

BOARD OF TRUSTEES	INFORMATION
Santa Monica Community College District	October 4, 2011

MAJOR ITEMS OF BUSINESS

INFORMATION ITEM I

SUBJECT: **PREPARATION OF EDUCATIONAL FACILITY PLANNING AND ENVIRONMENTAL DOCUMENTS RELATED TO LEASE OF COUNTY OF LOS ANGELES PROPERTY IN MALIBU CIVIC CENTER**

SUBMITTED BY: Superintendent/President

BACKGROUND:

On October 12, 2004, the Board of Trustees of the Santa Monica Community College District authorized entering into a Joint Exercise of Powers Agreement with the City of Malibu, creating the Malibu Public Facilities Authority (the "Authority"), in connection with the expenditure of General Obligation bond proceeds on projects located within the City of Malibu.

The Authority is currently active, and provides for the planning for, acquisition of, and operation of new instructional opportunities in the District intended chiefly to accommodate students from the City of Malibu, along with certain support facilities and necessary parking facilities (together, the "District Facilities"); and a related clean water facility for storm water and wastewater intended to resolve related environmental effects of the District Facilities. The District and the City of Malibu are each required to reach independent agreement as to the particulars of the appropriate properties and projects comprising the District Facilities, prior to the expenditure of up to \$25 million in funds from Measure S, approved at the District's November 2, 2004 election.

In the 1970s and early 1980s, Santa Monica College had offered a full program of about 70 general education classes and several non-credit classes in Malibu each semester. Program reduction has occurred over time primarily due to the inability to secure sites to offer classes. The new facilities would provide for a permanent instructional facility. A copy of the Fall 1980 Schedule of Classes is attached (Appendix B).

On November 7, 2005, the Board of Trustees authorized providing \$2.5 million of bond funds to the City of Malibu for the purchase of property to be used for holding storm water. On July 7, 2008, the Board of Trustees authorized providing \$2.5 million of bond funds to the City of Malibu to be used for the construction of a wastewater facility. On April 20, 2010, the Authority approved the District's leasing of certain property within the Civic Center owned by the County of Los Angeles for use as an educational center.

County of Los Angeles Lease Agreement. On April 19, 2011, the County of Los Angeles Board of Supervisors approved a request of the Chief Executive to negotiate a 25-year ground lease with the District (with 14 five-year options to renew) of approximately 128,500 square feet of land at the Malibu Civic Center at 23555 Civic Center Way for construction of an educational facility of approximately 20,000 square feet. The District would demolish the former Sheriff's Station in order to construct the educational facility.

The total cost would be \$4,369,685. The District would prepay the equivalent of the entire net present value of the leasehold, totaling \$4,369,685, by paying for and performing the demolition of the former Sheriff's Station and other County improvements on the leasehold, and additionally to pay for and perform some portion of the County's requirements for the remainder of its Malibu Civic Center property, up to the remainder of the total cost.

Any facilities built by the District must not interfere with the County's use of retained facilities, including the Library, Courthouse, Public Works offices and garage, heliport, and communications tower. The County requires that improvements be architecturally compatible with existing facilities. The County will have the opportunity to review the site plan; and the right to approve the parking and circulation concept. A reciprocal parking easement arrangement will be negotiated so that District operations do not interfere with County operations.

The property will be restricted for use only for public educational and/or governmental purposes compatible with existing Civic Center uses and such other purposes as are approved by the County.

The County will require that the District include within its building at grade level up to 5,700 square feet for a Community Sheriff's Station and Emergency Operations and Planning Center. Also, the County will require that the building include a classroom design that would facilitate conversion into an Emergency Operations Center for local emergencies.

CEQA. Should the Chief Executive Officer and the District negotiate a proposed lease agreement for recommendation to the District's Board of Trustees, appropriate environmental findings and documentation in compliance with the California Environmental Quality Act (CEQA) will be presented to the Board of Trustees at that time. The District will be the lead agency for purposes of CEQA.

Discussion. District staff recommends that the Board of Trustees proceed with the site planning, concept studies, and environmental studies necessary to negotiate the proposed lease of County of Los Angeles property for use as an educational center. These efforts will involve coordination with the City of Malibu, the County of Los Angeles, the Malibu Public Facilities Authority, and the Los Angeles County Sheriff's Department; residents and community parties of interest; adjacent and potentially affected property owners; area utilities and service providers; Caltrans; potentially the Santa Monica-Malibu Unified School District; and the Board of Trustees, among others.

Two recommendations are included in this agenda. Shane Parker, the principal of Parker Environmental Consultants, has recent project experience in Malibu preparing an environmental study for a proposed retail, commercial, and governmental office project in the Civic Center and has worked successfully with SMC on multiple environmental study projects, including most recently SMC's Student Services and Pico Boulevard Improvements project and SMC's 2010 Facility Master Plan update. Mr. Parker would prepare the environmental documents for the District. The Parker Environmental Consultant scope of work includes traffic and circulation. Masoud Mahmoud, the principal of m2 Strategic, provides project consulting and management representation for higher education, institutional, and governmental projects. As a senior member of Pepperdine University's management team for six years, he was responsible for over \$200 million of design and construction, from feasibility to delivery. He also has twelve years of experience in various divisions of the Los Angeles County Department of Public Works and is a Malibu resident. Mr. Mahmoud would provide the District with onsite representation in Malibu.