
1.0 EXECUTIVE SUMMARY

1. INTRODUCTION

The California Environmental Quality Act (CEQA) (Public Resources Code (P.R.C.) Division 13, § 21000 et seq.) was enacted in 1970 with the main objective of providing public disclosure to inform decision makers and the public of the significant environmental effects of proposed activities and to require agencies to avoid or reduce the environmental effects by implementing feasible alternatives or mitigation measures. CEQA applies to all discretionary activities proposed to be carried out or approved by California public agencies, including state, regional, county, and local agencies. The proposed Santa Monica College (SMC) - Malibu Campus Project (“Proposed Project”) requires discretionary approval from multiple governmental agencies and is therefore subject to CEQA.

a. Lead Agency

The Lead Agency is defined by CEQA as “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment. (CEQA § 21067). The SMC Board of Trustees (Trustees) is the primary governmental institution responsible for proposing, funding and carrying out the Proposed Project. Therefore, the Santa Monica Community College District (“SMCCD” or “SMC”) is identified as the Lead Agency for the Proposed Project.

b. Responsible Agencies

(1) County of Los Angeles

The Project Site is located within the Malibu Civic Center, which is a public facility that is owned and operated by the County of Los Angeles. Accordingly, the EIR, ground lease, and Proposed Project must be approved by the County of Los Angeles Board of Supervisors before the Project can commence. Accordingly, the County of Los Angeles is identified as a responsible agency pursuant to CEQA.

(2) City of Malibu

The Project Site is located within the jurisdiction of the coastal zone within the City of Malibu. Development within the City of Malibu is authorized through the Coastal Development Permit process, pursuant to the policies and procedures set forth in the City of Malibu Local Coastal Program - Land Use Plan and Local Implementation Plan (LUP/LIP). Accordingly, the City of Malibu is identified as a responsible agency pursuant to CEQA.

(3) The Malibu Public Facilities Authority

The Malibu Public Facilities Authority was formed on October 12, 2004 through a Joint Powers Authority (JPA) agreement between the City of Malibu and Santa Monica College for purposes of acquiring property and planning for the operation of public facilities in Malibu. The Malibu Public

Facilities Authority is identified as a responsible agency and will rely on information contained in the EIR for any necessary approvals that may fall under its purview.

c. CEQA Process

This Project-Level Draft Environmental Impact Report (EIR) was prepared in accordance with CEQA, the State CEQA Guidelines (California Code of Regulations (C.C.R.), Title 14, Division 6, Chapter 3, § 15000-15387, as amended), and the Santa Monica College Guidelines for Implementation of CEQA (January 2002). The State CEQA Guidelines § 15121(a) provides the following description of an EIR:

An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.

(1) Notice of Preparation and EIR Scope

The Notice of Preparation (NOP) for the Draft EIR was published and circulated for a 30-day review period starting on May 17, 2012 and ending on June 17, 2012. The NOP and Initial Study are provided in their entirety in Appendix A to this Draft EIR. Agency and public responses to the NOP are included in Appendix B to this Draft EIR. Based on a review of the agency and public comments received in response to the NOP, the Lead Agency determined that the following environmental issue areas should be included within the scope of the EIR:

- Aesthetics (Views, Light and Glare)
- Air Quality
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services (Police and Fire Protection)
- Transportation (Traffic and Parking)
- Public Utilities (Water, Sewer, Energy Conservation)

(2) Public Participation

To provide full public disclosure of potential environmental impacts that may occur as a result of a proposed project, CEQA requires the Draft EIR to be circulated during the public review period to all responsible agencies, trustee agencies, and the general public. Consistent with CEQA, this Draft EIR shall be circulated for a minimum 45-day review period (P.R.C. § 21091 (a)). During this review period, all public agencies and interested individuals and organizations have the opportunity to provide written comments raising their concerns, if any, with the adequacy and completeness of the Draft EIR. When providing written comments on the subject matter of the Draft EIR, the readers are referred to State CEQA Guidelines §15204(a), which states:

In reviewing Draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commentors. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.

The Draft EIR is being circulated for a 60-day public review period that will begin on July 10, 2015 and end on September 7, 2015. During this period, the Draft EIR will be made available to the public via the College's official website at: <http://www.smc.edu>. Copies of the Draft EIR and all documents referenced in the Draft EIR will be also be available for public review at SMC's Administrative Offices during normal business hours at 2714 Pico Boulevard, Room 320, Santa Monica, California 90405. All comments regarding the adequacy and completeness of the Draft EIR should be submitted in writing by no later than 5:00 p.m. on September 7, 2015 via any one of the following methods:

Via U.S. Mail:

Greg Brown,
Director of Facilities Planning
Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405

Hand Delivered or Messenger:

Greg Brown,
Director of Facilities Planning
Santa Monica College
2121 16th Street
Santa Monica, CA 90405

Via email:

Brown_Greg@smc.edu

Following the public review period, the Lead Agency will prepare a Final EIR. The Final EIR will include additions and corrections to the Draft EIR, as appropriate, and written responses addressing the comments and recommendations received from individuals, organizations, and public agencies during the public review period.

d. Organization of Draft EIR

This Draft EIR is organized into eight sections, as follows:

Chapter 1.0 Executive Summary: This section provides an introduction to the CEQA environmental review process, an overview of the Proposed Project, areas of concern, issues to be resolved, alternatives to the Proposed Project, and environmental impacts and mitigation measures.

Chapter 2.0 Project Description: This section provides a description of the Proposed Project, including the project location, project objectives, project characteristics, and required discretionary actions.

Chapter 3.0 Environmental Setting: An overview of the study area's environmental setting is provided including a description of existing and surrounding land uses as they existed at the time of the NOP, and a list of related projects proposed in the project area.

Chapter 4.0 Environmental Impact Analysis: Sections 4.1 through 4.12 are the focus of this Draft EIR. Each environmental issue contains a discussion of existing conditions for the project area, an assessment and discussion of the significance of impacts associated with the Proposed Project, proposed mitigation measures, cumulative impacts, and level of impact significance after mitigation.

Chapter 5.0 General Impact Categories: This section provides a summary of the environmental issues that the Initial Study determined would not be significantly affected by the Proposed Project and provides a summary of any significant and unavoidable impacts and a discussion of the potential growth inducement of the Proposed Project.

Chapter 6.0 Alternatives to the Proposed Project: This section provides an analysis of a reasonable range of alternatives to the Proposed Project. The range of alternatives selected is based on their ability to feasibly attain most of the basic objectives of the Proposed Project and their ability to avoid or substantially lessen any of the significant effects of the Proposed Project. This section also identifies various alternatives that were considered but rejected as infeasible during the scoping process and briefly explains the reasons underlying the determination of infeasibility.

Chapter 7.0 Preparers of the EIR and Persons Consulted: This section presents a list of SMC and other agencies and consultant team members that contributed to the preparation of the Draft EIR.

Chapter 8.0 References and Acronyms: This section includes a list of written materials used in the preparation of this Draft EIR.

Appendices: The various technical appendices cited and referenced throughout the Draft EIR are incorporated as Appendices to the Draft EIR.

2. PROJECT OVERVIEW

The Proposed Project is located at 23525 Civic Center Drive, Malibu, CA. The Project Site consists of an approximately 128,500 square-foot (2.94 acres) irregularly shaped ground lease area within the larger 9.19-acre Los Angeles County-owned and operated Civic Center complex. The existing portions of the Los Angeles County Civic Center complex that include the former Los Angeles County Superior Court operations, the Los Angeles County Public Works Office, the helipad, the newly renovated public library, and associated parking and maintenance areas are located outside of the ground lease area and are therefore not a part of the Proposed Project.

The Project Site is currently improved with the former Los Angeles County Sheriff's Station, which was decommissioned in the early 1990s. The existing Sheriff's Station building includes approximately 23,882 square feet of developed floor area, of which approximately 7,279 square feet is located below grade in a basement level and approximately 16,603 square feet is located at-grade. The Proposed Project includes the demolition of the existing former Sheriff's Station building and the construction of a new joint community college satellite campus facility and Community Sheriff's Substation and Emergency Operations and Planning Center. The new construction will include a 2-story above-grade, approximately 25,310 square foot educational facility including an approximately 5,640 square foot Community Sheriff's Substation and Emergency Operations and Planning Center on the ground floor. The Proposed Project would yield a net increase of 1,428 square feet as compared to the size of the existing Sheriff's Station building. The total proposed developed floor area (FAR) is approximately 0.20 to 1. The Proposed Project will also involve the relocation and replacement of the existing 70 foot high emergency communications antenna, with a new approximate 75 foot high monopole emergency communications antenna, which will be located approximately 10 to 20 feet to the west of its current location.

Upon completion, the SMC-Malibu Campus would include 5 classrooms and labs; a multi-purpose community room that will convert into an Emergency Operations Center (EOC) for local emergencies; a computer lab; and administrative offices to accommodate up to 210 students (FTE) and 12 faculty and staff members during peak time periods. The SMC-Malibu Campus also proposes an interpretive center to support Legacy Park or other programs to highlight Malibu's unique coastal environment and cultural history. The Proposed Project will also include ancillary improvements within the Project Site associated with pedestrian and vehicular access, surface parking, open space, landscaping improvements, and relocation of on-site utilities, which may include but is not limited to, relocating an existing communications antenna. It is anticipated that the occupancy and operation of the Proposed Project will be conditioned on connecting to the City's proposed Civic Center Wastewater Treatment Facility when it becomes operational. The Proposed Project is anticipated to become operational in 2017.

3. AREAS OF CONCERN

Included in Appendix B to this Draft EIR, are written comment letters that have been submitted to the Lead Agency during the NOP public review period. Comment letters submitted to the City of Malibu Planning Department were forwarded to SMC and are also included in Appendix B. Comment letters were received by the following governmental agencies, organizations and individuals: California Department of Transportation (Caltrans), California Native American Heritage Commission (NAHC), Los Angeles County Fire Department (LACFD), Los Angeles County Metro (Metro), South Coast Air Quality Management District (SCAQMD), City of Malibu, Wishtoyo Foundation, Sally Benjamin, Joan C. Lavine, and Steve Uhring.

In addition to these written comments, verbal comments were made during the course of three public outreach meetings, including one formal scoping session. The Project Scoping meeting was noticed in the NOP and was held at Malibu City Hall on May 31, 2012 from 6:00 p.m. to 7:00 p.m. Verbal and written comments received in response to the NOP focused on the issues of project operations, traffic, parking, aesthetics/architecture, nighttime lighting and illumination, glare from architectural materials and photovoltaic panels, water supply, waste disposal, construction noise, cultural resources, wastewater, and cumulative impacts associated with increased development within the Malibu Civic Center. Collectively, these issues are addressed within the scope of this EIR within the respective sections contained in Section 4.0, Environmental Impact Analysis.

4. PROJECT ALTERNATIVES

Section 15126.6(c) of the State CEQA Guidelines requires that the Draft EIR include a reasonable range of project alternatives that could feasibly accomplish most of the basic objectives of the Proposed Project and could avoid or lessen one or more of the significant effects of the Proposed Project. The following Alternatives are analyzed in this Draft EIR:

- **No Project Alternative:** The No Project Alternative would be the result of not approving the Proposed Project. Under this scenario, the existing Sheriff Station building and communications tower would remain in place and no further development would occur. The existing former Sheriff's Station would remain vacant.
- **Zoning Compliant Alternative:** This Alternative would consist of redesigning the Proposed Project to conform to the Malibu Zoning Code and Local Coastal Program (LCP) for purposes of avoiding the variances that are currently being requested. The height of the structure would be reduced to 28 feet to conform to the height limit of the Institutional zone and the Project would be redesigned to accommodate the required parking spaces in conformance with the City's parking stall dimensions. The communications tower would remain in place and would not be upgraded.

As required pursuant Section 15126.6 of the State CEQA Guidelines, this Draft EIR includes selection of an "environmentally superior" alternative from amongst the Project Alternatives analyzed and includes a discussion of the reasons for such selection. The environmentally superior alternative is the alternative

that would be expected to generate the least adverse impacts. Based on the Analysis contained in Section 6.0 - Project Alternatives, the environmentally superior alternative is Alternative 2, Zoning Compliant Alternative. Section 6.0 - Alternatives to the Proposed Project, includes a detailed description of each of the above-listed alternatives.

5. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 1.1 on the following pages summarizes the various environmental impacts associated with the construction and operation of the Proposed Project. Mitigation measures are proposed for significant environmental impacts, and the level of impact significance after mitigation is also identified.

Table 1.1
Summary of the Project’s Environmental Impacts and Mitigation Measures

Summary of Environmental Impacts	Mitigation Measures	Level of Impact After Mitigation
<p>Aesthetics (Views, Light and Glare):</p> <p><i>Construction:</i> The existing visual character of the Project Site would temporarily change from an underutilized lot to an active construction site. The temporary nature of construction activities, combined with Mitigation Measure AES-1, would reduce potential aesthetic impacts on the quality and character of the Project Site to a less than significant level.</p> <p><i>Operation:</i> Construction of the Project would provide a modern two-story building with a green roof and public open space, as a Santa Monica College satellite campus for the City of Malibu. With implementation of Mitigation Measures AES-1 and AES-2, possible visual impacts will be mitigated to a less than significant level.</p> <p><i>Obstruction of Views:</i> The Project is not expected to significantly alter the existing viewsheds and aesthetic character of the area. The Proposed Project would not adversely impact or block any existing scenic views within the immediate Project vicinity. Therefore, the Project would have a less than significant impact with respect to public scenic vistas.</p> <p><i>Light Pollution:</i> Light emanating from the proposed lighting plan would not adversely impact other properties in the immediate area. With the implementation of Mitigation Measure AES-4, impacts related to nighttime lighting would therefore be less than significant.</p> <p><i>Glare:</i> The proposed modern building would enhance the visual appearance of the Project Site and the area by introducing a new structure with modern architecture. With the implementation of AES-3, impacts associated with glare from building elements would be less than significant.</p>	<p>AES-1 Construction equipment, debris, and stockpiled equipment shall be enclosed within a fenced or visually screened area to effectively block the line of sight from the ground level of neighboring properties. Such barricades or enclosures shall be maintained in good appearance throughout the construction period. Graffiti shall be removed immediately upon discovery.</p> <p>AES-2 Prior to the issuance of a grading permit, SMC shall submit a landscape plan that incorporates native plant species to the satisfaction of the City of Malibu Planning Department and Los Angeles County Department of Regional Planning. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained during the life of the Project.</p> <p>AES-3 The exterior of the proposed building shall be constructed of glare-reducing materials that minimizes glare impacts on motorists and other persons on and off-site.</p> <p>AES-4 Outdoor lighting shall be incorporate low-level lighting fixtures and shall be designed and installed with directional shields so that the light source cannot be seen from adjacent land uses, consistent with the Rural Outdoor Lighting District Ordinance.</p>	<p><i>Construction:</i> Less than significant.</p> <p><i>Operation:</i> Less than significant.</p> <p><i>Obstruction of Views:</i> Less than significant.</p> <p><i>Light Pollution:</i> Less than significant.</p> <p><i>Glare:</i> Less than significant.</p>
<p>Air Quality</p> <p><i>AQMP Consistency:</i> The Proposed Project would be consistent with the underlying assumptions of the SCAQMD’s 2012 AQMP and does not cause or worsen an exceedance of an ambient air quality standard, the Proposed Project is concluded to be consistent with the AQMP and these</p>	<p>AQ-1 The Project Applicant shall include in construction contracts the control measures required and/or recommended by the SCAQMD at the time of development, including but not limited</p>	<p><i>AQMP Consistency:</i> Less than significant.</p>

<p>impacts are less than significant.</p> <p><i>Regional Construction Air Quality Impacts:</i> The peak daily emissions generated during the construction of the Proposed Project would not exceed any of the regional emission thresholds recommended by the SCAQMD. Therefore, regional air quality impacts associated with the Project-related construction emissions would be considered less than significant.</p> <p><i>Localized Construction Air Quality Impacts:</i> Localized On-Site Peak Daily Construction Emissions, on-site emissions generated by the Project would exceed the established SCAQMD localized thresholds for PM_{2.5} emissions. Therefore, the localized air quality impacts resulting from construction emissions associated with the Project would be potentially significant.</p> <p><i>Regional Operational Air Quality Impacts:</i> The operational emissions associated with the Project would not exceed the established SCAQMD threshold levels during the summertime (smog season) or wintertime (non-smog season). Therefore, impacts associated with regional operational emissions from the Project would be less than significant.</p> <p><i>Localized Operational CO Impacts:</i> Implementation of the Project would not expose any possible sensitive receptors (such as residential uses, schools, or hospitals) located in close proximity to the studied intersections to substantial localized pollutant CO concentrations. Thus, impacts with respect to exposure of sensitive receptors to substantial pollutant CO concentrations would be less than significant.</p> <p><i>Toxic Air Contaminants (TAC) Impacts:</i> The Project would not include the operations of any land uses routinely involving the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants. The construction activities associated with the Project would be subject to the regulations and laws relating to toxic air pollutants at the regional, state, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.</p> <p><i>Odor Impacts:</i> The Project would not create objectionable odors affecting a substantial number of people during construction or long-term operation. Therefore, a less than significant impact would occur with respect to the</p>	<p>to the following:</p> <p><i>Rule 403 - Fugitive Dust</i></p> <ul style="list-style-type: none"> • Use watering to control dust generation during demolition of structures or break-up of pavement; • Water active grading/excavation sites and unpaved surfaces at least three times daily; • Cover stockpiles with tarps or apply non-toxic chemical soil binders; • Limit vehicle speed on unpaved roads to 15 miles per hour; • Sweep daily (with water sweepers) all paved construction parking areas and staging areas; • Provide daily clean-up of mud and dirt carried onto paved streets from the Site; • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more; and, • An information sign shall be posted at the entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt if feasible. <p>AQ-2 The Applicant shall comply with SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines to limit potential objectionable odor impacts during the Project’s long-term operations phase.</p> <p>AQ-3 The Applicant shall ensure all construction contractors comply with SCAQMD Rules 1108 and 1113, which include control measures to limit the amount of volatile organic compounds from cutback asphalt and architectural coatings and solvents.</p>	<p><i>Regional Construction Air Quality Impacts:</i> Less than significant.</p> <p><i>Localized Construction Air Quality Impacts:</i> Less than significant.</p> <p><i>Regional Operational Air Quality Impacts:</i> Less than significant.</p> <p><i>Localized Operational CO Impacts:</i> Less than significant.</p> <p><i>TAC Impacts:</i> Less than significant.</p> <p><i>Odor Impacts:</i> Less than significant.</p>
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<p>creation of objectionable odors.</p>		
<p>Cultural Resources</p> <p>Based on the available evidence, construction and operation associated with the Proposed Project would not result in any adverse impacts upon cultural resources on the Project Site. No known archaeological or cultural resources are known to occur within or beneath the limits of the Project Site. Nevertheless, the potential still exists to uncover unknown archaeological resources or human remains during excavation and/or surface grading activities. Such unforeseen impacts can be avoided by implementing preventative Mitigation Measures CR-1 and CR-2 during the construction. Therefore, impacts to cultural resources would therefore be considered less than significant.</p>	<p>CR-1. In the event that archaeological resources are encountered during the course of grading or construction, all development must temporarily cease in the area of discovery until the resources are properly assessed and subsequent recommendations are determined by a qualified consultant.</p> <p>CR-2. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent remains or cultural resources. If evidence of prehistoric artifacts is discovered, construction activities in the affected areas shall not proceed until written authorization is granted by the City of Malibu Planning Director.</p>	<p>Less than significant.</p>
<p>Geology/Soils</p> <p><i>Seismic Hazards:</i> The Project Site might be underlain by the projection of the Malibu Coast Fault. The Malibu Coast Fault has the potential of producing relatively low magnitude earthquakes due to the low slip rate. Therefore, the probability of exposing people or structures to potential substantial adverse effects from earthquakes on the Malibu Coast Fault is considered low. The Project Site is within a Seismic Hazard Zone delineated as having potential for liquefaction as mapped by the California Geological Survey (formerly CDMG) for the Malibu Beach 7.5 Minute Quadrangle. Implementation of Mitigation Measure GEO-1 would ensure the Proposed Project would be constructed in accordance with the final geotechnical recommendations, Malibu’s General Plan (Safety and Health Element), and Local Coastal Program Land Use Plan. Therefore, with implementation of the site development recommendations, development of the Proposed Project would not expose people to significant seismic-</p>	<p>GEO-1 The Proposed Project shall be designed and constructed in accordance with the City and State Building Codes and shall adhere to all modern earthquake standards, including the recommendations provided in the Project’s Final Geotechnical Report, which shall be reviewed by the Division of the State Architect prior to construction.</p>	<p><i>Seismic Hazards:</i> Less than significant.</p>

<p>related ground failure, including liquefaction, and these impacts would be considered less than significant.</p> <p><i>Landslides:</i> The Project Site is not immediately adjacent to any mountains or steep slopes, and the topography of the Project Site is relatively flat. The Project Site is not located in the City of Malibu designated areas of high susceptibility for landslides. In addition, the Project Site is not located within a Seismic Hazard Zone for earthquake-induced landsliding. Therefore, potential hazards associated with landslides would be less than significant.</p> <p><i>Sedimentation, Soil Erosion, and Loss of Topsoil:</i> Soils could be exposed to the elements during construction. The Project would be designed to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction-induced water quality impacts resulting from erosion and sedimentation issues. Similarly, as a regulatory requirement, the Project requires the preparation of a Stormwater Pollution and Prevention Plan (SWPPP) because construction activities would disturb more than one acre of land. Mitigation Measure WQ-1 in Section 4.7, Hydrology and Water Quality, would minimize soil erosion and the transmission of sediment into the City’s separate storm sewer system. Therefore, Project impacts related to sedimentation, erosion and loss of topsoil would be less than significant.</p> <p><i>Soil Stability:</i> The Preliminary Geotechnical Study indicates that the Project Site is considered to be suitable for the proposed construction from a geotechnical engineering standpoint, provided that the geotechnical recommendations are incorporated into the final construction plans. Mandatory code-compliance measures would ensure project impacts would be less than significant.</p> <p><i>Expansive Soil:</i> The Proposed Project is not expected to withdraw or disrupt any groundwater, nor does the surrounding development. Mitigation Measure GEO-1 would ensure the Proposed Project would be constructed in accordance with the final geotechnical recommendations, City of Malibu’s General Plan (Safety and Health Element), and Local Coastal Program Land Use Plan. Therefore, with implementation of the site development recommendations, development of the Proposed Project would have less than significant impacts related to soil stability.</p>		<p><i>Landslides:</i> Less than significant.</p> <p><i>Sedimentation, Soil Erosion, and Loss of Topsoil:</i> Less than significant.</p> <p><i>Soil Stability:</i> Less than significant.</p> <p><i>Expansive Soil:</i> Less than significant.</p> <p><i>Flooding and Inundation:</i></p>
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<p><i>Flooding and Inundation:</i> The Project Site lies on the floodplain of Malibu Creek. The approximate eastern half of the Project Site is disposed to flooding during the 100-year-flood and is located in a Special Flood Hazard Area (SFHA) Zone of “AO.” This corresponds to average flood depths (usually sheet flow on sloping terrain of up to two feet during a 100-year flood event). Several dammed reservoirs are located up-canyon from the Project Site. From northwest to southwest these reservoirs include Lake Sherwood (LSW), Westlake Lake (PW), the Las Virgenes Reservoir (WLR), Malibu Lake (MBL), and Century River (CTR). The Project Site lies within an inundation area for one or more of these reservoirs. With the implementation of acceptable design and building practices, the impact of a 100-year-flood and an inundation of up to two feet on the Proposed Project would be considered less than significant.</p> <p><i>Waste Water Disposal Systems:</i> Consistent with the City’s Policy For Environmental Health Review Of Development Projects within The Civic Center Prohibition Area, the Proposed Project plans to connect to the City of Malibu’s planned wastewater treatment facility for the Civic Center Area when it becomes operational. The Project’s anticipated wastewater flow of 9,747 gallons per day has already been factored into the planned treatment capacity for the City’s Wastewater Treatment Facility. Therefore, impacts will be reduced to a less than significant level.</p>		<p>Less than significant.</p> <p><i>Wastewater Disposal Systems:</i></p> <p>Less than significant.</p>
<p>Greenhouse Gas Emissions</p> <p>Although the Proposed Project would emit GHGs, compliance with the CalGreen Code would reduce GHG emissions. The total amount of construction related GHG emissions is estimated to be approximately 450.34 CO₂e MTY, or approximately 15.01 CO₂e MTY amortized over a 30-year period. Operation of the Proposed Project is estimated to generate a net increase of approximately 880.29 CO₂eMTY. The Proposed Project would be consistent with all feasible and applicable strategies to reduce greenhouse gas emissions in California and the City of Malibu. As such, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and impacts would be considered less than significant.</p>	<p>No mitigation measures required.</p>	<p>Less than significant.</p>

<p>Hazardous Materials</p> <p><i>Construction-Related Impacts</i></p> <p>There are no current identified recognized environmental conditions (RECs) on the Project Site and no evidence of RECs in the current and past uses of adjoining and surrounding properties. There is a seepage pit for septic systems on the northwest corner of the Project Site. The Project Site is listed on the Leaking Underground Storage Tank list for three former USTs. The Project Site LUST was issued closure by the County of Los Angeles Regional Water Quality Control Board and the County of Los Angeles Department of Public Works in the 1990’s, which indicates that the investigation and/or remediation have been completed to their satisfaction. The LUST classification on the Project Site represents a historic recognized environmental condition in connection with the Project Site. Additionally, there are two sites that are located within a one-mile radius of the Project Site that have documented spills or leaks of gasoline. Both sites are considered unlikely to have contaminated the Project Site and do not represent an REC in association with the Project Site.</p> <p><i>Asbestos:</i> The structures on the Project Site were built prior to the federal banning of ACMs. Structures have the potential to have been constructed with building materials containing lead-based paint and/or ACMs. The potential release of ACMs is considered to be a significant impact. Mitigation Measure HAZ-2 is recommended to address this potential impact.</p> <p><i>Radon:</i> Based on the location of the Project Site, elevated levels of radon are not expected to be of concern.</p> <p><i>Lead:</i> Due to the building’s age, it is presumed that lead-based paint is present on the Project Site. The structures on site containing lead-based materials could release lead into the environment during demolition activities. Therefore, Mitigation Measure HAZ-3 is recommended to address this potential impact.</p> <p><i>Polychlorinated Biphenyls (PCBs):</i> It is presumed that fluorescent light ballasts manufactured prior to 1978 might be located on the Project Site. Fluorescent light ballasts manufactured prior to 1978 may contain small quantities of PCBs. It is possible that PCBs could be released into the environment during demolition activities. Therefore, Mitigation Measure</p>	<p>HAZ-1. The Project Developer shall obtain all necessary permits from the RWQCB prior to the installation of any temporary and/or permanent dewatering systems. Procurement of all applicable RWQCB permits will ensure the water quality of groundwater discharge into the storm drain infrastructure.</p> <p>HAZ-2. A demolition-level asbestos survey by a licensed contractor shall be conducted for the existing on-site structures. If the survey reveals that these structures contain ACMs, the structures shall be stabilized, removed, and disposed of in accordance with applicable regulations, including but not limited to, SCAQMD Rule 1403 and Cal/OSHA requirements.</p> <p>HAZ-3. During the demolition of existing structures, building materials shall be handled and disposed of in accordance with applicable federal, State, and local regulations regarding lead-containing materials.</p> <p>HAZ-4. Fluorescent light ballasts not specifically labeled as not to contain PCBs shall be presumed to contain them and shall be disposed of in accordance with applicable regulations, including but not limited to, Cal/OSHA requirements.</p> <p>HAZ-5. If any operation within the Project Site includes construction, installation, modification, or removal of underground storage tanks (Los Angeles County Code Title 11, Division 4), the County of Los Angeles must be contacted for required approvals and operation permits.</p>	<p><i>Construction-Related Impacts</i></p> <p>Less than significant.</p> <p><i>Asbestos Impacts</i></p> <p>Less than significant.</p> <p><i>Radon Impacts</i></p> <p>Less than significant.</p> <p><i>Lead Impacts:</i></p> <p>Less than significant.</p> <p><i>Polychlorinated Biphenyls (PCBs) Impacts:</i></p> <p>Less than significant.</p>
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<p>HAZ-4 is recommended to address this potential impact.</p> <p><i>Groundwater Sampling and Analysis:</i> All buildings on-site are served by septic systems, and septic tanks are located north of the decommissioned Sheriff Substation. In the early 1990s, four USTs were removed from the Project Site. The soil underlying two unleaded gasoline tanks and one aviation fuel storage tank was contaminated following the tank pull. Groundwater contamination was observed on-site. The Los Angeles Regional Water Quality Control Board granted case closure in October 1996 stating that the Malibu area does not use the aquifer as a potable source of water and “passive remediation should decrease the contamination to acceptable levels.” However, pumped groundwater could potentially draw higher concentrations of contaminants onto the Project Site. Mitigation Measure HAZ-1 is provided to ensure that accidental contamination of the Project Site would not occur during construction activities.</p> <p><i>Operational Impacts:</i> The proposed uses do not involve any materials or activities that would entail the use of hazardous materials that could potentially pose a threat to persons on-site or on immediately adjacent properties. The proposed Sheriff’s Substation would require the on-site storage and handling of explosives and other potentially hazardous projectile materials. The type of explosives that would likely be stored on-site within the proposed Sheriff’s Station and within secured Sheriff Department vehicles include ammunition with inert projectile, tear gas and smoke, sting balls, and small arms ammunition. All of these items will be stored in the Armory on-site in the Sheriff’s space and in Sheriff Department vehicles that would be parked in a secured and fenced in area in the back lot. Based on the Proposed Project’s required compliance with applicable regulations, the risk of upset and accidental conditions involving the release of hazardous materials into the environment is considered to be less than significant. Additionally, there are no public schools or proposed public schools within a quarter of a miles radius of the Project Site.</p>		<p><i>Groundwater Sampling and Analysis:</i> Less than significant.</p> <p><i>Operational Impacts:</i> Less than significant.</p>
<p>Hydrology and Water Quality:</p> <p><i>Hydrology/Flooding:</i> Construction of the Proposed Project would require excavation of the foundation and basement level of the existing Sheriff’s Station that is proposed for demolition. The finished floors of the Proposed Project would be elevated above the flood level and would not</p>	<p>WQ-1: The Project shall comply with all applicable City and County Low/Impact Development water quality requirements. The Proposed Project shall be designed and constructed in accordance with the Construction General Permit Water Quality</p>	<p><i>Hydrology/Flooding:</i> Less than significant.</p>

<p>be prone to flooding. Thus, construction of the Proposed Project would not expose people or structures to a significant risk, loss, injury, or death involving flooding. Therefore, potential impacts associated with flooding hazards would be considered less than significant impact.</p> <p><i>Drainage and Water Runoff:</i> The Project would alter the existing configuration of the surface parking lot, which in turn would alter the surface water flows within the Project Site. Surface water runoff would continue to be directed through the Project Site’s surface parking lot areas and into adjacent stormwater bio swale along Civic Center Way. The volume of surface water runoff from the Project Site is expected to decrease as a result of the Proposed Project. As compared to the existing conditions, the Project will increase the site’s permeable surface area by approximately 12,800 square feet, an increase of approximately 46%. Thus, construction of the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site. Therefore, drainage impacts would be considered less than significant impact.</p> <p><i>Construction Impacts:</i> There is little exposed soil that would be susceptible to weathering and erosion on the Project Site. The Proposed Project would be designed with BMPs to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction-induced water quality impacts resulting from erosion and sedimentation issues. Similarly, as a regulatory requirement, the Project requires the preparation of a Stormwater Pollution and Prevention Plan (SWPPP) because construction activities would disturb more than one acre of land. Implementation of Mitigation Measure WQ-1 will ensure appropriate and effective BMPs are implemented during construction to minimize soil erosion and the transmission of sediment into the City’s separate storm drain system. Therefore, construction impacts upon water quality would be less than significant.</p> <p><i>Operational Impacts:</i> Post-development stormwater runoff has the potential to contribute pollutants to the stormwater conveyance system and ultimately to the ocean. The quality of stormwater is generally affected by the length of time since the last rainfall, the rainfall intensity, the urban uses of the area, and the quantity of transported sediment. The EPA considers street and parking lot surfaces to be the primary source of stormwater pollution in urban areas. Post-construction phase water quality</p>	<p>Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ. The Applicant shall submit a Stormwater Pollution and Prevention Plan (SWPPP) to the appropriate governing agency.</p> <p>WQ-2 Prior to the start if any construction activity, SMC or its contractor shall submit a Water Quality Management Plan (WQMP) to the satisfaction of the City of Malibu that incorporates appropriate site design and source control BMPs from Section 17.6 of the LIP and Appendix A to minimize or prevent post-construction polluted runoff.</p>	<p><i>Drainage and Water Runoff:</i> Less than significant.</p> <p><i>Construction Impacts:</i> Less than significant.</p> <p><i>Operational Impacts:</i> Less than significant.</p>
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<p>BMPs are required as stated in Section 17.4.2 of the LCP. Section 17.4.2 of the LCP requires post-construction plans detailing how stormwater and polluted runoff will be managed or mitigated during the life of the project. A WQMP is required for all development that requires a Coastal Development Permit and shall require the implementation of appropriate site design and source control BMPs from Section 17.6 of the LIP and Appendix A to minimize or prevent post-construction polluted runoff. With the preparation, approval and successful implementation of a WQMP, impacts to water quality would be mitigated less than significant levels.</p> <p><i>Groundwater Impacts:</i> Construction of the Proposed Project would require excavation of the foundation and basement level of the existing Sheriff’s Station that is proposed for demolition. Excavations would not extend deeper than required to remove the existing basement level and would be filled with approximately 4,200 cy of soil to raise the finished floor to a surface elevation of 23 feet above mean sea level. Thus, the Proposed Project will not include deep excavations into the groundwater table. Therefore, impacts to groundwater would be less than significant.</p>		<p><i>Groundwater Impacts:</i> Less than significant.</p>
<p>Land Use and Planning</p> <p>SMC is seeking approval of a Coastal Development Permit (CDP) from the City of Malibu and approval of the following three Variances from the M.M.C and LCP: (1) a height variance to allow a 35’-10” high building with a sloped roof for the main structure, (2) a height variance for the County’s replacement emergency communications tower, and (3) a parking variance to deviate from the standard parking stall dimensions. Impacts related to consistency with the applicable land use planning policies and compliance with the zoning code would be less than significant prior to mitigation.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant.</p>
<p>Noise</p> <p>Construction Noise: Due to the use of construction equipment, surrounding land uses would be exposed to increased ambient exterior noise levels. For purposes of this analysis, the sensitive noise receptors</p>	<p>N-1 Consistent with the City of Malibu Noise Ordinance (Section 4204 G), construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on</p>	<p><i>Construction Noise:</i> Significant and</p>

<p>are identified as the Malibu Public Library, located east of the Project Site within the Civic Center, Malibu Legacy Park, south of the Project Site, and the residential homes on Harbor Vista Drive and Colony View Circle, to the north of the Project Site. The Project’s construction noise impacts would exceed the maximum allowable exterior noise levels for non-transportation sources at the County Public Works building, the Malibu Public Library, and Legacy Park, although the construction noise levels would be below the threshold for the residential land uses to the north. The Proposed Project’s construction noise impacts would be considered significant on a short term and intermittent basis during the construction period.</p>	<p>Saturdays, and prohibited on Sundays and holidays. Special circumstances may arise where construction activities are permitted during prohibited hours by expressed written permission of the City Manager, or if construction is necessary to preserve life or property when such necessity arises (Section 4205 D).</p>	<p>unavoidable.</p>
<p><i>Operational Noise (Traffic Noise):</i> During the Proposed Project’s operational phase, noise would primarily be generated by traffic associated with implementation of the Project. The Proposed Project’s mobile noise impacts were assessed based on the peak hour traffic volumes for existing conditions (2012), future cumulative without project conditions (2017), and future cumulative with project conditions (2017). Project traffic would not increase the ambient noise level at any intersection by more than 3 dBA. As such, the Proposed Project’s mobile source noise impacts would not cause an exceedance of the maximum allowable noise exposure levels from transportation sources. Therefore, Proposed Project’s impacts associated with a permanent increase in ambient noise levels to the surrounding environment from mobile noise sources would be less than significant.</p>	<p>N-2 Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be situated away from the nearest noise- and vibration-sensitive land uses wherever feasible to do so.</p>	<p><i>Operational Noise (Traffic Noise):</i> Less than significant.</p>
<p><i>Operational Event Noise:</i> Outdoor events at the Project Site are predicted to occasionally exceed exterior noise standards at surrounding sensitive noise receptors; however, the types of uses from operation of the Proposed Project in the Civic Center area are not anticipated to result in substantial on-site noise generation. As such, Civic Center noise would incrementally increase, but would not combine with the Proposed Project to contribute to a cumulatively substantial operational increase in Civic Center area noise levels. Therefore, long-term cumulative impacts would be less than significant.</p>	<p>N-3 When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.</p>	<p>Less than significant.</p>
<p><i>(c) HVAC Noise:</i> Noise impacts resulting from HVAC systems can vary considerably depending on the equipment selected, the system design, and the location of the equipment relative to the noise sensitive use. Noise levels from commercial HVAC systems are typically in the range of 70 to 92 dBA L_{eq} at a distance of 15 feet. The proposed building’s mechanical</p>	<p>N-4 Barriers such as plywood structures or flexible sound control curtains shall be erected around the perimeter of the Project Site to minimize the amount of construction noise impacting adjacent off-site land uses. Plywood barriers should have a minimum thickness of ¾ inch (21 mm) and extend to a height of eight (8) feet above grade to effectively block the line of sight from the noise source to the noise receptor.</p>	<p><i>Operational Event Noise:</i> Less than significant.</p>
<p></p>	<p>N-5 The project construction contractors shall ensure that equipment is properly maintained per the manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc) or as required by the City’s Department of Building and Safety, whichever is the more stringent.</p>	<p>Less than significant.</p>
<p></p>	<p>N-6 The project construction contractors shall shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment.</p>	<p>Less than significant.</p>
<p></p>	<p>N-7 The project construction contractors shall ensure that construction equipment does not idle for extended periods of time.</p>	<p><i>HVAC Noise:</i> Less than significant.</p>

<p>and HVAC equipment would be located on the green roof and would be screened from public view. The location and placement of the mechanical equipment on the lower roof and adjacent to a higher wall of the building also would serve to attenuate noise levels at the property’s boundaries. Installation and operation of the HVAC equipment would also be done in accordance with the American Society of Heating and Air-Conditioning Engineers (ASHRAE) Noise and Vibration Control Standards and Best Practices to ensure indoor noise levels are maintained at an acceptable level. As such, noise from HVAC and mechanical equipment would not exceed the ambient noise at the property line and noise impacts would be less than significant.</p>		
<p>Public Services (Police and Fire Protection)</p> <p><i>Fire Flow:</i> The Proposed Project does not exceed the capacity of existing LACFD services and would not require provision of new or physically altered facilities to maintain service ratios. A Fire Access Plan has been submitted to and approved by the Los Angeles County Fire Department (See Appendix C of this Draft EIR). Based on the Fire Department’s initial review, no adverse impacts associated with fire protection and life safety requirements have been identified. Specific fire and life safety requirements will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements (See Mitigation Measure PS-1). Therefore, with mitigation, impacts related to increased demands for fire protection services would be less than significant.</p> <p><i>Construction Impact (Police):</i> Sheriff service requirements will increase over the existing demands during the construction phase of the Proposed Project. The potential for vandalism and theft will increase due to the presence of construction equipment and building materials, increasing Sheriff’s service demands for property protection.</p> <p><i>Operation Impacts (Police):</i> The operation of a Sheriff’s Substation within the Malibu Civic Center would reduce response times throughout the City and will greatly reduce downtime associated with transportation to and from the Lost Hills Station. The construction and operation of the Proposed Project would incrementally add to the existing demands on the</p>	<p>PS-1 The Project shall comply with all applicable code and ordinance requirements for construction, emergency access, water main fire flows and fire hydrants.</p>	<p><i>Fire Flow:</i> Less than significant.</p> <p><i>Construction Impact (Police):</i> Less than significant.</p> <p><i>Operation Impacts (Police):</i></p>

<p>less than significant. No mitigation measures are required.</p>		
<p>Public Utilities (Water, Sewer, Energy Conservation)</p> <p><i>Sewer:</i> The Proposed Project would generate approximately 9,747 gallons of wastewater per day (gpd). The Proposed Project is prohibited from utilizing the existing septic system on the Project Site, pursuant to Sections 13240 and 13241 of the California Water Code. In light of that, the Proposed Project’s operation is dependent on the construction of the City’s Wastewater Treatment Facility, as the Proposed Project will be required to connect to the new facility once it is operational. It is expected that the increase in the wastewater generated by the Proposed Project would not exceed the amount accounted for in the design and construction of the Wastewater Treatment Facility for the Civic Center Area and impacts associated with wastewater would be less than significant with incorporation of the Mitigation Measures PU-1 through PU-3.</p> <p><i>Water:</i> The Proposed Project would generate a demand for 10,115 gallons per day (gpd). The estimated water demand for the Proposed Project was based on standard wastewater generation factors according to land use and irrigation demands. Should any additional on-site water system facilities or upgrades be identified at the time of construction to meet the requirements of the County/City Engineer and the County Fire Chief, they will be completed at the expense of the Applicant and in consultation with Water District 29 and the Fire Department. The Applicant will also be required to pay appropriate connection fees, including meter fees, capital and local improvement charges, and financially participate in the Civic Center Infrastructure Improvement Project prior to approval of water plans, start of construction, and installation of any additional permanent water service.</p> <p>Water efficiency will be a major consideration, as well as maintenance in the selection of all plumbing fixtures. Impacts associated with a net increase in water consumption would be less than significant as the project would be fitted with water efficient plumbing fixtures which would reduce the Project’s water demand. Impacts associated with water supply would be less than significant and further reduced with implementation of Mitigation Measures PU-4 through PU-10.</p> <p><i>Energy Conservation (Electricity):</i> During the construction period, temporary service outages may result in the surrounding area as</p>	<p>PU-1 Occupancy and operation of the Proposed Project shall be conditioned upon the successful operation of and connection to the City’s proposed Civic Center Wastewater Treatment Facility, not on-site. The average wastewater generation rate for the project shall not exceed 11,102 gallons per day.</p> <p>PU-2 Certificate(s) of Occupancy for this Project shall not be issued until the Civic Center Wastewater Treatment Facility (under separate permit CDP 13-057) is constructed and operational, and all on-site sewer connections to the new sewer laterals are completed.</p> <p>PU-3 Conditions of approval by the City of Malibu Public Works Department for Sewer are incorporated by reference into the Environmental Health Conditions of approval.</p> <p>PU-4 Prior to the issuance of a building permit, the Applicant shall pay any applicable and lawful fees adopted by the City and generally and uniformly imposed by the City’s Environmental Sustainability Department and/or Public Works Department for construction of new water supply and distribution facilities.</p> <p>PU-5 Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water loss from evaporation. Care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season to avoid wasting water by excessive landscape irrigation.</p> <p>PU-6 Selection of native, drought-tolerant, low water consuming plant varieties shall be used to reduce potable irrigation water consumption to the maximum extent feasible.</p> <p>PU-7 Best Management Practices (BMP’s) for water conservation shall be used within buildings to reduce wastewater generation/water use.</p> <p>PU-8 The Applicant shall install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-</p>	<p><i>Sewer:</i> Less than significant.</p> <p><i>Water:</i> Less than significant.</p> <p><i>Energy Conservation (Electricity):</i> Less than significant.</p>

<p>construction workers upgrade and extend the necessary infrastructure to serve the Project Site. Due to the temporary and intermittent nature of such outages, such impacts are considered less than significant. The Proposed Project's energy demands would be approximately 300,227 kWh/yr. This estimate is conservative and is anticipated to be reduced with compliance with the CAL Green Code, Title 24 (2013), and additional sustainability features that are proposed to meet LEED accountability goals. As such, the Proposed Project's energy demands would be less than significant, and no mitigation measures would be required.</p> <p><i>Energy Conservation (Natural Gas):</i> The Proposed Project is anticipated to result in an increase of approximately 70,290 cubic feet per month of natural gas. Further determinations about necessary infrastructure improvements may be made upon the submission to The Gas Company of "final plans" for the Proposed Project. The Proposed Project would have a less than significant impact upon natural gas services, and no mitigation measures would be required.</p>	<p>efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.</p> <p>PU-9 The Applicant shall install restroom faucets with a maximum flow rate of 1.5 gallons per minute.</p> <p>PU-10 A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for the proposed new building to ensure a separate connection from the library building is maintained.</p>	<p><i>Energy Conservation (Natural Gas):</i> Less than significant.</p>
<p><i>Source: Parker Environmental Consultants, 2015.</i></p>		