



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 17, 2025

Charlie Yen
Director of Facilities Planning
Santa Monica Community College District
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SANTA MONICA COLLEGE 2024 MAIN CAMPUS MASTER PLAN UPDATE DATED JANUARY 09, 2025, STATE CLEARINGHOUSE NUMBER [2025010279](#)

Dear Charlie Yen,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Santa Monica College 2024 Main Campus Master Plan Update (Project). The Project proposes to demolish existing temporary and permanent buildings, totaling approximately 360,100 gross square feet (gsf) of building area, and the construction of new buildings consisting of 265,216 gsf of new floor area in five main new buildings. The Project would also include approximately 207,073 gsf of building renovations to two existing buildings (the Physical and Life Science Complex and the Library and Media Center). The Project would create various new and enhanced open spaces throughout the campus, including landscaping the proposed new Student Union building, a Welcome Lawn, an outdoor amphitheater, a Science Quad, the Tri (triangular open space area), and a New Quad. The proposed Project would generally retain the current vehicular circulation and access points and existing parking supply. The Project would be constructed in three

phases beginning in 2025 with final buildout anticipated to be completed by 2035. DTSC recommends and requests consideration of the following comments:

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

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

Charlie Yen
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Sincerely,

Tamara Purvis

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