
VI. ALTERNATIVES TO THE MASTER PLAN

C. RENOVATED EAST BUILDING ALTERNATIVE

INTRODUCTION

The Renovated East Building Alternative would include the continued use of the renovated West Building and the renovation of the two-story East Building at the existing location to provide classroom uses. This Alternative would provide 609 surface parking spaces and would not provide any subterranean parking.

Construction impacts would be reduced under the Renovated East Building Alternative, as this Alternative would not involve the demolition of the existing East Building, the grading and construction for the new East Building near the West Building, or the construction of a subterranean parking structure. This Alternative would provide a reduction in landscaping and a decrease in permeable surface area as compared to the Master Plan as no quad area would be created between the East and West Buildings and all parking under this Alternative would be provided in surface parking areas.

The Renovated East Building Alternative would generally result in reduced operational impacts as compared to the Master Plan. This is because although the existing approximately 33,055-square-foot (sf) East Building is approximately the same size as the 38,205 sf New Building proposed under the Master Plan, the existing column structure within the East Building does not support the typical configuration required for 30-seat classrooms. The East Building would only be able to accommodate seven 30-seat classrooms. Therefore, while the Master Plan would increase the number of classrooms in use on the Bundy Campus from 16 to 30 classrooms, the Renovated East Building Alternative would only increase the number of classrooms from 16 to 23 classrooms, or approximately 23 percent fewer classrooms as compared to the Master Plan. As a result, based on maximum utilization of the Bundy Campus, this Alternative would provide approximately 672 students and 41 faculty and staff (i.e., approximately 77 percent of the Master Plan's 876 students and 51 faculty and staff at buildout), for a total of approximately 713 persons on the campus at any given time.

ANALYSIS OF RENOVATED EAST BUILDING ALTERNATIVE IMPACTS

Following is an analysis of the expected environmental impacts associated with the Renovated East Building Alternative, described above. Only those environmental issue areas analyzed in Section IV of this Draft EIR for the proposed Master Plan have been included in the analyses below.

Renovated East Building Alternative Impacts

Aesthetics

Post-Project Views

Under the Renovated East Building Alternative, the East Building would be renovated for classroom uses in its existing location. The West Building would remain in its existing location. Under this Alternative, the East Building would continue to partially block some westerly public views from locations along Bundy Drive, an impact which would not occur under the Master Plan. Easterly views of the Bundy

Campus would be very similar under the Renovated East Building Alternative as under the proposed Master Plan because the existing West Building currently blocks most views of the existing East Building from locations west of the Bundy Campus and south-facing views of the East Building from locations to the north would not change substantially according to where the East Building is located. Under the Renovated East Building Alternative post-project view impacts would be less than significant, which would be slightly increased as compared to the Master Plan's less-than-significant impacts.

Visual Character

Under the Renovated East Building Alternative, the East Building would be renovated for classroom uses in its existing location and the Bundy Campus would continue to provide the existing 609 surface parking spaces, resulting in slightly less landscaping than would occur under the Master Plan. In comparison, the Master Plan would replace the existing East Building with a New Building adjacent to the West Building and would provide landscaping improvements throughout the campus. Nonetheless, with adherence to careful design standards ensured through mitigation, the Renovated East Building Alternative could reduce any impacts to visual character. Therefore, under the Renovated East Building Alternative, impacts related to visual character would be less-than-significant after mitigation, which would be slightly increased as compared to the Master Plan's less-than-significant impact.

Lighting

Under the Renovated East Building Alternative, the Bundy Campus would provide exterior security lighting and indoor building illumination in association with the renovated East Building until the end of classes each evening (approximately 10 p.m.). The Renovated East Building Alternative would also continue to provide existing levels of security lighting within the 609-space surface parking areas. In comparison, the Master Plan would provide exterior security lighting and indoor building illumination in association with the New Building of similar size near the West Building. The Master Plan would provide approximately 230 parking spaces underground, with only approximately 580 parking spaces remaining in the surface parking areas, which would slightly reduce the level of parking lighting required in the surface parking areas. Both the Renovated East Building Alternative and the Master Plan would introduce measures to minimize off-site lighting impacts. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to lighting, which would be slightly increased as compared to the Master Plan's less-than-significant impact after mitigation.

Glare

Under the Renovated East Building Alternative, the amount of glare on the Bundy Campus would, similar to the Master Plan, be minimal and would primarily be associated with reflective windows in the new classrooms. Both the Renovated East Building Alternative and the Master Plan would include glare-reducing features, such as the use of non-glare materials for building façades to minimize off-site glare impacts. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to glare, which would be similar to the Master Plan's less-than-significant impact after mitigation.

Air Quality

Construction

Under the Renovated East Building Alternative, the only construction activities that would occur would be in association with the renovation of the East Building in its existing location for classroom uses. In comparison, the Master Plan would generate air emissions in association with the demolition of the approximately 33,055 sf East Building and the grading, site preparation, and construction associated with the approximately 38,205 sf New Building and new one-level subterranean parking garage. Therefore, while it is not possible to determine with precision the construction air quality impacts of the Renovated East Building Alternative, this Alternative is assumed to generate substantially reduced air quality emissions as compared to the Master Plan. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to air quality during construction, which would be reduced as compared to the Master Plan's less-than-significant impact after mitigation.

Operation

Under the operation of the Renovated East Building Alternative, approximately 23 classrooms would be provided on the Bundy Campus, which would be seven fewer classrooms than would be provided under buildout of the Master Plan. Therefore, this Alternative would generate approximately 4,076 daily trips, an approximate 23 percent reduction in daily trips as compared to the Master Plan. Operational air quality emissions at the Bundy Campus are primarily attributed to vehicle trips. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to air quality that would be reduced as compared to the Master Plan's less-than-significant impact.

Hazards and Hazardous Materials

Routine Transport, Use, or Disposal of Hazardous Materials

Under the Renovated East Building Alternative, like the Master Plan, the use of hazardous materials onsite would slightly increase with the increase from the existing approximately 64,000 sf of classroom space to approximately 100,000 sf of classroom space at buildout, although the actual number of classrooms provided on the Bundy Campus would be fewer under the Renovated East Building Alternative. Under both the Renovated East Building Alternative and the Master Plan, hazardous materials used would continue to consist of typical cleaning, maintenance, and landscaping solvents. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to routine transport, use, or disposal of hazardous materials, which would be slightly reduced as compared to the Master Plan's less-than-significant impact.

Accidental Release of Hazardous Materials

Demolition/Construction

Under the Renovated East Building Alternative, the renovation of the East Building would have the potential for exposure to asbestos-containing material (ACM) and lead-based paint (LBP), requiring mitigation to ensure adequate ACM and LBP removal. Likewise, under the Master Plan, the demolition of the East Building would require prior removal of all ACM and LBP. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to accidental release of hazardous materials during construction, which would be similar to the Master Plan's less-than-significant impact after mitigation.

Operation

However, under the Renovated East Building Alternative, approximately 204 fewer students would be introduced to the Bundy Campus, which would be considered noise-sensitive receptors, as compared to the Master Plan. In addition, as the Renovated East Building Alternative would not involve a subterranean parking garage, this Alternative would not have any potential for exposure to subsurface contamination. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to accidental release of hazardous materials during operation, which would be reduced as compared to the Master Plan's less-than-significant impact after mitigation.

Airport Hazards

The Renovated East Building Alternative would involve the renovation of the existing East Building at its current location and continued use of the West Building. In comparison, the Master Plan would replace the existing two-story East Building with a building of similar height but at a lower elevation. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to airport hazards which would be similar to the Master Plan's less-than-significant impact.

Emergency Response Plan

Construction

Under both the Renovated East Building Alternative as well as the Master Plan, temporary partial street closures may occur to accommodate the potential installation of the traffic signal for the new Northeast Bundy Driveway but neither Alternative would require off-site infrastructure upgrades. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to emergency response plans during construction, which would be similar to the proposed Master Plan's less-than-significant impact.

Operation

Under the operation of the Renovated East Building Alternative, approximately seven fewer classrooms would be provided on the Bundy Campus as compared to the Master Plan, generating approximately 23 percent fewer daily trips than the Master Plan. Therefore, the potential for impacts to an emergency response plan would be slightly reduced under the Renovated East Building Alternative as compared to the Master Plan. Under the Renovated East Building Alternative a less than significant impact would occur with respect to emergency response plans, which would be slightly reduced as compared to the Master Plan's less-than-significant impact.

Hydrology and Water Quality

Depletion of Groundwater Supplies

Neither the Renovated East Building Alternative nor the Master Plan would involve any new wells or other activities that could deplete local groundwater supplies, though both would slightly increase demand on regional water supplies. However, this Alternative would introduce approximately 672 students and 41 faculty and staff to the campus at any given time, as compared to the Master Plan's total of approximately 876 students and 53 faculty and staff on the campus at any given time during buildout. Therefore, the Renovated East Building Alternative would have less demand on regional water supplies as compared to the Master Plan. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to groundwater supplies, which would be slightly reduced as compared to the Master Plan's less-than-significant impact.

Alteration of Drainage Pattern Resulting in Erosion or Flooding

The Renovated East Building Alternative would result in a slight decrease in the amount of permeable surface area at the Bundy Campus because this Alternative would continue to provide approximately 609 parking spaces within surface areas, while the Master Plan would only provide approximately 580 above-grade parking spaces, with the remaining parking underground. Furthermore, the Renovated East Building Alternative would not provide the green quad and other landscaping proposed under the Master Plan. In comparison, the Master Plan would increase the permeable surface area of the Bundy Campus in association with landscaping and permeable pavement, which would be expected to reduce erosion and flooding. The Renovated East Building Alternative would likely require a new bio swale and watershed detention basin or other stormwater control as mitigation to prevent runoff from the Bundy Campus from causing off-site flooding and/or erosion. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to on- or off-site erosion and flooding, which would be slightly increased as compared to the Master Plan's less-than-significant impact.

Exceed Storm Drain Capacity

As discussed above, the Renovated East Building Alternative would result in a slight decrease in the amount of permeable surface area at the Bundy Campus, while the Master Plan would increase the permeable surface area of the Bundy Campus. The Renovated East Building Alternative would likely

require a new bio swale and watershed detention basin or other stormwater control as mitigation to prevent runoff from the Bundy Campus from exceeding the capacity of surrounding storm drains, while the Master Plan would require expansion of the existing detention basin on the Bundy Campus. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to existing storm drain capacity, which would be slightly increased as compared to the Master Plan's less-than-significant impact after mitigation.

Produce Polluted Runoff

Construction

Under the Renovated East Building Alternative, the only construction activities that would occur would be in association with the renovation of the East Building in its existing location to provide classroom uses. In comparison, the Master Plan would involve demolition of the East Building, excavation and grading associated with the new subterranean parking garage, and construction of the New Building. Both the Renovated East Building Alternative and the Master Plan would implement construction Best Management Practices (BMPs). As such, the Renovated East Building Alternative would result in a less-than-significant impact after mitigation with respect to polluted runoff during construction, which would be reduced as compared to the Master Plan's less-than-significant-impact after mitigation.

Operation

Under the Renovated East Building Alternative, like the Master Plan, the use of hazardous materials onsite would slightly increase with the increase from the existing approximately 64,000 sf of classroom space to approximately 100,000 sf of classroom space at buildout. Most chemicals introduced to the site under both the Renovated East Building Alternative and the Master Plan would be associated with the on-site parking spaces. The Renovated East Building Alternative would provide all 609 parking spaces within surface parking areas. However, as the Master Plan would provide approximately 230 spaces in a contained subterranean parking structure, only 580 spaces would remain in surface parking areas that would not be exposed to rain and irrigation and the amount of parking area with potential to produce polluted runoff would be reduced. Both the Renovated East Building Alternative and the Master Plan would implement operational BMPs. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to polluted runoff during operation, which would be slightly increased as compared to the Master Plan's less-than-significant-impact after mitigation.

Land Use and Planning

Consistency with Land Use Plans

The Renovated East Building Alternative would introduce approximately the same building density, building heights, and land uses as the Master Plan (although the Renovated East Building Alternative would provide fewer classrooms). Therefore, the Renovated East Building Alternative, like the Master Plan, would be consistent with local zoning and would generally implement regional and local land use

plans. Both the Renovated East Building Alternative and the Master Plan would provide educational institutions, although the Bundy Campus is currently identified for limited industrial uses in the Palms-Mar Vista-Del Rey Community Plan. However, the Community Plan permits uses which are allowed in more restrictive zones, such as educational uses. Under the No Project Alternative, a less-than-significant impact would occur with respect to land use plans and zoning, which would be similar to the Master Plan's less-than-significant impact.

Project Compatibility with Surrounding Land Uses

The Renovated East Building Alternative and the Master Plan would not change the current use of the Bundy Campus as an educational institution and would only slightly increase the total classroom area of the site to approximately 100,000 sf. Both the Renovated East Building Alternative and the Master Plan would continue to be generally consistent with surrounding airport-related uses to the north and single-family residential neighborhoods to the south, east, and west of the Bundy Campus. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to surrounding land use consistency, which would be similar to the Master Plan's less-than-significant impact.

Noise

Construction

Under the Renovated East Building Alternative, the only construction activities that would occur would be in association with the renovation of the East Building in its existing location for classroom uses. Renovation activities would primarily occur in the interior of the East Building and paving would be expected to be very short-term and would not generate substantial temporary noise or vibration. In comparison, the Master Plan would involve moderate demolition, grading, and construction impacting neighboring residential sensitive receptors approximately 50 feet to the south of the construction site for the New Building, and sensitive receptors within the West Building approximately 38 feet to the west of the construction site for the New Building. While it is not certain that the Renovated East Building Alternative would require mitigation for construction noise and vibration impacts, it is assumed that the Renovated East Building Alternative, like the Master Plan, would implement construction noise and vibration reducing mitigation measures. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to construction noise and vibration, which would be reduced as compared to the Master Plan's (temporary) significant and unavoidable impact with respect to construction noise.

Operation

Under the operation of the Renovated East Building Alternative, approximately 23 classrooms would be provided on the Bundy Campus, which would be seven fewer classrooms than would be provided under buildout of the Master Plan. Therefore, this Alternative would generate approximately 4,076 daily trips, an approximate 23 percent reduction in daily trips as compared to the Master Plan. In addition, under the Renovated East Building Alternative, approximately 204 fewer students would be introduced to the Bundy Campus, which would be considered noise-sensitive receptors. Nonetheless, under both the

Renovated East Building Alternative and the Master Plan, the same new noise generating equipment would be introduced and both the renovated East Building and the proposed New Building would be required to be constructed with materials that keep noise levels at acceptable levels for classroom uses. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to operational noise, which would be reduced as compared to the Master Plan's less-than-significant impact after mitigation.

Public Utilities (Water, Sewer, Energy)

Under the Renovated East Building Alternative, approximately seven fewer classrooms would be provided on the Bundy Campus as compared to the Master Plan, resulting in a 23 percent reduction in the number of persons on the Bundy Campus. Therefore, the Renovated East Building Alternative would increase wastewater generation by approximately 1,727 gallons per day (gpd), water consumption by approximately 2,703 gpd, electricity consumption by approximately 927 kilowatt-hours (kWh) per day, and natural gas consumption by approximately 4,662 cubic feet (cf) per day. In comparison, the Master Plan would increase wastewater generation by approximately 2,253 gpd, water consumption by approximately 2,703 gpd, electricity consumption by approximately 1,209 kilowatt-hours (kWh) per day, and natural gas consumption by approximately 3,574 cubic feet (cf) per day. The existing utility infrastructure serving the Bundy Campus could accommodate this increase in utility needs under either the Renovated East Building Alternative or the Master Plan although both Alternatives may involve minor upgrades where applicable. Under the Renovated East Building Alternative, less-than-significant impacts would occur with respect to public utilities, which would be reduced as compared to the Master Plan's less-than-significant impacts.

Public Services (Police and Fire Protection)

Police

The Renovated East Building Alternative, like the Master Plan, would slightly increase the demand for police protection services at the Bundy Campus. The Renovated East Building Alternative would provide all parking within surface lots, as compared to the Master Plan which would provide subterranean parking. In addition, under the Renovated East Building Alternative, there would be an approximate 23 percent reduction in on-site activity as compared to the Master Plan. Therefore, the Master Plan would slightly increase the need for security typically associated with subterranean parking areas and the overall need for security, as compared to the Renovated East Building Alternative. Both the Renovated East Building Alternative and the Master Plan would involve the preparation of a security plan, which would include crime prevention features specific to educational uses, and the implementation of which would ensure that the demand for police services would be reduced. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to police protection, which would be slightly reduced as compared to the Master Plan's less-than-significant impact.

Fire

Under the Renovated East Building Alternative, approximately the same total building area would occur at the Bundy Campus as under the Master Plan. Therefore, the Renovated East Building Alternative, like the Master Plan, would slightly increase the demand for fire protection at the Bundy Campus. Both the Renovated East Building Alternative and the Master Plan would implement fire prevention features recommended by the City of Los Angeles Fire Department (LAFD) such that the demand for fire services would be reduced. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to fire protection, which would be similar to the Master Plan's less-than-significant impact.

Transportation and Traffic

Intersection Traffic

Under the operation of the Renovated East Building Alternative, approximately 23 classrooms would be provided on the Bundy Campus, which would be seven fewer classrooms than would be provided under buildout of the Master Plan. Therefore, this Alternative would generate approximately 4,076 daily trips, an approximate 23 percent reduction in daily trips as compared to the approximately 5,317 daily trips provided under buildout of the Master Plan. These trips would be distributed the same as under the Master Plan. Therefore, because the Master Plan (under all Access Alternatives) would result in significant traffic impacts at four of the 27 study intersections during one or both of the analyzed peak hours in 2010, and the Renovated East Building Alternative would generate approximately three-quarters as many daily trips, this Alternative would be expected to result in significant traffic impacts at up to four of the 27 study intersections during one or both of the analyzed peak hours under future conditions. Like the Master Plan, some of these intersection impacts would not be able to be feasibly and effectively mitigated. Under the Renovated East Building Alternative, significant and unavoidable impacts would occur with respect to intersection traffic, which would be reduced as compared to the Master Plan's significant and unavoidable impacts.

Street Segments

As discussed above, the Renovated East Building Alternative would generate approximately 4,076 daily vehicle trips, as compared to the Master Plan's total of approximately 5,317 daily vehicle trips at buildout. These trips would be distributed the same as under the Master Plan. The Master Plan would result in a significant impact at two of the 22 studied street segments under all Access Alternatives. Because the threshold of significance on these two street segments is one additional vehicle trip per day, the Renovated East Building Alternative would also result in a significant impact at these two street segments. Like the Master Plan, these street segment impacts would not be able to be feasibly and effectively mitigated. Under the No Renovated East Building Alternative, significant and unavoidable impacts would occur with respect to street segments, which would be reduced as compared to the Master Plan's significant and unavoidable impacts.

Regional Transportation System

As discussed above, the Renovated East Building Alternative would generate approximately 4,076 daily vehicle trips, as compared to the Master Plan's total of approximately 5,317 daily vehicle trips at buildout and these trips would be distributed the same as under the Master Plan. The Master Plan would not increase traffic such that a significant impact would be triggered at CMP arterial monitoring locations, CMP freeway monitoring locations, or on the CMP bus system. Therefore, because the Renovated East Building Alternative would reduce the number of daily trips generated as compared to the Master Plan, this Alternative would not be expected to have a significant impact with respect to the regional transportation system. Under the Renovated East Building Alternative, a less-than-significant impact would occur with respect to the regional transportation system, which would be reduced as compared to the Master Plan's less-than-significant impact.

Parking

The Renovated East Building Alternative would increase the number of classrooms on the Bundy Campus from 16 to approximately 23 classrooms, which would be approximately seven fewer classrooms than would be provided on the Bundy Campus under buildout of the Master Plan. Therefore, this Alternative would generate a peak demand for approximately 586 parking spaces, or approximately 23 percent fewer parking spaces as compared to peak demand of 765 parking spaces under the Master Plan. The Renovated East Building Alternative would continue to provide the existing 609 surface parking spaces. The Master Plan would provide 780 parking spaces, approximately 230 of which would be provided within a subterranean parking garage. Therefore, both the Renovated East Building Alternative and the Master Plan would provide adequate parking to meet peak parking demand. Under the Renovated East Building Alternative, a less-than-significant impact after mitigation would occur with respect to parking, which would be similar to the Master Plan's less-than-significant impact.

Neighborhood Effects

As discussed throughout this Section, the Renovated East Building Alternative would have impacts ranging from less than significant to significant and unavoidable with respect to each of the environmental issue areas analyzed, with significant and unavoidable impacts occurring for Transportation and Traffic (Intersections and Street Segments). In comparison, the Master Plan would have environmental impacts ranging from less than significant to significant and unavoidable, with significant and unavoidable impacts occurring for Noise (Construction) and Transportation and Traffic (Intersections and Street Segments). Overall, the Renovated East Building Alternative would have reduced impacts with respect to neighborhood effects as compared to the Master Plan's impacts.