

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 (i.e., Proposed Project). The SMCCD is the Lead Agency for the Proposed Project and is requesting your input as to the scope and content of relevant environmental information to be considered in the Bundy Campus Master Plan EIR. Interested parties, organizations and persons are invited to participate in the NOP consultation and CEQA review process.

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 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 S. 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 discussion 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.

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.

Draft Master Plan and CEQA Initial Study Checklist: A copy of the Draft Master Plan and CEQA Initial Study Checklist are accessible 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 Comments. Due to the time limits mandated by state law, written comments 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, written 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 your name and contact information.

Dr. Thomas Donner
SMC Interim Superintendent/President

Date