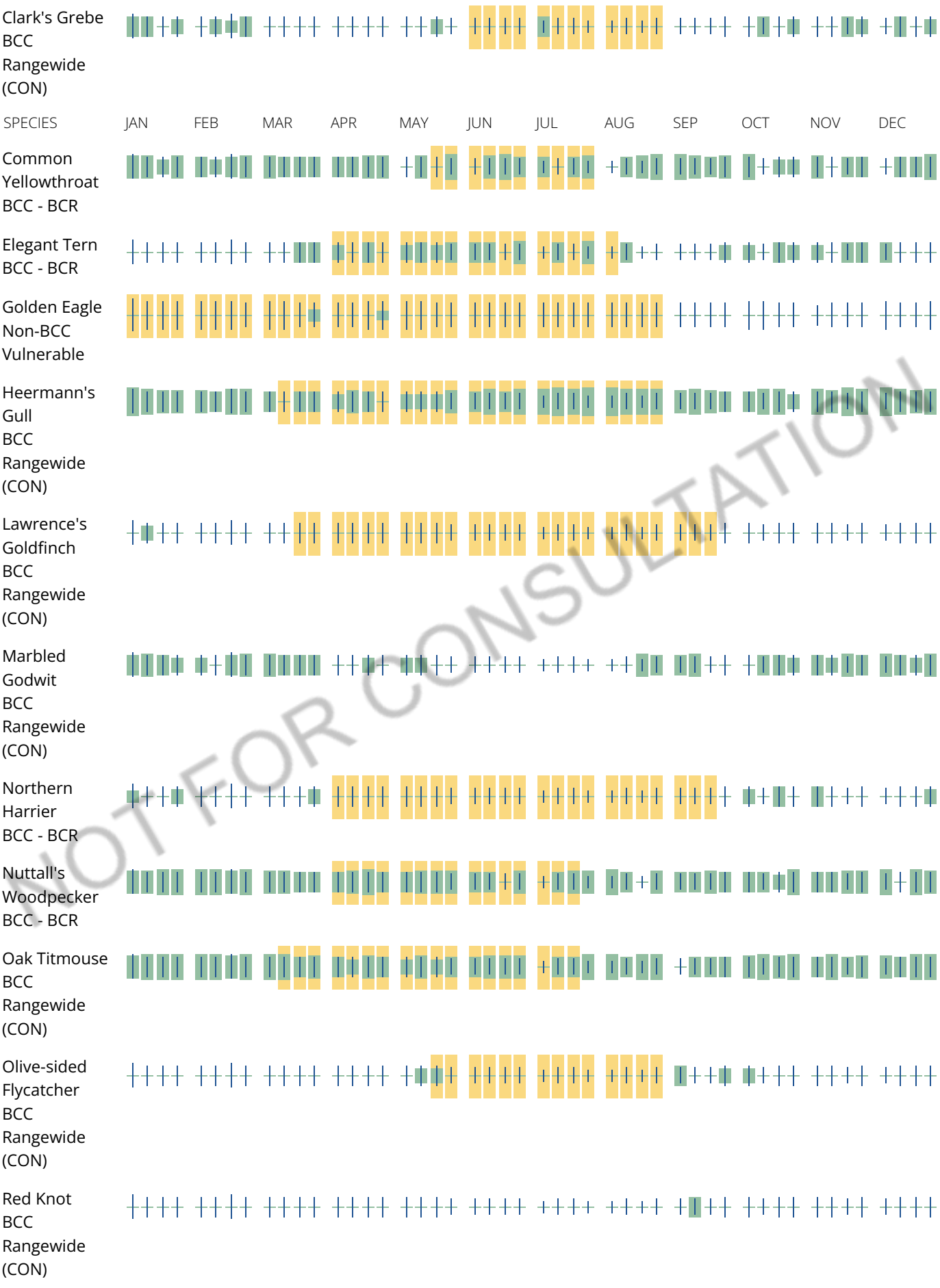
**Survey Effort** (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

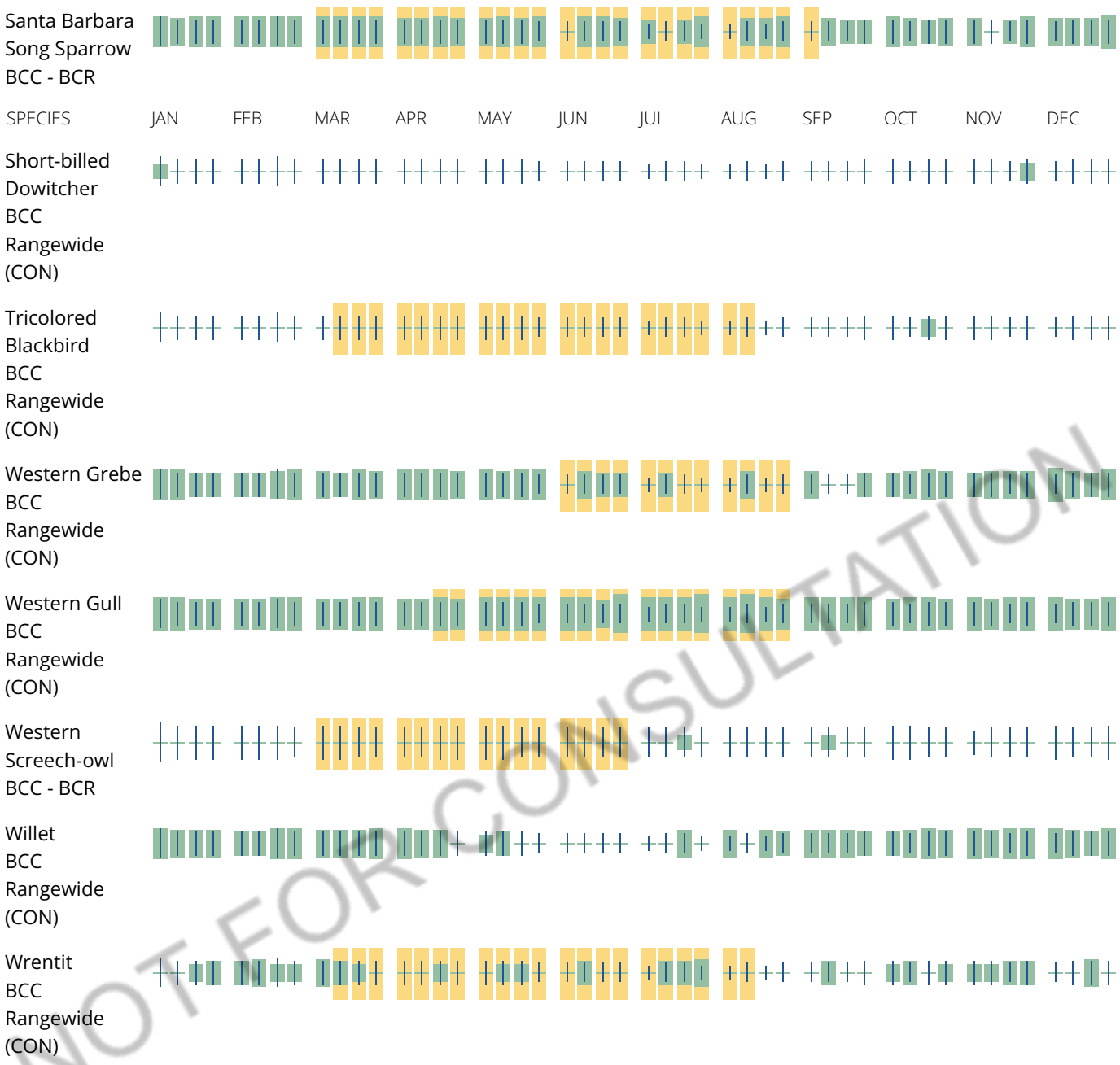
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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










**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.

**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.

**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.

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.