

APPENDIX A

NOTICE OF PREPARATION (NOP) AND INITIAL STUDY

**SANTA MONICA COMMUNITY COLLEGE DISTRICT
NOTICE OF PREPARATION AND SCOPING MEETING FOR THE
BUNDY CAMPUS MASTER PLAN
ENVIRONMENTAL IMPACT REPORT
[CEQA Guidelines Section 15082]
September 26, 2005**

TO: All Interested Agencies, Parties, Organizations, and Persons
FROM: Santa Monica Community College District
1900 Pico Boulevard, Santa Monica, CA 90405
SUBJECT: Notice of Preparation of a Draft Environmental Impact Report
PROJECT TITLE: Santa Monica College Bundy Campus Master Plan
PROJECT PROPONENT/APPLICANT: Santa Monica Community College District

Santa Monica Community College District (SMCCD) has determined that a Program and Project-level Environmental Impact Report (EIR) is required for the Bundy Campus Master Plan. The SMCCD is the Lead Agency for this project and is requesting your Agency's input as to the scope and content of environmental information germane to your Agency's statutory responsibilities in connection with the Proposed Project. Your Agency will need to use this EIR when considering any applicable approvals that may be required by your Agency. Interested parties, organizations and persons are also invited to participate in the NOP consultation and CEQA review process.

Project Location, Environmental Setting, and Description: See attached CEQA Initial Study Checklist materials.

Environmental Issues to be Analyzed in the EIR: The SMCCD, as Lead Agency, has determined that an EIR is required for this project and, through an Initial Study, has identified the following environmental issue areas to be included within the scope of the EIR: Air Quality, Aesthetics (Views, Light & Glare), Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Public Utilities (Water, Sewer, and Energy), Public Services, (Police and Fire Protection), Traffic and Circulation, Neighborhood Effects, and Mandatory Findings of Significance. (See CEQA Initial Study Checklist, attached.)

Draft Master Plan: Available on SMC's official website at: http://www.smc.edu/facilities_airport/default.html.

Scoping Meeting. A public scoping meeting will be held to present the Proposed Project and solicit public comments with regard to potential environmental impacts that may occur as a result of the Proposed Project. The scoping meeting will be held on **Monday, October 17, 2005 at 7:00 PM** at the following location:

**Santa Monica College Bundy Campus
Community Room
3171 S. Bundy Drive
Los Angeles, California 90066**

Request for Agency Consultation. Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. In order to receive consideration in the Draft EIR, comments are due by **Tuesday October 25, 2005**. Please address all comments to **Dr. Thomas Donner, Interim Superintendent/President, Santa Monica College at 1900 Pico Boulevard, Santa Monica, CA 90405**. Please provide the name of a contact person in your Agency.

Dr. Thomas Donner, SMC Interim Superintendent/President

Date

SANTA MONICA COLLEGE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY CHECKLIST

PROJECT TITLE Santa Monica College Bundy Campus Master Plan	DATE: September 26, 2005
LEAD AGENCY: Santa Monica Community College District 1900 W. Pico Boulevard Santa Monica CA 90405	RESPONSIBLE/TRUSTEE AGENCIES: City of Santa Monica City of Los Angeles

PROJECT LOCATION
The Project Site consists of a 10.4-acre parcel of land located at Santa Monica College’s Bundy Campus, at 3171 S. Bundy Drive, Los Angeles, California. Regional access to the Project Site is provided by the Santa Monica Freeway (I-10) and the San Diego Freeway (I-405). (See Project Location Map, attached.)

ENVIRONMENTAL SETTING:
The Project Site is located in an urbanized area of the City of Los Angeles, and is surrounded by a mix of residential, commercial, and aviation land uses. The site is primarily bounded by commercial, restaurant, and airport-related industrial uses within the Santa Monica Airport to the north; S. Bundy Drive/Centinela Avenue to the east; residential development along Stanwood Place to the south; and residential development along Stewart Avenue to the west. The uses located north of the Project Site are located within the City of Santa Monica while the uses to the east, south, and west of the Project Site are located within the City of Los Angeles.

Site improvements to the existing Bundy Campus have already been approved and completed. An Initial Study/Mitigated Negative Declaration (IS/MND) was adopted by the Santa Monica College Board of Trustees on March 1, 2004 in connection with the renovation of the existing four-story West Building on the site. The Bundy Campus has since been converted to and is currently operating as a satellite campus offering day and evening community college courses. The existing Bundy Campus contains two structures: the occupied and recently renovated four-story West Building (approximately 64,000 sf) located in the center of the site and the vacant two-story East Building (approximately 30,000 sf) located on the east side of the site fronting S. Bundy Drive. Retaining and remodeling this building was determined infeasible as it is not accessible to individuals with disabilities and does not support the typical configuration required for a 30-seat classroom.

Access to the Bundy Campus is currently provided through a College-constructed driveway along the south side of the site to connect the upper/east and lower/west portions of the site. This driveway from Bundy Drive was the only vehicular access point to the Bundy Campus for the Summer 2005 session. Additional access points are discussed in more detail under “Project Description,” below.

As of the July 2005 campus opening, the Bundy Campus provides surface parking for 609 vehicles. The majority of the students utilize the shuttle parking lot north of Airport Avenue and enter the campus via a pedestrian gate at the northwest corner of the property.

Much of the educational planning for the Bundy Campus is embodied in the already approved uses for the recently renovated four-story West Building. General Education, Continuing Education, and Non-Credit courses were available during the summer session that began on July 6, 2005. The 2005 Fall session added Early Childhood Development, Teacher Education, and Nursing classes to the course offerings. The SMC Faculty & Staff Steering Committee identified the future programs for the Bundy Campus based on the current programs that need to grow and/or modernize and their ability to function as primarily stand-alone programs at the Campus. The future programs would include three Communications programs: Cinema, Journalism, and TV Broadcasting. Fashion & Merchandising was also identified as a potential program candidate based on its need for additional, modernized space. The College concluded that the two buildings planned for the site would be sufficient to meet the long-range facility planning needs of the Bundy Campus.

PROJECT DESCRIPTION:
The primary objective of the Bundy Campus Master Plan is to provide an essentially self-sustaining campus, largely operating independently of the SMC Main Campus and other satellite campuses. The vision for the Bundy Campus Master Plan is to implement and fulfill, in part, the Santa Monica College Master Plan for Education (2004 Update) goals and policies with respect to acquiring, planning, developing, and maintaining facilities and equipment to provide the best

possible educational environment and promote the use of sustainable resources. The purpose of the Proposed Project is to identify long-term planning goals for the Bundy Campus. The Bundy Campus Master Plan would be adopted as an amendment to SMC's Master Facilities Plan (adopted in 1998) and would establish long range planning goals to guide future development and operations at this satellite campus facility.

The Bundy Campus Master Plan calls for: (1) demolition of the existing two-story East Building with possible interim uses pending demolition; (2) construction of a New Building of similar size (approximately 30,000 sf) to be located to the immediate east of the existing four-story West Building; (3) provision of 678 parking spaces total (558 surface parking spaces and 120 subterranean parking spaces); (4) access improvements; (5) provision of a pedestrian parkway along Bundy Drive; (6) landscaping/open space elements; and (7) general site improvements. (See Proposed Site Plan, attached.)

Under the Master Plan, an additional 69 parking spaces would be provided on the Bundy Campus above that currently provided, for a total of approximately 678 parking spaces on the Bundy Campus at project buildout. The majority of the parking provided on site would be surface parking (558 spaces). In order to reduce the impact of additional parking, an underground parking garage containing 120 spaces is proposed. The College has completed a preliminary traffic study that has confirmed that proposed parking numbers are adequate to serve the Campus' needs. An additional study is being contracted for the Fall 2005 semester. Furthermore, the College programs will be scheduled to insure that adequate on-site parking will be provided at all times.

Under the Master Plan, the Bundy Campus will have up to five points of access. Vehicles would enter and exit the Bundy Campus from S. Bundy Drive. If egress continues to be provided, a right turn only or light allowing for left turns will be considered through discussions with Los Angeles Department of Transportation. The College intends to secure access from the site to Donald Douglas Loop South. Once access is secured, the two historical access points to Airport Avenue along the Bundy Campus' north edge would not be used on a regular basis. In addition, while the Bundy Campus has access to Stewart Avenue, the College will not use Stewart Avenue for faculty, staff, student, visitor, or vendor ingress or egress to the Bundy Campus. The Stewart Avenue access is controlled by a gate which shall only be opened in an emergency or when necessary to perform routine maintenance activities on the wall or parkway west of the wall. When the gate is opened for routine maintenance activities, the College will have personnel present to ensure that faculty, staff, students, visitors, or vendors do not enter or exit the Bundy Campus through the Stewart Avenue gate.

Under the Master Plan, the College proposes to plant approximately 100 additional trees throughout the Campus and to provide a 60-foot-wide greenspace area with a pedestrian sidewalk that will extend along the eastern boundary of the Bundy Campus fronting S. Bundy Drive.

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.

Dr. Thomas Donner, SMC Interim Superintendent/President

SIGNATURE

TITLE

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 cited 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 it has been determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than 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.” Mitigation measures must describe and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analysis,” 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) References to information sources for potential impacts (e.g., general plans, zoning ordinances) should be incorporated into the checklist. 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. However, the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected should be used.
- 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.

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 below.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Utilities |
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Neighborhood Effects |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services | |
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Transportation/Circulation | |

ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are provided on the following pages.)

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

- a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?

Potentially Significant Impact. With development of the Proposed Project, it is anticipated that there would be an increase in traffic to the Project Site. The increase in traffic could potentially result in an increase in air pollutants in the project vicinity. Potential impacts related to the applicable air quality plan are unknown at this time. Therefore, potential impacts related to conflict with the applicable air quality plan will be analyzed in the EIR.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The demolition of the existing two-story East Building and its replacement with the construction of a 30,000 square foot New Building could result in the generation of air pollutants. It is anticipated that development of the Proposed Project would result in an increase in traffic to the Project Site, which could potentially result in an increase in air pollutants in the project vicinity. 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. Therefore, potential impacts related to compliance with air quality standards will be analyzed in the EIR.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. It is anticipated that development of the Proposed Project would result in an increase in traffic to the Project Site, which could potentially result in an increase in 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.

- d. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The project vicinity is characterized by single-family residential homes and commercial, restaurant, and airport-related industrial uses. The Proposed Project would increase construction emissions and vehicle emissions, potentially exposing residential 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.

- e. Create objectionable odors affecting a substantial number

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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of people?

No Impact. The Proposed Project would provide classroom and instructional space and would not involve any uses with the potential to produce substantial odors, such as manufacturing processes, sewage treatment facilities, and landfills. No impact would occur and no further analysis is required.

II. AESTHETICS. Would the project:

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

Potentially Significant Impact. The project vicinity is characterized by single-family residential homes and commercial, restaurant, and airport-related industrial uses. The Project Site is currently occupied with an existing two-story East Building, a recently renovated four-story West Building, and approximately 609 paved surface parking spaces. The Project Site is located in the vicinity of several public streets, including Bundy Drive and Grand View Boulevard, which could be considered scenic viewing points for views of the Pacific Ocean and the Santa Monica Mountains. The Proposed Project would not result in new development heights not already existing on the Project Site, but would demolish the existing two-story East Building to be replaced with a 30,000 square foot two-story New Building in the center of the campus. This could result in a potentially significant impact related to scenic vistas. Therefore, potential impacts related to scenic vistas will be analyzed in the EIR.

- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?

No Impact. The Project Site is not located within or adjacent to a City-designated scenic highway.¹ Furthermore, no historic or potentially historic structures or noteworthy land features have been identified on the Project Site. Therefore, development of the Proposed Project would not have an affect on scenic resources, such as trees, rock outcroppings, or historic buildings, within a City-designated scenic highway. No impact would occur and no further analysis is required.

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The project vicinity is characterized by single-family residential homes and commercial, restaurant, and airport-related industrial uses. The Project Site is currently occupied with the existing, vacant two-story East Building which was formerly used for industrial uses, a four-story West Building recently renovated for classroom uses, and approximately 609 paved surface parking spaces. As the Proposed Project would replace former industrial uses with a new educational uses, it could result in a potentially significant impact. Therefore, potential impacts related to the quality of the site and its surroundings will be analyzed in the EIR.

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

Potentially Significant Impact. The Project Site is located in an urbanized area with substantial nighttime lighting due to streetlights, airport lighting, and lighting associated with residential uses. In addition, glare is common in the

¹ City of Los Angeles Department of City Planning, Los Angeles General Plan: Transportation Element, website: http://cityplanning.lacity.org/cwd/gnlpln/transelt/TEMaps/E_Scnc.gif, March 21, 2005.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area due to direct sunlight and reflective surfaces including automobiles traveling and parked on surrounding streets, windows in buildings, and surfaces of painted buildings in the project vicinity. The Proposed Project would introduce some additional nighttime lighting for security throughout the Project Site and would introduce some additional glare through building surfaces and windows as part of the proposed new building, resulting in a potentially significant impact. Therefore, potential impacts related to nighttime lighting and glare will be analyzed in the EIR.

- e. Create a new shadow that would adversely affect a shadow-sensitive use?

No Impact. The Proposed Project would construct a two-story New Building approximately 28 feet in height in the center of the Project Site. The new building would be set back approximately 90 feet north and 280 feet east of the nearest shade-sensitive uses in the project vicinity (i.e., single-family residences located south and west of the Project Site, respectively). Due to this setback, the Proposed Project would not have the potential to introduce substantial shading that would affect these single-family homes. No impact would occur and no further analysis is required.

III. BIOLOGICAL RESOURCES. Would the project:

- a. 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 Game or U.S. Fish and Wildlife Service?

No Impact. The Project Site is located within an urban area and is fully developed. The Project Site is not expected to contain any species identified as candidate, sensitive, or special status by local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. No impact would occur and no further analysis is required.

- b. 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?

No Impact. No resident or migratory fish or wildlife species are expected to occur on the Project Site. Therefore, development of the Proposed Project would not interfere with the movement of any fish or wildlife species. No impact would occur and no further analysis is required.

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

No Impact. No protected biological resources, such as oak trees, currently exist on the Project Site. Therefore, development of the Proposed Project would not conflict with any local policies or ordinances protecting biological resources. No impact would occur and no further analysis is required.

- d. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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No Impact. The Project Site is not within an area designated by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan. Therefore, development of the Proposed Project would not conflict with any such plan. No impact would occur and no further analysis is required.

IV. CULTURAL RESOURCES: Would the project:

- a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?

No Impact. The Project Site and surrounding area do not contain any historic-cultural monuments and are not located in a historic preservation overlay zone (HPOZ).² Therefore, development of the Proposed Project would not cause an adverse change in the significance of a historical resource. No impact would occur and no further analysis is required.

- b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?

Less Than Significant Impact. The Project Site has been previously developed and no archaeological resources are known to have been encountered. If any archaeological resources were present on the Project Site, they have likely been disturbed by previous grading activities. If any archaeological resources that were not previously disturbed are found on the Project Site during construction activities, then the significance of such resources would be determined and be addressed in accordance with applicable State and federal laws. As impacts would be less than significant, no further analysis is required.

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

Less Than Significant Impact. The Project Site has been previously developed and no paleontological resources are known to have been encountered. If any paleontological resources were present on the Project Site, they have likely been disturbed by previous grading activities. If any paleontological resources that were not previously disturbed are found on the Project Site during construction activities, then the significance of such resources would be determined and be addressed in accordance with applicable State and federal laws. As impacts would be less than significant, no further analysis is required.

- d. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The Project Site has been previously developed and no human remains are known to have been encountered. If any human remains were present on the Project Site, they have likely been disturbed by previous grading activities. If human remains that were not previously disturbed are found on the Project Site during construction activities, then they would be addressed in accordance with applicable State and federal laws. As impacts would be less than significant, no further analysis is required.

² City of Los Angeles, City of Los Angeles Environmental and Public Facilities Maps: Historic-Cultural Monuments and Historic Preservation Overlay Zones (HPOZs) in the City of Los Angeles, September 1996.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. GEOLOGY AND SOILS. Would the project:

a. Exposure of people or structures to 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Project Site is located in the seismically active region of Southern California. However, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone.³ The closest fault to the Project Site is located approximately 4.7 kilometers (7.8 miles) away,⁴ therefore, the rupture of a known earthquake fault on the Project Site is unlikely. No impact would occur and no further analysis is required.

- ii. Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. The closest fault to the Project Site is located approximately 4.7 kilometers (7.8 miles) away.⁵ Potential impacts from seismic ground shaking would be of comparable intensity at the Project Site as it would be for large parts of the City of Los Angeles and the seismically active Southern California region. The Proposed Project would be required to comply with existing applicable laws which reduce seismic risks to an acceptable level. Impacts would be less than significant and no further analysis is required.

- iii. Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Project Site is not within a potentially liquefiable area.⁶ No impact would occur and no further analysis is required.

- iv. Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact. The Project Site is not immediately adjacent to any mountains or steep slopes and is generally topographically flat, with the exception of the eastern edge of the Project Site which slopes up approximately 30 feet to Bundy Drive. The Proposed Project would create a landscaped berm that would reduce risks associated with the slope. Furthermore, the Project Site is not in a delineated landslide inventory or hillside area.⁷ Therefore, the probability of landslides, including seismically induced landslides, is considered low at the Project Site. As such,

³ City of Los Angeles, City of Los Angeles Environmental and Public Facilities Maps: Alquist-Priolo Special Study Zones & Fault Rupture Areas in the City of Los Angeles, September 1996.

⁴ City of Los Angeles Department of City Planning, Parcel Profile Report for 3200 S. Stewart Ave., 3171 S. Bundy Dr., and 3185 S. Bundy Dr., website: <http://zimas.lacity.org/>, January 25, 2005.

⁵ Ibid.

⁶ City of Los Angeles, City of Los Angeles Environmental and Public Facilities Maps: Areas Susceptible to Liquefaction in the City of Los Angeles, September 1996.

⁷ City of Los Angeles, City of Los Angeles Environmental and Public Facilities Maps: Landslide Inventory and Hillside Areas in the City of Los Angeles, September 1996.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts related to landslides would be less than significant and no further analysis is required.

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

Less Than Significant Impact. Development of the Proposed Project has the potential to result in erosion of soils during site preparation and construction activities. 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 development of the entire Project Site. The Proposed Project would comply with all applicable laws which address grading, excavations, and fills. As such, impacts related to soil erosion and loss of topsoil would be less than significant and no further analysis is required.

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

Less Than Significant Impact. No impact would occur with respect to liquefaction and landslide potential, as evaluated in Checklist Questions 6(a) iii and iv, above. The Proposed Project would comply with all applicable laws which address safe construction, including building foundation requirements appropriate to site conditions. As such, impacts related to soil stability would be less than significant and no further analysis is required.

- 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?

Less Than Significant Impact. The Project Site is not known to be in an area susceptible to liquefaction.⁸ The Proposed Project would comply with all applicable laws which address safe construction, including building foundation requirements appropriate to site conditions. As such, impacts related to expansive soils would be less than significant and no further analysis is required.

- 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?

No Impact. The Project Site is located in a developed area of the City of Los Angeles, which is served by a wastewater collection, conveyance and treatment system operated by the City of Los Angeles. No septic tanks or alternative disposal systems are necessary, nor are they proposed. No impact would occur and no further analysis is required.

VI. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- 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. Other than typical cleaning solvents used for classroom and janitorial purposes, no

⁸ City of Los Angeles, City of Los Angeles Environmental and Public Facilities Maps: Areas Susceptible to Liquefaction in the City of Los Angeles, September 1996.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazardous materials would be used, transported or disposed of in conjunction with the routine day-to-day operations of the Proposed Project that would create a significant hazard to the public. As such, impacts related to transport, use, or disposal of hazardous materials would be less than significant and no further analysis is required.

- 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?

Potentially Significant Impact. The Proposed Project would use minimal amounts of hazardous materials for classroom uses and routine cleaning. The Project Site was formerly owned and operated by BAE Systems, a major defense contractor. While the former uses on the Project Site would not be expected to result in upset and accident conditions involving the release of hazardous materials, a potentially significant impact could occur associated with the former uses on the Project Site. Impacts related to release of hazardous materials will be analyzed in the EIR.

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

Potentially Significant Impact. No elementary, middle, or high schools are located within one-quarter mile of the Project Site, however, the Bundy Campus currently provides community college uses and would provide additional classrooms under the Proposed Project. The Proposed Project would use, at most, minimal amounts of hazardous materials for classroom uses and routine cleaning. While the Proposed Project would not be expected to pose any substantial potential for accident conditions involving the release of hazardous materials, a potentially significant impact could occur associated with the former uses on the Project Site. Furthermore, the Santa Monica Airport could accidentally release hazardous materials within one-quarter mile of the Proposed Project. Impacts related to release of hazardous materials in the vicinity of a school will be analyzed in the EIR.

- 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. The Project Site is listed on the Right-to-Know Facility Index System (FINDS) database and is located within the American Society for Testing Materials (ASTM)-specified search radius of a number of hazardous materials sites listed by State and federal agencies.⁹ As such, impacts related to listed hazardous material sites will be analyzed in the EIR.

- 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?

Potentially Significant Impact. The Proposed Project is located adjacent to the Santa Monica Airport. Therefore, the construction of the Proposed Project could result in a potentially significant impact related to safety hazards for people working or attending classes on the Project Site. Impacts related to public airport safety will be analyzed in the EIR.

⁹ Arcadis Geraghty & Miller, Phase I/II Environmental Site Assessment, BAE Systems, 3171 South Bundy Dr., Los Angeles, CA, 2001.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Project Site is not within the vicinity of a private airstrip; rather, the nearby Santa Monica Airport is a public airport. Therefore, the Proposed Project would not result in a safety hazard for people residing or working in the vicinity of a private airstrip. No impact would occur and no further analysis is required.

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. The Proposed Project is located adjacent to the Santa Monica Airport. As such, the Proposed Project could result in a potentially significant impact with respect to interference with an adopted emergency response plan. Impacts related to emergency response plans will be analyzed in the EIR.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Project Site is located in an urbanized area of the City of Los Angeles that does not contain wildlands or high fire hazard terrain or vegetation. No impact would occur and no further analysis is required.

VII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. 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 State Water Resources Control Board (SWRCB). Furthermore, the Project Site already includes an eco-friendly bio swale detention system consisting of seven drywells. No impact would occur and no further analysis is required.

b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. No water wells are included as part of the Proposed Project. Runoff currently is and, under the Proposed Project, would continue to be collected onsite and directed towards existing storm drains in the project vicinity. The Proposed Project would involve the demolition of the existing 30,000 sf East Building and the development of a new 30,000 sf building. The Proposed Project would also add landscaping throughout the Project Site, increasing the overall permeable surface area. Although the Proposed Project would not be expected to substantially alter groundwater recharge, a significant impact could occur. Impacts related to interference with groundwater recharge will be analyzed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact. No stream or river courses are located in the project vicinity. Runoff currently is and, under the Proposed Project, would continue to be collected onsite and directed towards existing storm drains in the project vicinity. The Proposed Project would involve the demolition of the existing 30,000 sf East Building and the development of a new 30,000 sf building. The Proposed Project would also add landscaping throughout the Project Site, increasing the overall permeable surface area. Although the Proposed Project would not be expected to substantially alter existing drainage pattern of the area, a significant impact could occur. Impacts related to altered drainage patterns will be analyzed in the EIR.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. No stream or river courses are located in the project vicinity. Runoff currently is and, under the Proposed Project, would continue to be collected onsite and directed towards existing storm drains in the project vicinity. The Proposed Project would involve the demolition of the existing 30,000 sf East Building and the development of a new 30,000 sf building. The Proposed Project would also add landscaping throughout the Project Site, increasing the overall permeable surface area. Although the Proposed Project would not be expected to substantially increase surface runoff resulting in offsite flooding, a significant impact could occur. Impacts related to increased rate and amount of surface runoff will be analyzed in the EIR.

e. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact. Runoff currently is and, under the Proposed Project, would continue to be collected onsite and directed towards existing storm drains in the project vicinity. The Proposed Project would involve the demolition of the existing 30,000 sf East Building and the development of a new 30,000 sf building. The Proposed Project would also add landscaping throughout the Project Site, increasing the overall permeable surface area. While the Proposed Project would not be expected to exceed the stormdrain capacities in the vicinity or generate substantial polluted runoff, a significant impact could occur. Impacts related to stormdrain capacity and polluted runoff will be analyzed in the EIR.

f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Proposed Project does not include any additional potential sources of contaminants which could degrade water quality. No impact would occur and no further analysis is required.

g. Place within a 100-year flood plain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The Project Site is not in an area designated as a 100-year flood hazard area.¹⁰ The Proposed Project is

¹⁰ City of Los Angeles, City of Los Angeles Environmental and Public Facilities Maps: 100 and 500 Year Flood Plains in the City of Los Angeles, September 1996.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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located in a highly urbanized area and would not involve substantial development such that it would potentially impede or redirect flood flows. No impact would occur and no further analysis is required.

- h. Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. The Project Site does not lie in a potential dam inundation area.¹¹ There are no major dams or waterways located on or near the Project Site. Flooding from other sources is not expected. No impact would occur and no further analysis is required.

- i. Inundation by seiche, tsunami, or mudflow?

No Impact. The Pacific Ocean is located approximately 2.5 miles west of the Project Site and the Project Site does not lie in a potential tsunami zone.¹² Furthermore, the Project Site is generally topographically flat and is not immediately adjacent to a hillside area. Therefore, the Proposed Project would not be expected to expose people or structures to risks as a result of tsunami, seiche, or mudflow. No impact would occur and no further analysis is required.

VIII. NOISE. Would the project:

- a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction activity would be subject to the City of Los Angeles Municipal Code (LAMC), Chapter XI Noise Regulations (also known as the Noise Ordinance) which limits the hours of allowable construction activities and prohibits loud, unnecessary and unusual construction noise within 500 feet of any residential zone. As the Project Site is bordered by single-family residential uses along two sides (e.g., Stanwood Place and Stewart Avenue, south and west of the Project Site, respectively), the construction of the Proposed Project may exceed construction noise standards established by the Noise Ordinance, resulting in a potentially significant impact. Therefore, the potential impacts related to noise levels that exceed established standards will be analyzed in the EIR.

- b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The short-term grading and construction phase of the Proposed Project would require the daily use of heavy machinery and equipment which could result in the temporary exposure of persons to high noise levels and result in a potentially significant impact. Therefore, potential impacts from groundborne vibration and noise will be analyzed in the EIR.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

¹¹ City of Los Angeles, City of Los Angeles Environmental and Public Facilities Maps: Inundation & Tsunami Hazard Areas in the City of Los Angeles, September 1996.

¹² Ibid.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potentially Significant Impact. The area surrounding the Project Site is dominated by single-family residential uses as well as commercial, restaurant, and airport-related industrial land uses. The Proposed Project would expand existing community college uses and vehicle traffic on the Project Site, which could create a permanent increase in ambient noise levels in the vicinity, resulting in a potentially significant impact. Therefore, potential impacts related to permanent increases in ambient noise levels will be analyzed in the EIR.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. The construction of the Proposed Project would generate temporary and periodic noise increases during construction activities that may exceed construction noise standards established by the Noise Ordinance, resulting in a potentially significant impact. Therefore, potential impacts related to temporary increases in ambient noise levels will be analyzed in the EIR.

- 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 expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact. The Project Site is located adjacent to the Santa Monica Airport. As such, the Proposed Project would have potential to expose students and employees to excessive noise levels from airport-related land uses, resulting in a potentially significant impact. Therefore, potential impacts related to excessive noise levels in the vicinity of an airport will be analyzed in the EIR.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is not located in the vicinity of a private airstrip. No impact would occur and no further analysis is required.

IX. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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?

Potentially Significant Impact. The Proposed Project would demolish the existing two-story East Building on the Project Site and provide a 30,000 square foot New Building, in addition to expanded parking and landscaping. The nearest Los Angeles Fire Station (Station No. 62) is located 0.6 mile from the Project Site at 3631 South Centinela Avenue. Although the Proposed Project is not expected to substantially increase the demand for fire service, the Proposed Project would increase the activity and number of daily visitors on the Project Site, resulting in a potentially significant impact. Therefore, impacts related to fire protection will be analyzed in the EIR.

- b. Police protection?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potentially Significant Impact. The Proposed Project would demolish the existing two-story East Building on the Project Site and provide a 30,000 square foot New Building, in addition to expanded parking and landscaping. The College provides primary police services to the Bundy Campus. Supplemental police services are provided by LAPD’s Pacific Community Police Station, located at 12312 Culver Boulevard. Although the Proposed Project is not expected to substantially increase the demand for police service, the Proposed Project would increase the activity and number of daily visitors on the Project Site, resulting in a potentially significant impact. Therefore, impacts related to police protection will be analyzed in the EIR.

X. TRANSPORTATION/CIRCULATION. Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?

Potentially Significant Impact. The Proposed Project would generate additional traffic in the project vicinity, resulting in a potentially significant impact on the surrounding street system. The increase in project-related traffic will be analyzed in the EIR.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. The Proposed Project would generate additional traffic in the project vicinity, which could result in a potentially significant impact on surrounding roads and highways designated by the County of Los Angeles Congestion Management Program (CMP). Therefore, the potential impacts that project traffic would have CMP intersections and roadways will be analyzed in the EIR.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The Project Site is located adjacent to the southern boundary of the Santa Monica Airport. However, development of the Proposed Project would not be expected to result in a change in air traffic patterns as the Proposed Project does not include any aviation-related uses. No impact would occur and no further analysis is required.

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

Potentially Significant Impact. The Proposed Project would involve circulation improvements including the re-opening of between one and three access points on the north side of the Project Site (to Airport Avenue) and the potential signalization of the Bundy Drive access point. As such, the Proposed Project could have a potentially significant impact related to traffic design hazards. Potential impacts resulting from these traffic design improvements will be analyzed in the EIR.

- e. Result in inadequate emergency access?

Potentially Significant Impact. The Bundy Campus has access to Stewart Avenue; however, the College will not use Stewart Avenue for faculty, staff, student, visitor, or vendor ingress or egress to the Bundy Campus. The Stewart

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Avenue access is controlled by a gate and shall be opened with personnel present in an emergency or when necessary to perform routine maintenance activities on the wall or parkway west of the wall. As the Proposed Project could have a potentially significant impact related to emergency access, potential impacts resulting from the provision of this emergency access point will be analyzed in the EIR.

- f. Result in inadequate parking capacity?

Potentially Significant Impact. The Proposed Project would provide a net increase of 69 parking spaces on the Bundy Campus. It would provide 558 surface parking spaces and 120 subterranean parking spaces, resulting in a total of 678 parking spaces on the Bundy Campus at project buildout. These spaces are expected to exceed the parking needs of existing and future Bundy Campus students, staff, and visitors. Although the Proposed Project would not be expected to result in inadequate parking capacity, a significant impact could occur. Impacts related to parking will be analyzed in the EIR.

- g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact. The Proposed Project would increase the number of daily visitors to the Bundy Campus and would increase vehicle traffic on surrounding streets. The Proposed Project may require the signalization of the Bundy driveway on the east side of the Project Site. Therefore, while the Proposed Project would not be expected to conflict with adapted policies, plans or programs supporting alternative transportation, a potentially significant impact could occur. Impacts to alternative transportation will be analyzed in the EIR.

XI. UTILITIES. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. Wastewater generated by the Proposed Project would comply with all applicable wastewater treatment requirements of the Regional Water Quality Control Board. The Proposed Project would not dispose of industrial wastes into the wastewater system. No impact would occur and no further analysis is required.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The City of Los Angeles Department of Public Works, Bureau of Sanitation Division (Bureau of Sanitation) provides sewer conveyance infrastructure and wastewater treatment services to the project area. The City of Los Angeles Department of Water and Power (DWP) provides water treatment services to the project area. Existing infrastructure and treatment facilities adequately serve the Project Site. However, implementation of the Proposed Project could result in an increase in on-site water consumption and wastewater generation, resulting in a potentially significant impact. Impacts related to water and wastewater treatment facilities will be analyzed in the EIR.

- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. Runoff currently is and, under the Proposed Project, would continue to be collected onsite and directed towards existing storm drains in the project vicinity. The Proposed Project would involve the

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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demolition of the existing 30,000 sf East Building and the development of a new 30,000 sf building. The Proposed Project would also add landscaping throughout the Project Site, increasing the overall permeable surface area. Although the Proposed Project would not be expected to require new stormwater facilities, a significant impact could occur. Impacts related to stormwater facilities will be analyzed in the EIR.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. The DWP supplies water to the project area. DWP’s existing water supplies adequately serve the Project Site. However, implementation of the Proposed Project could result in an increase in on-site water demand, resulting in a potentially significant impact. Impacts related to water demand will be analyzed in the EIR.

- e. 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?

Potentially Significant Impact. The Bureau of Sanitation currently provides adequate wastewater treatment at the HTP for the existing uses on the Project Site. However, implementation of the Proposed Project could result in an increase in on-site wastewater generation, resulting in a potentially significant impact. Impacts related to wastewater treatment will be analyzed in the EIR.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Less Than Significant Impact. Generally, solid waste generated in the City of Los Angeles is disposed at the Sunshine Canyon Landfill in Sylmar, Bradley Landfill in Sun Valley, or the Olinda Alpha Landfill in Orange County. These landfills have a maximum daily intake of 6,600, 10,000, and 8,000 tons per day, respectively. Both the Bradley Landfill and the Sunshine Canyon Landfill are in the process of expanding their facilities to accommodate additional waste.¹³ The Proposed Project would generate as much as approximately 116,700 tons of construction and demolition debris over the 10-year construction period, or approximately 31.97 tons of debris per day.¹⁴ During operation, the Proposed Project would generate a net increase of approximately 210 pounds per day of solid waste.¹⁵ Both the daily construction and operational waste generated by the Proposed Project would comprise only a fraction of the permitted throughput at the Bradley, Sunshine Canyon, and Olinda Alpha Landfills and no new or expanded landfills would be required. The Proposed Project would have a less-than-significant impact associated with solid waste and no further analysis is required.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

¹³ Los Angeles County Integrated Waste Management Plan, 2002 Annual Report, February 2004.

¹⁴ Based on the following rate: 3.89 tons/sf/ year x 30,000 sf. Over a 10-year period this is equal to 31.97 tons/day. Source: United States Environmental Protection Agency (USEPA), Report No. EPA530-98-010: Characterization of Building Related Construction and Demolition Debris in the United States, June 1998, website: <http://www.epa.gov/epaoswer/hazwaste/sg/c&d-rpt.pdf>, August 16, 2005.

¹⁵ Based on the following rate: 0.007 pounds/sf/ day x 30,000 sf. Source: Integrated Waste Management Board, Estimated Solid Waste Generation Rates for Institutions, website: <http://www.ciwmb.ca.gov/wastechar/wastegenrates/Institution.htm>, August 30, 2005.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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No Impact. Disposal of solid waste generated during the Proposed Project’s construction and operational phases would be subject to the requirements of applicable statutes and regulations pertaining to solid waste. No impacts would occur and no further analysis is required.

XII. NEIGHBORHOOD EFFECTS.

- a. Will the proposal have considerable effects on the project neighborhood?

Potentially Significant Impact. The Bundy Campus is currently offering classes in the renovated West Building. The Proposed Project would result in additional educational uses on the property in close proximity to single-family residences and commercial, restaurant, and airport-related industrial uses, resulting in a potentially significant impact related to neighborhood compatibility. Impacts related to neighborhood effects will be analyzed in the EIR.

XIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of 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?

No Impact. The Project Site is currently developed with and surrounded by urban and suburban 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 which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

Potentially Significant Impact. The Proposed Project would not have a significant impact with respect to biological resources, cultural resources, or geology/soils, as determined in Checklist Questions III through V of this Initial Study Checklist. As such, the Proposed Project would not contribute to cumulative impacts in any of these areas and no further analysis is required

The Proposed Project’s impacts to air quality, aesthetics, hazards/hazardous materials, hydrology/water quality, noise, utilities, public services, transportation/circulation, and neighborhood effects were determined to be potentially significant in Checklist Questions I, II, and VI through XII of 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, hazards/hazardous materials, hydrology/water quality, noise, utilities, public services, transportation/circulation, and neighborhood effects will be analyzed in the EIR.

- c. Does the project have environmental effects which cause substantial adverse effects on human beings, either

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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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, hazards/hazardous materials, hydrology/water quality, noise, utilities, public services, transportation/circulation, and neighborhood effects. These effects and their impacts on human beings will be analyzed in the EIR.



Legend: SMC Campus Facilities

- | | | | | |
|---------------------|--|--|--------------------------------|-----------------|
| 1. Emeritus College | 3. Santa Monica College Main Campus | 5. Academy of Entertainment and Technology | 7. Airport Arts Campus | 9. Bundy Campus |
| 2. Madison Campus | 4. Vacant Lot at 14th & Pico Boulevard | 6. Administration | 8. Airport Shuttle Parking Lot | |

Source: (Image) Sandborn copywrite 2005, TeleAtlas copywrite 2005, and GoogleEarth copywrite 2005; (Figure) Christopher A. Joseph & Associates, September 2005.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

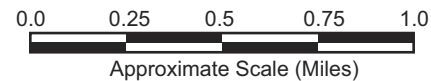
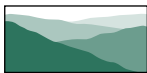


Figure 1
Project Location Map



Source: WWCOT Architects, September 21, 2005; Christopher A. Joseph & Associates, September



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0 25 50 75 100
Approximate Scale (Feet)

Figure 2
Proposed Site Plan