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SANTA MONICA COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES

REGULAR MEETING

AUGUST 3, 2010

Santa Monica College
1900 Pico Boulevard
Santa Monica, California

Board Room (Business Building Room 117)

5:30 p.m.– Closed Session

7:00 p.m. – Public Meeting

*The complete agenda may be accessed on the
Santa Monica College website:*

<http://www.smc.edu/admin/trustees/meetings/>

*Written requests for disability-related modifications or accommodations,
including for auxiliary aids or services that are needed in order to participate in
the Board meeting are to be directed to the Office of the
Superintendent/President as soon in advance of the meeting as possible.*

PUBLIC PARTICIPATION
ADDRESSING THE BOARD OF TRUSTEES

Members of the public may address the Board of Trustees by oral presentation **concerning any subject that lies within the jurisdiction of the Board of Trustees** provided the requirements and procedures herein set forth are observed:

1. Individuals wishing to speak to the Board at a Board of Trustees meeting during Public Comments or regarding item(s) on the agenda must complete an information card with name, address, name of organization (if applicable) and the topic or item on which comment is to be made.

Five minutes is allotted to each speaker per topic. If there are more than four speakers on any topic or item, the Board reserves the option of limiting the time for each speaker. A speaker's time may not be transferred to another speaker.

Each speaker is limited to one presentation per specific agenda item before the Board, and to one presentation per Board meeting on non-agenda items.

General Public Comments and Consent Agenda

- The card to speak during Public Comments or on a Consent Agenda item must be submitted to the recording secretary at the meeting **before** the Board reaches the Public Comments section in the agenda.
- Five minutes is allotted to each speaker per topic for general public comments or per item in the Consent Agenda. The speaker must adhere to the topic. Individuals wishing to speak during Public Comments or on a specific item on the Consent Agenda will be called upon during Public Comments.

Major Items of Business

- The card to speak during Major Items of Business must be submitted to the recording secretary at the meeting **before** the Board reaches that specific item in the Major Items of Business in the agenda.
- Five minutes is allotted to each speaker per item in Major Items of Business. The speaker must adhere to the topic. Individuals wishing to speak on a specific item in Major Items of Business will be called upon at the time that the Board reaches that item in the agenda.

Exceptions: This time allotment does not apply to individuals who address the Board at the invitation or request of the Board or the Superintendent

2. Any person who disrupts, disturbs, or otherwise impedes the orderly conduct of any meeting of the Board of Trustees by uttering loud, threatening, or abusive language or engaging in disorderly conduct shall, at the discretion of the presiding officer or majority of the Board, be requested to be orderly and silent and/or removed from the meeting.

No action may be taken on items of business not appearing on the agenda

Reference: *Board Policy Section 1570*
 Education Code Section 72121.5
 Government Code Sections 54954.2, 54954.3, 54957.9

BOARD OF TRUSTEES	REGULAR MEETING
SANTA MONICA COMMUNITY COLLEGE DISTRICT	August 3, 2010

A G E N D A

A meeting of the Board of Trustees of the Santa Monica Community College District will be held in the Santa Monica College Board Room (Business Building Room 117), 1900 Pico Boulevard, Santa Monica, California, on Tuesday, August 3, 2010.

5:30 p.m. *Call to Order*
 Closed Session
 7:00 p.m. *Public Meeting*

The agenda includes the following items: (Items for action - recommendations - are listed numerically; items for information are listed alphabetically).

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D Pledge of Allegiance	
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Any recommendation pulled from the Consent Agenda will be held and discussed in Section VIII, Consent Agenda – Pulled Recommendations

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VIII. **CONSENT AGENDA – Pulled Recommendations**

Recommendations pulled from the Section VII. Consent Agenda to be discussed and voted separately. Depending on time constraints, these items might be carried over to another meeting.

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X. **BOARD COMMENTS AND REQUESTS**

XI. **ADJOURNMENT**

The next regular meeting of the Santa Monica Community College District Board of Trustees will be **Tuesday, September 7, 2010** at 7 p.m. (5:30 p.m. if there is a closed session) Santa Monica College Board Room and Conference Center, Business Building Room 117, 1900 Pico Boulevard, Santa Monica, California.

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BOARD OF TRUSTEES**REGULAR MEETING**

SANTA MONICA COMMUNITY COLLEGE DISTRICT

August 3, 2010

I. ORGANIZATIONAL FUNCTIONSA CALL TO ORDERB ROLL CALL

Judge David Finkel (Ret.), Chair
 Dr. Andrew Walzer, Vice-Chair
 Dr. Susan Aminoff
 Dr. Nancy Greenstein
 Louise Jaffe
 Dr. Margaret Quiñones-Perez
 Rob Rader
 Michael Song, Student Trustee

C PUBLIC COMMENTS ON CLOSED SESSION ITEMS**II. CLOSED SESSION**

CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Agency designated representatives: *Marcia Wade, Vice-President, Human Resources*
Robert Myers, Campus Counsel

Employee Organization: *CSEA, Chapter 36*

CONFERENCE WITH LABOR NEGOTIATOR (Government Code Section 54957.6)

Agency designated representatives: *Marcia Wade, Vice-President, Human Resources*
Robert Myers, Campus Counsel

Employee Organization: *Santa Monica College Faculty Association*

CONFERENCE WITH LABOR NEGOTIATOR (Government Code Section 54957.6)

Agency designated representatives: *Marcia Wade, Vice-President, Human Resources*
Robert Myers, Campus Counsel

Employee Organization: *Santa Monica College Police Officers Association*

PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE (Government Code Section 54957)

REAL PROPERTY (Government Code Section 54956.8)

Property Address: *Santa Monica College Olympic Shuttle Lot/3400-3500 Airport Avenue*

Under Negotiation: *Terms and Conditions of Land Swap with City of Santa Monica*

College Negotiators: *Dr. Chui L. Tsang*

Property Representative: *Rod Gould, City Manager*

REAL PROPERTY (Government Code Section 54956.8)

Property Address: *1510 Pico Boulevard, Santa Monica, CA 90405*

College Negotiators: *Dr. Chui L. Tsang*

Property Representative: *Grace Cheng Braun, WISE & Healthy Aging*

III. PUBLIC SESSION - ORGANIZATIONAL FUNCTIONSD PLEDGE OF ALLEGIANCEE CLOSED SESSION REPORT (if any)F PUBLIC COMMENT

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

MAJOR ITEMS OF BUSINESS

RECOMMENDATION NO. I

SUBJECT: PUBLIC HEARING – SANTA MONICA COLLEGE CAREER AND EDUCATIONAL FACILITIES MASTER PLAN 2010 UPDATE

It is recommended that the Board of Trustees move to conduct a public hearing to receive input from the public on the Santa Monica College Career and Educational Facilities Master Plan 2010 Update and related environmental studies.

Project Description

The Master Plan 2010 Update Project proposes building renovation, new construction, and building demolition on the 41.4-acre Main Campus, the 3.5-acre Academy of Entertainment and Technology Campus, the 2.4-acre Olympic shuttle lot, and the 4.5-acre Performing Arts Campus. The 2010 Master Plan additionally incorporates existing facilities and planned improvements already approved by the Board of Trustees at these campuses and at the Bundy Campus, Airport Arts Campus, and Emeritus College.

The Project provides for the orderly implementation of capital improvements as identified in Measure AA, a local bond measure approved by the voters of the District in November 2008; the final phase of a modernization program of new and renovated facilities on the Main Campus; the consolidation of related digital media programs in new and renovated facilities on the Academy of Entertainment and Technology Campus; the seismic repair and expansion of facilities at the Performing Arts Campus; related parking improvements; related circulation improvements; related landscaping and open space elements; general site improvements; and the long-range development planning for the Olympic Shuttle site.

Project Objectives

The primary objective of the Master Plan 2010 Update Project is to update the 1998 Master Plan goals and policies with respect to planning, acquiring, modernizing, improving, developing, and maintaining SMC property, facilities, and equipment to provide the best possible educational environment and promote the incorporation of sustainable resources.

The purposes of the Master Plan 2010 Update are to identify long-term planning goals for SMC facilities that will assist the District in preparing students for the jobs of the 21st century and competing in a global economy, including the teaching of math, science, technology, and arts; to identify program improvements for specific projects; and to obtain necessary project-specific approvals.

Environmental Impact Report

The Santa Monica Community College District acted as the lead agency in preparing an environmental impact report (EIR) for the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project. A notice to solicit public comments and conduct a public scoping meeting was sent to all households within the City of Santa Monica in September 2009. The Draft EIR was circulated for a 45-day period starting on April 21, 2010 and ending on June 4, 2010. The Draft EIR was available to the public via the College's official website, copies of the Draft EIR were available for public review at SMC's administrative offices during normal business hours, and notices were published multiple times in the Santa Monica Daily Press. Interested parties, organizations and individuals were invited to provide written comments to the District with respect to the adequacy and completeness of the EIR as part of the California Environmental Quality Act (CEQA) review process. Comments and responses to comments are provided in the Final EIR, prepared July 15, 2010.

Staff Report

Additional background and discussion of the Project is provided in the staff report accompanying this item, along with illustrations regarding a replacement Corsair Stadium (Appendix A)

Open Public Hearing:

MOTION MADE BY:
SECONDED BY:
STUDENT ADVISORY:
AYES:
NOES:

Public Comments:

Close Public Hearing:

MOTION MADE BY:
SECONDED BY:
STUDENT ADVISORY:
AYES:
NOES:

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

MAJOR ITEMS OF BUSINESS

RECOMMENDATION NO. 2

SUBJECT: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE SANTA MONICA COMMUNITY COLLEGE DISTRICT CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE SANTA MONICA COLLEGE FACILITIES MASTER PLAN 2010 UPDATE PROJECT

It is recommended that the Board of Trustees adopt the following resolution certifying the Final Environmental Impact Report on the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project.

WHEREAS, a Notice of Preparation was filed with the Los Angeles County Clerk on September 24, 2009 and distributed to involved public agencies and interested parties for a 30-day public review period that concluded on October 26, 2009; and

WHEREAS, a Notice of Completion and Public Availability of a Draft Environmental Impact Report (EIR) was published on April 21, 2010; and

WHEREAS, the Draft EIR was circulated for a 45-day period that concluded on June 4, 2010; and

WHEREAS, on July 15, 2010, the Final EIR was published; and

WHEREAS, a copy of the Final EIR was provided to all public agencies that submitted comments on the Draft EIR at least 10 days prior to certifying the Final EIR; and

WHEREAS, on August 3, 2010, the Board of Trustees, as the Lead Agency pursuant to State CEQA Guidelines Section 15051(a), has reviewed and considered the Final EIR in full compliance with State and Santa Monica College CEQA Guidelines.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE SANTA MONICA COMMUNITY COLLEGE DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Board of Trustees has reviewed and considered the information contained in the Final Environmental Impact Report on the Santa Monica College Facilities Master Plan 2010 Update Project prior to acting on the project.

SECTION 2. The Board of Trustees certifies that the Final EIR for the project was presented to the Board of Trustees, that the Final EIR was completed in full compliance with CEQA and the State and College CEQA Guidelines, that there was adequate public review of the Draft Environmental Impact Report, that the Board of Trustees has considered all comments on the Draft Environmental Impact Report and responses to comments, that the Final Environmental Impact Report adequately discusses all significant environmental issues, and that the Final Environmental Impact Report reflects the independent judgment and analysis of the College.

MOTION MADE BY:

SECONDED BY:

STUDENT ADVISORY:

AYES:

NOES:

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

MAJOR ITEMS OF BUSINESS

RECOMMENDATION NO. 3

SUBJECT: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE SANTA MONICA COMMUNITY COLLEGE DISTRICT MAKING FINDINGS NECESSARY TO APPROVE THE SANTA MONICA COLLEGE CAREER AND EDUCATIONAL FACILITIES MASTER PLAN 2010 UPDATE PROJECT, ADOPTING STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING PLAN, AND APPROVING THE SANTA MONICA COLLEGE CAREER AND EDUCATIONAL FACILITIES MASTER PLAN 2010 UPDATE

It is recommended that the Board of Trustees adopt the following resolution making CEQA findings necessary to approve the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project, adopting a statement of overriding considerations, adopting a mitigating monitoring plan, and approving the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project:

WHEREAS, an Environmental Impact Report was prepared which analyzes the environmental effects of the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project; and

WHEREAS, the Board of Trustees of the Santa Monica Community College District, as the Lead Agency pursuant to State CEQA Guidelines Section 15051(a), reviewed the Final Environmental Impact Report in full compliance with the California Environmental Quality Act ("CEQA") and the State and Santa Monica College CEQA Guidelines; and

WHEREAS, on August 3, 2010, the Board of Trustees certified that the Final Environmental Impact Report was prepared in full compliance with CEQA and the State and Santa Monica College CEQA Guidelines.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE SANTA MONICA COMMUNITY COLLEGE DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Section 15128 of the State CEQA Guidelines, the Initial Study/Notice of Preparation incorporated herein by reference determined that the following environmental impacts were not considered potentially significant and were not addressed in the Final EIR: biological resources and cultural resources.

SECTION 2. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, the Board of Trustees finds that most impacts resulting from the Project can be reduced to a level that is less than significant. More specifically, significant environmental effects, as identified in this Section below, can feasibly be eliminated or substantially reduced to below a level of significance. However, significant adverse environmental effects in the areas of traffic and transportation cannot feasibly be avoided or mitigated below a level of significance. Nevertheless, in accordance with Section 15093 of the State CEQA Guidelines, these impacts are found to be acceptable due to overriding considerations as discussed in Section 6 below.

(a) The Final EIR determined that without mitigation, the Project could have a potentially significant effect on aesthetics. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in Section IV.B of the Final EIR, incorporated herein by reference, the Board of Trustees finds that the following mitigation measures have been required in the Project that will mitigate or reduce the Project's impact on aesthetics to below a level of significance:

1. A Campus Lighting Plan shall be developed to ensure that lighting provided throughout the SMC Campus system minimizes the extent of spillover onto adjacent properties.
2. All new structures shall be constructed of glare-reducing materials that minimize glare impacts on motorists and other persons on and offsite.

(b) The Final EIR determined that without mitigation, the Project could have a potentially significant effect due to hazards and hazardous materials. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in Section IV.D of the Final EIR, incorporated herein by reference, the Board of Trustees finds that the following mitigation measures have been required in the Project that will mitigate or reduce the Project's hazards and hazardous materials impacts to below a level of significance:

1. Prior to the issuance of a demolition permit, a letter shall be obtained by the SMC Office of Facilities Planning from a qualified asbestos abatement and lead-based paint consultant stating that no ACMs or LBPs are present in the structures. If ACMs or LBPs are found to be present, such materials will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable state and federal rules and regulations.
2. If contaminated soils are encountered during Project construction, the District shall prepare and implement a Soil Management Plan (SMP), as required by the Division of the State Architect and in accordance with an approved Memorandum of Agreement between the Applicant and the RWQCB.
3. Prior to commencement of construction at either site, the soils beneath all proposed structures at the AET and Olympic Shuttle lot, respectively, shall be independently analyzed by a qualified engineer, who shall investigate and record detectable methane levels and recommend appropriate measures to prevent or retard potential methane gas seepage into the proposed buildings. If warranted, all commercial, industrial, and institutional buildings shall be constructed with an approved Methane Control System, with a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.

(c) The Final EIR determined that without mitigation, the Project could have a potentially significant effect due to noise/vibration. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in the Final EIR at Section IV.G, incorporated herein by reference, the Board of Trustees finds that the following mitigation measures have been required of the Project, which will mitigate or reduce the Project's noise/vibration impacts to below a level of significance:

1. Pursuant to Section 4.12.110 of the Santa Monica Municipal Code, no demolition of buildings, excavation/grading or construction activity is permitted before 8:00 a.m. or after 6:00 p.m. on Monday through Friday, before 9:00 a.m. or after 5:00 p.m. on Saturday, all day on Sunday, and on all national holidays.
2. Pursuant to Santa Monica Municipal Code Section 4.12.110(d), any construction activities that exceed an 80 dBA equivalent noise level shall occur between the hours of 10:00 a.m. and 3:00 p.m., Monday through Friday.
3. Prior to construction, the contractor shall submit a list of equipment and activities required during construction to the SMC Office of Facilities Planning.
4. All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features.
5. Sound blankets shall be used on all construction equipment where technically feasible.
6. A construction relations officer shall be appointed by the College to act as a liaison with neighbors and residents concerning on-site construction activity.
7. Stockpiling and vehicle staging areas shall be located away from occupied dwellings and other sensitive receptors to the extent feasible.
8. Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot unless it can be shown that the noise will comply with the requirements of Santa Monica Municipal Code Section 4.12.060. Roof locations may be used when the mechanical equipment is installed within a noise attenuating structure.

(d) The Final EIR determined that without mitigation, the Project could have a potentially significant effect on geology/soils. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in the Final EIR at Section IV.L, incorporated herein by reference, the Board of Trustees finds that the following mitigation measure has been required in the Project that will mitigate or reduce the Project's impacts on geology/soils to below a level of significance:

The Project shall be designed and constructed in accordance with the recommendations provided in the Project's Final Geotechnical Report for each Project Site, while shall be reviewed by the Division of the State Architect prior to construction.

(e) The Final EIR determined that without mitigation, the Project could have a potentially significant effect on neighborhood effects. Consistent with Sections 1405(l) and (m) of the College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in the Final EIR at Section IV.K, incorporated herein by reference, the Board of Trustees finds that the following mitigation measures have been required in the Project that will mitigate or reduce the Project's impacts on neighborhood effects to below a level of significance:

1. Aesthetics: The mitigation measures discussed in Section 2(a) above.
2. Air Quality Emissions: The mitigation measure discussed in Section 4(a) below.
3. Hazardous Materials/Risk of Upset: The mitigation measures discussed in Section 2(b) above.
4. Land Use and Planning: Impacts would be less than significant.
5. Noise: The mitigation measures discussed in Section 2(c) above.

6. Traffic/Parking: With the implementation of the mitigation measures discussed in Section IV.J of the EIR—including the goal of ensuring that cumulative vehicular trip generation does not exceed current levels at the affected campuses in the weekday afternoon peak hour—potentially significant traffic impacts will be reduced, but it is anticipated that there will remain significant impacts at individual intersections and street segments that cannot feasibly be avoided or fully mitigated to below a level of significance. See Section 3 below.

SECTION 3. Consistent with Sections 1405(l), (m) and (n) of the Santa Monica College CEQA Guidelines and Sections 15091, 15092 and 15093 of the State CEQA Guidelines, the Board of Trustees finds that the significant environmental effects identified below cannot feasibly be avoided or mitigated to below a level of significance. Nevertheless, their impacts are found to be acceptable due to overriding considerations as discussed in Section 6 herein.

(a) The Final EIR determined that the Project could result in significant effects on traffic and transportation. Consistent with Section 1405(l), (m) and (n) of the Santa Monica College CEQA Guidelines and as detailed in the Final EIR at Section IV.J, incorporated herein by reference, the Board of Trustees finds that the Project would result in a net increase of 5,678 daily weekday trips, including 572 weekday AM peak hour trips and 426 weekday PM peak hour trips, and a net increase of 1,410 daily weekend trips, including 141 weekend mid-day peak hour trips. The Final EIR found that the Project would result in a significant and unavoidable impact at the following 36 intersections:

The Final EIR found that the Project would result in a significant and unavoidable impact at the following 36 intersections: Lincoln at Santa Monica, Colorado, Olympic, Pico, and Ocean Park; 9th at Santa Monica; 10th at Santa Monica; 11th at Colorado; 12th at Santa Monica; Euclid at Santa Monica; 18th at Pico and at Ocean Park; 20th at Wilshire, Olympic, and Pearl; 21st at Ocean Park; 22nd at Ocean Park; 23rd at Pico, Pearl, and Ocean Park; Cloverfield at Olympic, I-10 Freeway WB Off-Ramp, and Pearl; 26th at Wilshire; Stewart at Exposition; Yale at Colorado; Centinela at Olympic East Intersection, Olympic West Intersection, Exposition, and I-10 Freeway WB Ramps; Carmelina-Centinela at Pico; Walgrove at Rose; and Bundy at Olympic, Pico, I-10 Freeway EB On-Ramp, and National.

The Final EIR found that the Project would result in a significant and unavoidable impact at the following 13 street segments: 14th, between Pico & Bay, between Pacific & Pearl, and between Pearl & Cedar; Pearl, between 16th & 17th, between 17th & SMC Main Campus Driveway, and between SMC Main Campus Driveway & 20th; 20th, between Virginia & Pico; 23rd, between Ocean Park Boulevard & Ocean Park Place South; Pennsylvania, between 26th & Stewart; Colorado, between Harvard & Stewart; Stewart, between Nebraska & Olympic; Colorado, between Stewart & Yale; and Yale, between Broadway & Colorado.

The significant impacts are based on a conservative approach with respect to the analysis of potential Project-related impacts and utilization of the thresholds of significance employed by the municipalities in which the intersections and street segments are located. Traffic impacts actually experienced due to the Project may be less than projected in the EIR.

As discussed in Section IV.J of the EIR, there are mitigation measures identified for the traffic and transportation impacts. However, even with these mitigation measures, it is likely that some locations would still experience traffic increases due to the Project that would cause traffic impacts to be deemed significant. Therefore, there are no feasible mitigation measures that would reduce all of the potential individual traffic impacts below the employed thresholds of significance. Nevertheless, the College shall implement these mitigation measures as part of the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project, which consist of the following:

1. *Transportation Demand Management Association.* As part of the LUCE Update process, the City of Santa Monica has identified that a Transportation Demand Management Association (TMA) should be established for the SMC Main Campus. Santa Monica College shall participate in the establishment of a geographic-based TMA for its Main Campus by providing information and sending representatives to the TMA meetings if such a TMA is organized by the City of Santa Monica. If and when formed, the TMA is expected to provide faculty/staff, students, and visitors with resources to increase the amount of trips taken by transit, walking, bicycling, and ridesharing. This mitigation measure does not commit SMC to funding such resources.
2. *Employee Transportation Coordinator.* An Employee Transportation Coordinator (ETC) shall be designated for SMC. The ETC shall manage all aspects of this TDM program and participate in City-sponsored workshops and information roundtables. While the Project encompasses multiple sites, the ETC shall be responsible for TDM activities at all campuses.
3. *Performance Monitoring and Targets.* SMC shall seek to ensure that cumulative vehicular trip generation for the Proposed Project does not exceed current levels at the Main Campus, AET Campus, Olympic Shuttle Lot Campus, and PAC Campus. Consistent with the objectives of the City's Draft LUCE, trip generation shall be monitored during the weekday PM peak hour. SMC shall contract with a licensed traffic engineer to monitor compliance with the PM peak hour trip reduction target. A baseline PM peak hour trip generation target shall be established following completion and occupancy of the new Student Services Building by counting traffic at the driveways serving the Main Campus, AET Campus, Olympic Shuttle Lot Campus and PAC Campus. The baseline target shall be determined by summing the trip generation counted at each campus during one common hour (e.g., 5:00-6:00 PM). Thereafter, once every two years, beginning in the first full school year following the occupancy of the first building greater than 20,000 ASF constructed under this Master Plan, the traffic engineer shall conduct weekday PM peak hour monitoring counts at the SMC campus driveways and prepare a report on compliance for SMC's Board of Trustees. The traffic monitoring should generally be conducted on a mid-weekday (Tuesday, Wednesday or Thursday) in the middle of the Fall semester (e.g., October) corresponding with the methodology used in establishing the baseline. In the event that the target is not reached in a two year period, SMC shall make modifications to the TDM conditions to more effectively achieve, through reasonable and feasible measures that will not substantially increase the cost of mitigation, the performance targets herein. Should the PM peak hour trip generation target be reached in two successive reporting periods (i.e., over four years total), no additional monitoring shall be required. In no event shall the monitoring conclude prior to year 2017 (the anticipated build-out of the Master Plan).
4. *Transportation Information Centers.* SMC shall provide on-site information at its Main Campus for employees, students, and visitors about local public transit services (including bus lines, future light rail lines, bus fare programs, rideshare programs and shuttles) and bicycle facilities (including routes, rental and sales locations, on-site bicycle racks and showers [at the Main Campus only in the Physical Education building]). SMC shall also provide walking and biking maps for employees, visitors and residents, which shall include but not be limited to information about convenient local services and restaurants within walking distance of the SMC campuses. SMC shall provide information to students and employees of the campuses regarding local rental housing agencies. Such transportation information may be provided through a computer terminal with access to the Internet, as well as through the office of the ETC located at the SMC Main Campus. Transportation information may also be maintained at the administrative offices of the SMC satellite campuses, or by directing inquires to the Main Campus of SMC web site.

5. *TDM Web Site Information.* SMC shall be required to provide transportation information in a highly visible and accessible location on the school's web site, including links to local transit providers, area walking, bicycling maps, etc., to inform employees, students and visitors of available alternative transportation modes to access the campuses and travel in the area. The web site should highlight the environmental benefits of utilization of alternative transportation modes.
6. *TDM Promotional Material.* SMC shall be required to provide and exhibit in public places informational materials on options for alternative transportation modes and opportunities. In addition, transit fare media and day/month passes will be made available to employees, students and visitors during typical business hours.
7. *Transit Welcome Package.* SMC shall provide all new students and employees of the college with a Transit Welcome Package (TWP). The TWP at a minimum will include information regarding SMC's arrangement for free or discounted use of the Big Blue Bus, area bus/rail transit route information, bicycle facilities (including routes, rental and sales locations, on-site bicycle racks, walking and biking maps), and convenient local services and restaurants within walking distance of the SMC campuses.
8. *Expanded SMC Inter-Campus Shuttle.* The existing SMC inter-campus shuttle shall be expanded to connect all SMC campuses, including the subject Main Campus, AET Campus, Olympic Shuttle Lot and PAC Campus. Additionally, the SMC Shuttle System route alignments and schedules shall be expanded in the future to connect with planned Metro Exposition Corridor Transit Project Phase 2 stations located within the City of Santa Monica (i.e. 26th Street/Olympic Boulevard Station, 17th Street/Colorado Boulevard Station and 4th Street/Colorado Boulevard Station). Such shuttle services can be provided by vehicles operated by SMC or through agreement with a public transit agency such as the Santa Monica BBB. Such expanded shuttle service shall be free or discounted to students and employees of SMC.
9. *Internet-Based/Independent Study Education.* SMC shall continue to expand its offering of internet-based and independent study classes which allows for a portion or all of the education activities to occur without students and faculty needing to be physically on-site at an SMC facility.
10. *Public Transit Passes.* To the extent feasible, SMC will continue to offer free public transit coordination with the Santa Monica BBB for all students and staff. To the extent feasible, SMC will seek to expand this benefit to other transit providers (i.e., Metro). Should the program whereby students and staff are able to use their SMC identification card for free transit be discontinued or unavailable, SMC will work with the transit agencies to make available the purchase of a transit pass at a highly discounted rate (e.g., 50 percent).
11. *Employee Pay for Parking Program.* SMC shall continue to require that employees pay for their own parking.
12. *Carpool Program for Employees.* SMC shall provide preferential parking within the parking garage for SMC employees who commute to work in employer registered carpools. An employee who drives to work with at least one other employee to the SMC campuses may register as a carpool entitled to preferential parking within the meaning of this provision.
13. *Public Transit Stop Enhancements.* Working in cooperation with other transit agencies and the City of Santa Monica, SMC shall seek to improve existing bus stops with shelters and transit information within the immediate vicinity of the SMC campuses. Enhancements could include weather protection, lighting, benches, telephones, and trash receptacles. These improvements would be intended to make riding the bus a safer and more attractive alternative. This mitigation measure does not commit SMC to fund any particular improvements.

14. *Convenient Parking for Bicycle Riders.* SMC shall provide locations at all four campuses for convenient parking for bicycle commuters for employees working at the sites, students attending classes at the sites, and visitors to the sites. The bicycle parking will be located within the SMC campuses and/or in the public right-of-way adjacent to the commercial uses such that long-term and short-term parkers can be accommodated. For purposes of this requirement, bicycle parking may mean bicycle racks, a locked cage, or other similar parking area. SMC shall observe utilization of the bicycle parking at the Main Campus and satellite campuses each semester and, if necessary, make arrangements for additional bicycle parking if the demand for bicycle parking spaces exceeds the supply.
15. *Compressed Work Week Schedule.* When feasible, a Compressed Work Week schedule shall be offered to employees whereby their hours of employment may be scheduled in a manner which reduces trips to/from the worksite during peak hours for the surrounding streets.
16. *Flex-Time Schedule.* When feasible, SMC shall permit its employees within the Project to adjust their work hours in order to accommodate public transit schedules, rideshare arrangements, or off-peak hour commuting.
17. *Guaranteed Return Trip for Employees.* SMC shall provide vanpool and carpool reliant employees with a free return trip (or to the point of commute origin), when a personal emergency situation requires it.
18. *Student Parking Pricing.* SMC shall continue to require that students pay for their own parking.
19. *Student Hiring Policies.* To the extent feasible, SMC shall provide preferential consideration to hiring current SMC students for part-time employment based on satisfaction of other requirements of the available positions.
20. *Local Hiring Program.* To the extent feasible, when hiring SMC shall conduct outreach to residents who live within one mile of the SMC campus (or other facility to where the position of employment is offered), based on satisfaction of other requirements of the available positions.
21. *Expanded Bicycle Routes.* SMC shall coordinate with the City of Santa Monica in an effort to enhance and expand the current network of bicycle routes serving the SMC campuses.
22. To the extent feasible, SMC shall continue its program with the Santa Monica Big Blue Bus to provide free public transit services to all SMC students and staff. If this is not feasible or practical, SMC shall work with Santa Monica Big Blue Bus to offer reduced rate transportation to SMC students and staff.
23. To the extent feasible, SMC shall work with other public transit providers (e.g., Metro) to offer free public transit services to all SMC students and staff. If this is not feasible or practical, SMC shall work with the public transit providers to offer reduced rate transportation to SMC students and staff.
24. SMC shall seek to expand shuttle connections (either through SMC-operated vehicles and/or in coordination with the Santa Monica Big Blue Bus) between campuses, including future connections to the Expo Light Rail Line stations in Santa Monica.
25. SMC shall work with the City of Santa Monica, Santa Monica Big Blue Bus and Metro to enhance the Pico Boulevard transit plaza including providing expanded sidewalk areas, shelters, lighting, and other passenger enhancement and safety features for both eastbound and westbound transit vehicles.

SECTION 4. In addition to the mitigation measures contained in the Final EIR that address potentially significant environmental effects, the Final EIR also contains measures identified as mitigation measures that are not required to reduce otherwise significant environmental impacts to less than significant levels. Rather, these mitigation measures are proposed in areas where the Final EIR determined the Project would have less than significant impacts absent any mitigation. Nevertheless, the College shall implement these mitigation measures as part of the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project, which consist of the following:

(a) The Final EIR includes the following construction emissions mitigation measure, notwithstanding the Final EIR's conclusion that the Project will have less than significant construction phase impacts on air quality absent any mitigation:

The project applicant shall require, by contract specifications, that architectural coatings used at the Project contain no more than 100 grams of VOC per liter.

(b) The Final EIR includes the following fire protection mitigation measure, notwithstanding the Final EIR's conclusion that the Project will have less than significant fire protection impacts absent any mitigation:

The following fire safety measures shall be incorporated into the building plans and shall be submitted to the Fire Department for approval prior to the approval by the Division of the State Architect. The plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; and all structures must be within 300 feet of an approved fire hydrant.

SECTION 5. Consistent with Section 1405 (l), (m), and (n) of the Santa Monica College CEQA Guidelines and Sections 15091, 15092, and 15093 of the State CEQA Guidelines, and as analyzed in the Final EIR at Section VI.E, incorporated herein by reference, the Board of Trustees finds as follows:

(a) The CEQA-mandated environmentally superior alternative is the "Reduced Density Alternative." The Reduced Density Alternative would be environmentally superior to the Project because it would reduce weekday traffic impacts at 15 of the significantly impacted study intersections, and would eliminate only the AM peak hour impact at two additional intersections and the PM peak hour impact at one additional intersection. In total, the Reduced Density Alternative would result in 14 significantly impacted traffic intersections on weekday peak hours. With respect to street segments, the Reduced Density Alternative would reduce street segment traffic impacts at five of the 13 significantly impacted street segments. The Reduced Density Alternative would result in impacts equal to or less than the impacts of the Project, as well as the other alternatives considered; but the Reduced Density Alternative would be likely to result in significant adverse traffic impacts at individual intersections and street segments. The No Project Alternative also would result in impacts that would be equal to or less than the impacts of the proposed project. However, neither the Reduced Density Alternative nor the No Project Alternative are feasible because they do not satisfy the Project Objectives to sufficiently accomplish needed demolition and replacement of aging and inadequate teaching facilities to the extent identified as needed on the Project Sites. Because of their reduced scope, neither the Reduced Density Alternative nor the No Project Alternative would fully accomplish replacing a temporary facility that is nearing the end of its life cycle (i.e., Math), integrating and providing adequate space for the Earth, Life and Physical Sciences programs, providing safer and necessary replacement facilities for Physical Education, improving the seismic safety and replacing deteriorated condition of the stadium, upgrading and modernizing Drescher Hall, all of which are on the Main Campus. Nor does the Reduced Density Alternative or the No Project Alternative meet the Project Objective of providing sufficient facilities to bring together programs in digital arts, media, communication, journalism and broadcasting, as well as the College's radio station and incorporated parking at the Academy of Entertainment & Technology Campus. Nor does the Reduced Density Alternative or the No Project Alternative meet the Project Objective to sufficiently accommodate program expansion of music (additional practice space), art (necessary office space), public programs (location for community events), and related parking, as well as needed seismic repairs to the East

Wing of the school building constructed in 1933, all of which are on the Performing Arts Campus. Nor does the Reduced Density Alternative or the No Project Alternative meet the Project Objective of providing sufficient space for the envisioned long-range development of the Olympic Shuttle site, although that planning is more conceptual in nature and will likely trigger further environmental review as the development of that site is refined in the future. There are also benefits to the long-range development of satellite campuses such as the Olympic Shuttle site because the Main Campus is land-locked and expansion of the boundaries of the Main Campus would therefore be problematic. The Board of Trustees finds that the contemplated replacement, seismic safety upgrades, program expansion, program integration, and future capacity fulfillment as outlined in the Project Objectives are essential to the educational mission of the College, the future education of its students, and the variety of services and benefits provided to the surrounding community by an educational institution of this caliber.

(b) The Olympic Shuttle Lot Land Swap Alternative would also be environmentally superior to the Project because it would reduce weekday traffic impacts below levels of significance at eight of the significantly impacted study intersections. With regard to street segments, the projected impacts would be the same as for the Project. While it may be environmentally superior to the Project, the Olympic Shuttle Lot Land Swap Alternative is not feasible at this time because there is no final agreement between the City of Santa Monica and the District as to the contemplated exchange of property between these two public institutions. As the EIR notes in Section VI.C, this Alternative consists of a “potential land swap between the City of Santa Monica and SMC.” The target property for the land swap is owned by the City and leased to third parties. The District itself does not have a practice of exercising its powers of eminent domain in such circumstances, and thus as a matter of policy cannot achieve this alternative without the concurrent agreement and actions of the City of Santa Monica. Such an agreement has not been reached at this time; therefore, because the contemplated land swap cannot be successfully accomplished at this time, the Olympic Shuttle Lot Land Swap Alternative is not presently feasible, and thus the Board of Trustees declines to approve this project alternative on that basis.

SECTION 6. As fully described in Section IV.J, the Final EIR found that the Project would result in significant and unavoidable adverse impacts to traffic and transportation. Consistent with 1405 (n) of the Santa Monica College CEQA Guidelines and Section 15093 of the State CEQA Guidelines, the Board of Trustees hereby makes a Statement of Overriding Considerations and finds that the educational, social, cultural and economic benefits of the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project outweigh the unavoidable environmental impacts based on the reasons stated below. The benefits identified are each one, in and of themselves, sufficient to make a determination that the adverse environmental effects are acceptable:

(a) The Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project will address important deficiencies in the College’s facilities to support delivery of “the best possible educational environment” and to “promote the use of sustainable resources,” as reflected in the College’s mission statement. The improvements contemplated in the Master Plan 2010 Update were endorsed by the voters of the District in November 2008, when they passed local bond measure AA.

(b) At present, the College has a significant deficiency of facilities for math, science, physical education, and ESL on the Main Campus:

The math department operates in a temporary facility that is nearing the end of its life cycle. The current facility lacks the infrastructure to support modern classroom technology. The Earth, Life, and Physical Sciences programs are operating in spaces that are too small and scattered around the campus. This inhibits the sharing of resources and incurs expensive replacement costs for laboratory teaching materials. There are insufficient science lab classrooms to offer needed course section for the Allied Health and Nursing Program. The new building would restore to the Main Campus an instructional observatory and would provide a replacement planetarium to meet the increasing demands for course offerings and community educational programs.

The physical education department is currently operating in a 1958 building in which many of the systems are in poor condition, including the roof, the concrete floors, the restrooms, showers, exhaust systems, and electrical systems. The fire systems are not centrally monitored and the building lacks a fire sprinkler system. A replacement building would provide additional indoor physical education and fitness training, would provide equal support facilities for men and women, would provide needed facilities for the dance program, and would be available to the community during non-instructional times.

The 1948 Corsair Field concrete stadium structure is experiencing deterioration of the concrete and does not meet current seismic standards and has accessibility deficiencies. The ESL program operates in temporary buildings that are nearing the end of their life cycle. The Project would provide for a replacement Corsair Field stadium and ESL relocation.

When fully implemented under the 2010 Master Plan, the total building area for the Main Campus, including all project currently existing or entitled, will be approximately five percent (5%) below the gross square feet called for under the District's 1998 Master Plan.

(c) At present, the College is unable to fully integrate its educational programs in media arts. The 2010 Master Plan will enable the College to bring together compatible educational programs in digital arts, media, communication, journalism and broadcasting on one integrated media campus, the Academy of Entertainment & Technology. Furthermore, the 2010 Master Plan will allow the College's radio station to be relocated to new, state-of-the-art facilities on this media campus, which will be a more suitable location than its presentation location in antiquated facilities in the basement of the Main Campus.

(d) The East Wing of the classroom building at the Performing Arts Campus is seismically deficient and needs to be retrofitted. The classroom building was originally constructed around 1925 as an elementary school and was substantially remodeled after the Long Beach earthquake in 1933. During renovations performed by the District during the construction of the Performing Arts Center, it was discovered that seismic upgrades identified and required after the earthquake were never performed for the East Wing structure. Replacing the structure is the more cost effective solution to bringing the building up to current standards of seismic safety.

Furthermore, the demand for additional educational opportunities related to dance, drama/theater, music, or visual arts cannot be accommodated within the existing facilities at the Performing Arts Campus. The entrance requirements for the University of California, as well as the California State University, include year-long coursework in dance, drama/theater, music, or visual arts; in addition, teacher accreditation includes the requirement for training in the teaching of visual and performing arts. The College serves as a community college from which many students transfer to University of California and California State University schools. Hence demand for arts education has been steadily increasing over time.

Moreover, there is substantial evidence that student engagement in the arts improves academic achievement. A recent report from the National Art Education Association (NAEA) confirms that students enrolled in arts study score higher on both their Verbal and Math SAT tests than those who were not enrolled in arts courses. Thus, expansion of the College's performing arts facilities can be expected to foster improved academic achievement.

Additionally, the College currently provides various educational partnerships with other educational and cultural institutions. In partnership with the SMMUSD and with other schools, school districts, and youth groups, the College has also accommodated school children for an ongoing series of free concerts at the PAC. The Performing Arts Campus improvements per the 2010 Master Plan will facilitate continuation and expansion of these collaborative efforts in the performing arts and arts education.

(e) The 2010 Master Plan will better reinforce the pedestrian character of the Campuses by supporting vibrant and walkable campuses, providing for enhanced student and faculty interaction, increasing the ease of navigation throughout each campus, and enhancing links between the open spaces and landscape on the campuses.

(f) The 2010 Master Plan will reorganize and better define bicycle routes and bicycle-related facilities on the Campuses. This, in turn, will help promote the use of this alternative means of transportation, increase the ease of using bicycles, and correspondingly reduce the impact of traffic on adjacent streets and neighborhoods.

(g) The 2010 Master Plan will continue to expand upon the College's successful sustainable practices through optimizing functional relationships of facilities and landscape, increasing efficiencies in water and energy consumption, and accomplishing LEED certification on all new facilities.

(h) The 2010 Master Plan incorporates several mitigation measures delineated in the Final EIR and Section 4 herein in the areas of air quality during construction and fire protection that are not required to mitigate otherwise significant environmental effects and yet will be implemented as part of this project. These mitigation measures will provide public benefits in these areas.

(i) In contrast to these extensive educational, cultural, social and economic benefits, the Project's one single area of adverse environmental effects which cannot be mitigated below a level of significance is comparatively minor in nature. Specifically:

- The Final EIR's finding of potentially unmitigable significant adverse traffic impacts at some of the study intersections and street segments are partially offset by the comprehensive Transportation Demand Management (TDM) plan as developed through the EIR process.
- Some of those impacts stem from the EIR's use of the City of Santa Monica's highly sensitive thresholds for measuring significant traffic impacts.
- The additional traffic caused by this Project is likely to constitute a very small percentage of both the overall traffic and the incremental additional traffic at these intersections.
- The College has not declined to implement any feasible traffic mitigation measures identified in the EIR.

SECTION 7. Consistent with Public Resources Code Section 21081.6, the Board of Trustees adopts the Mitigation Monitoring Plan, which is included as Attachment A, to mitigate or avoid significant effects of the Project on the environment, as detailed in Sections 2 and 3 of this Resolution, and to ensure compliance during Project implementation.

SECTION 8. Consistent with Public Resources Code Section 21081.6(a)(2), the documents which constitute the record of proceedings for approving this Project are located in the office of Randal Lawson, Executive Vice President of Santa Monica College, located at 1900 Pico Boulevard, Santa Monica, CA 90405.

SECTION 9. The Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project is hereby approved. Based upon the record of the proceeding, the Board of Trustees finds that the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project advances the mission of Santa Monica College “to create a learning environment that both challenges our students and supports them in achieving their educational goals” and to “prepare our students to contribute to the global community as they develop an understanding of their personal relationship to the world’s social, cultural, political, economic, technological, and natural environments.” (Adopted Mission Statement.) The Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project will also further Santa Monica College’s adopted goals in the area of promoting student success, advancing academic excellence, developing community partnerships and providing a supportive physical environment. Therefore, in accordance with Government Code Section 53094 and in full compliance therewith, the Board of Trustees hereby renders the City of Santa Monica’s zoning ordinance inapplicable to the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project. Notification of this action shall be communicated to the City of Santa Monica within 10 days of the date of adoption of this Resolution.

Appendix B – Mitigation Monitoring Program

MOTION MADE BY:
SECONDED BY:
STUDENT ADVISORY:
AYES:
NOES:

BOARD OF TRUSTEES Santa Monica Community College District	INFORMATION August 3, 2010
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MAJOR ITEMS OF BUSINESS

INFORMATION ITEM G

SUBJECT: **ENROLLMENT DEVELOPMENT 2009-2010 SUMMARY**

SUBMITTED BY: Superintendent/President

SUMMARY: The division of Enrollment Development has had another very productive year, boasting record enrollment demand and providing quality services for the increased student body. Through the use of innovative technology to improve service delivery, the creation of marketing materials both online and in print, web development, and the implementation of new and improved programs and services the Enrollment Development Team has met the needs of the changing student body during very difficult financial times. The 2010-11 year will be met with program enhancements and the implementation of many of the projects initiated this year.

The report (included as Appendix C) contains a brief summary of some of the noteworthy 2009-2010 accomplishments of the Enrollment Development units, followed by statistical information on student enrollment demographics. The final section of the report contains enrollment projections for 2010-2011.

BOARD OF TRUSTEES	ACTION
SANTA MONICA COMMUNITY COLLEGE DISTRICT	August 3, 2010

MAJOR ITEMS OF BUSINESS

RECOMMENDATION NO. 4

SUBJECT: **BOARD OF TRUSTEES GOALS AND PRIORITIES, 2010-2011**

SUBMITTED BY: Chair, Board of Trustees

REQUESTED ACTION: It is recommended that the Board of Trustees approve its Goals and Priorities, 2010-2011.

SUMMARY: The Board of Trustees discussed and drafted its Goals and Priorities, 2010-2011 at the Summer Study Session on July 20, 2010. A draft is presented for discussion and approval.

MOTION MADE BY:
 SECONDED BY:
 STUDENT ADVISORY:
 AYES:
 NOES:

DRAFT

BOARD OF TRUSTEES GOALS AND PRIORITIES 2010-2011

Goal 1—Educational Advancement and Quality

- Strengthen the institutional research function to enable measurement of institutional effectiveness and an enhanced “culture of evidence” based on data.
- Improve student achievement with particular emphasis on addressing basic skills education issues and improving retention for all student populations and use evidentiary data to document the improvement.
- Strengthen and expand workforce/career technical programs and ~~develop~~ implement plans to guide the for the expansion of resources and offerings.
- Infuse global citizenship into student learning.
- Expand Performing Arts Center program offerings.

Goal 2—Community and Government Relationships and Funding Opportunities (Local/State/National)

- Foster community and government relationships and partnerships in fulfillment of SMC mission and goals.
- ~~Acquire internal and external capacity to~~ Pursue and obtain federal funds as well as other grant opportunities.

Goal 3—Facilities and Sustainability

- Continue advocacy on the local, state and national level for mass transit solutions including a Santa Monica College station for Expo and continuation of the “Any Time, Any Line” program.
- Maintain progress on all SMC construction projects of the Student Services Building.
- Adopt sustainability designs and practices for construction and maintenance of facilities.
- ~~Implement a resource management program to expand the public use of the SMC Performing Arts Center and other college facilities and to promote new sources of revenue.~~
- Adopt an updated Master Plan for Facilities that is linked and document its linkage to the Master Plan for Education.

Goal 4—Internal Operations and Relations

- Ensure the financial health of the College through enrollment development, budget discipline, grants, ~~and~~ enterprise opportunities and other revenue-generating initiatives.
- Ensure inclusiveness in the budget development process and transparency in budget communication efforts.

Goal 5—Campus Relations

- Promote professional relationships among all members of the campus community, including classified and academic staffs and their associations, representatives, organizations, and unions.
- ~~Prepare to~~ Implement intermediate and long-term plans to increase the number of full-time faculty members and continue to move toward parity for adjunct faculty.

Goal 6—Leadership and Articulating a Vision

- ~~Include in the~~ Continue planning process the development and implementation of a vision for the future of the college.
- ~~Complete the Accreditation 2010 Institutional Self Study in preparation for the March 2010 accrediting team visit. Implement appropriate strategies and initiatives to address the recommendations of the ACCJC following the evaluation team’s visit in March 2010.~~

Goal 7—Effectiveness and Efficiency of Board Operations

- Enhance Board operations and communications with periodic evaluation of effectiveness.
- More frequent periodic reports from the Superintendent/President on key initiatives.

Discussed by the Board of Trustees: 7/20/2010

BOARD OF TRUSTEES	ACTION
SANTA MONICA COMMUNITY COLLEGE DISTRICT	August 3, 2010

MAJOR ITEMS OF BUSINESS

RECOMMENDATION NO. 5

SUBJECT: **SECOND READING AND APPROVAL**
BOARD POLICY SECTIONS 3120 AND 3121

SUBMITTED BY: Superintendent/President

REQUESTED ACTION: It is recommended that the Board of Trustees conduct a second reading of and approve the following Board Policy Sections:

Section 3000 – Human Resources

Article 3100 – General Provisions All Personnel
3120 - Equal Employment Opportunity (new)
3121 - Diversity (new)

COMMENT: The proposed new Board Policy sections 3120, Equal Employment Opportunity, and 3121, Diversity, replace former outdated Board Policy section 3120, Diversity/Affirmative Action. These policies were developed by the DPAC Human Resources Planning Subcommittee, approved by DPAC, and reviewed and approved by senior administrative staff. Suggestions made at the first reading on July 6, 2010 have been incorporated.

MOTION MADE BY:
SECONDED BY:
STUDENT ADVISORY:
AYES:
NOES:

ARTICLE 3100 GENERAL PROVISIONS ALL PERSONNEL

BP 3120 Equal Employment Opportunity (new)

The Santa Monica Community College District is committed to the principles of equal employment opportunity and will implement a comprehensive program to put those principles into practice. All qualified applicants for employment and employees shall have full and equal access to employment opportunity. No person shall be subjected to discrimination in any program or activity of the District on the basis of ethnic group identification, race, color, national origin, religion, age, gender, disability, ancestry, sexual orientation, language, accent, citizenship status, transgender, parental status, marital status, economic status, veteran status, or medical condition. No person shall be subject to discrimination on the basis of these perceived characteristics, or based on association with a person or group with one or more of these actual or perceived characteristics.

The Board commits the District to vigorous equal employment opportunity in all aspects of its academic and classified employment programs, including recruitment, selection, assignment, retention, promotion, and transfer. The District will strive to achieve a workforce that reflects the diversity of the state's adult population and is welcoming to men, women, persons with disabilities and individuals from all ethnic and other groups as specified in the preceding paragraph to ensure the District provides an inclusive educational environment. Such an environment fosters cooperation, acceptance, democracy and free expression of ideas.

The Board of Trustees shall approve the Equal Employment Opportunity Plan, and assume overall responsibility for the success or failure of the Plan. The Board delegates to the Superintendent/President the responsibility for implementing this policy consistent with all applicable provisions of the Education Code and Title 5. The Equal Employment Opportunity Plan will be maintained to ensure principles that conform to federal and state laws.

Reference: Education Code 87100, et seq., Title 5, 53000, et seq
Approved by DPAC: 2/10/10

BP 3121 Diversity (new)

The Santa Monica Community College District is committed to building an inclusive and diverse environment and maintains a comprehensive program to ensure that practice reflects these principles. Diversity within the college environment provides opportunity to foster mutual awareness, knowledge, and sensitivity, to challenge ingrained stereotypes, and to promote mutual understanding and respect. The District is committed to a work and learning environment conducive to open discussion and the free exchange of ideas. Global awareness and exploring the diversity of the local communities served by the college are both important components of the College's commitment to diversity. Embodying, promoting and celebrating diversity inspires innovative ideas, practical solutions, and team-building in achieving the District's goal of professional and educational excellence.

Approved by DPAC: 6/9/10

BOARD OF TRUSTEES	ACTION
SANTA MONICA COMMUNITY COLLEGE DISTRICT	August 3, 2010

VII. CONSENT AGENDA

Any recommendation pulled from the Consent Agenda will be held and discussed in Section VIII, Consent Agenda – Pulled Recommendations

RECOMMENDATION:

The Board of Trustees take the action requested on Consent Agenda Recommendations #6-#22.

Recommendations pulled for separate action and discussed in Section VIII, Consent Agenda – Pulled Recommendations:

- MOTION MADE BY:
- SECONDED BY:
- STUDENT ADVISORY:
- AYES:
- NOES:

VIII. CONSENT AGENDA – Pulled Recommendations

Recommendations pulled from the Section VII, Consent Agenda to be discussed and voted on separately. Depending on time constraints, these items might be carried over to another meeting.

RECOMMENDATION NO. 6 APPROVAL OF MINUTES

Approval of the minutes of the following meeting of the Santa Monica Community College District Board of Trustees:

- July 6, 2010 (Regular Board of Trustees Meeting)
- July 20, 2010 (Study Session)

BOARD OF TRUSTEES	Action
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: ANNUAL RECOMMENDATIONS

RECOMMENDATION NO. 7 2010-2011 ANNUAL CONTRACTS AND CONSULTANTS

7-A CONTINUING AND COMMUNITY EDUCATION

Provider	Service/Amount	Funding Source
We Search Research	Editorial copywriting; information research and verifications Not to exceed \$5,000, plus reimbursable expenses	Revenue generated by the C&CE program
Augusoft, Inc.	Annual maintenance agreement for Lumens Software used by Continuing and Community Education for online registration and Paypal for credit card transactions. Not to exceed \$10,000	Revenue generated by the C&CE program
Requested by: Erica LeBlanc, Dean, Academic Affairs Approved by: Jeff Shimizu, Vice-President, Academic Affairs		

7-B MARKETING AND RECRUITMENT

Provider	Service/Amount	Funding Source
Will Lewis	Student Recruitment and Institutional advancement \$25,000 plus reimbursable expenses	2010-2011 Marketing Budget
Requested by: Donald Girard, Senior Director, Government Relations/Institutional Communications Approved by: Chui L. Tsang, Superintendent/President		

7-C RISK MANAGEMENT

Provider	Service/Amount	Funding Source
Clean Harbors	To provide comprehensive hazardous waste management and disposal services. Not to exceed \$80,000	2010-2011 Risk Management Budget
Requested by: Cozetta Wilson-Carlton, Risk Manager Approved by: Bob Isomoto, Vice-President, Business/Administration		

BOARD OF TRUSTEES	Action
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: ANNUAL RECOMMENDATIONS

RECOMMENDATION NO. 7 **2010-2011 ANNUAL CONTRACTS AND CONSULTANTS**
 (continued)

7-D KCRW

Funding Source: The following are funded by CPB Grant money and KCRW Donations

Provider	Service/Amount	Amount
Lazer Broadcasting Corporation	<p>Lease of KLJR-FM, located At South Mountain, Santa Paula, CA.</p> <p>Term: Three years, commencing July 1, 2010 Through June 30, 2013; with automatic renewal for 1 additional term of 3 years.</p> <p>Termination of lease must be done in writing, at least 6 months prior to expiration of Term or Renewal Term.</p>	<p>Payable at:</p> <p>July 1, 2010 through June 30, 2011 \$842.25/month; Annual total, not to exceed: \$10,107.</p> <p>July 1, 2011 through June 30, 2012 \$867.52/month; Annual total, not to exceed: \$10,410.24</p> <p>July 1, 2012 through June 30, 2013 \$893.55/month; Annual total, not to exceed \$10,722.60</p> <p>There is annual increase of 3% per year during term of this Agreement.</p>
<p>Requested by: Cheryl Gee, Radio Station Services Assistant Approved by: Donald Girard, Senior Director, Government Relations/Institutional Communications</p>		

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: STUDENT AFFAIRS

RECOMMENDATION NO. 8 INCREASE OF STUDENT HEALTH FEE

Requested Action: Approval
Requested by: Mike Tuitasi, Vice-President, Student Affairs
Approved by: Chui L. Tsang, Superintendent/President

Approval of an increase to the Student Health Fee: \$2.00 per semester/intersession effective Winter semester 2011. Winter 2011 and Summer 2011 fees will increase from \$11 to \$13; Spring 2011 and Fall 2011 fees will increase from \$14 to \$16.

Comment: Education Code Section 76355 provides districts to charge a maximum fee of \$17 per semester, \$14 for intersessions. These fees shall be expended only to provide health services as specified in regulations adopted by the Board of Governors. Allowable expenditures include health supervision and services, and/or the operation of a student health center.

The increase is necessary to meet the growing demand for health and psychological services. The SMC student health fee has not been increased since Spring, 2006.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: GRANTS AND CONTRACTS

RECOMMENDATION NO. 9 **ACCEPTANCE OF GRANT AND BUDGET AUGMENTATION**

Requested Action: *Approval/Ratification*
 Requested by: *Laurie McQuay-Peninger, Director, Grants*
 Approved by: *Jeff Shimizu, Vice-President, Academic Affairs*

Title of Grant: Community Based Job Training Grant

Granting Agency: U.S. Department of Labor, Employment and Training Administration

Award Amount: \$4,877,451 including:
 \$1,476,130 in 2010-2011
 \$1,703,907 in 2011-2012
 \$1,697,414 in 2012-2013

Matching Funds: \$0

Performance Period: July 2, 2010 – June 30, 2013

Summary: SMC is the lead agency in this large consortium grant developed to create a certificate and AA in Recycling and Resource Management. This program will support the College's fourth Institutional Learning Outcome that encourages students to take responsibility for their own impact on the earth by living a sustainable and ethical life style. The program will create a career ladder that supports the high growth recycling and resource management industry and increases the number of qualified workers available to enter the workforce at all levels. Partner institutions include Irvine Valley College, Golden West College and the California Resource Recovery Association. Additionally, SMC will work with regional Workforce Investment Boards to facilitate the job placement goals of the program.

Budget Augmentation: Restricted fund 01.3

Income (2010-2011)		
8120 Federal		\$1,476,130
Expenditures (2010-2011)		
1000 Academic Salaries		\$ 145,000
2000 Classified Salaries		75,000
3000 Benefits		55,000
4000 Supplies		7,000
5000 Contract Services		1,178,630
6000 Site/Bldgs/Equipment		15,500

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: GRANTS AND CONTRACTS

RECOMMENDATION NO. 10 SUBCONTRACTUAL AGREEMENT WITH CRRA

Requested Action: Approval/Ratification
Requested by: Laurie McQuay-Peninger, Director, Grants
Approved by: Jeff Shimizu, Vice-President, Academic Affairs

Subcontractor: California Resource Recovery Association (CRRA)

Contract Amount: \$743,750, including
 \$294,250 in 2010-2011
 \$224,750 in 2011-2012
 \$224,750 in 2012-2013

Funding Source: Community Based Job Training Grant (2010-2013)

Performance Period: August 15, 2010 – June 30, 2013

Purpose of Contract: California Resource Recovery Association will serve as a community-based training partner and industry advocate for Santa Monica College’s 2010 Community Based Job Training Grant. As a partner, CRRA will:

- Coordinate efforts with the local WIB/WorkSource Centers, as well as other community locations, to raise awareness of career opportunities in this industry among unemployed, dislocated, and incumbent workers;
- Provide non-credit, industry recognized training to a minimum of 120 students per year for a total of 360 students, targeting unemployed, dislocated, and/or incumbent workers, and culminating in a Certificate in Resource Management;
- Work with community college faculty and subject matter experts to transform the existing non-credit certificate program to a for-credit academic program;
- Maintain a course completion and retention rate of 80 percent, utilizing resources offered through the WorkSource Centers for WIA eligible participants;
- Incorporate applied teaching and learning strategies to ensure that students are learning theory and application at the same time through real-world activities; and
- Evaluate the effectiveness of training efforts in meeting the needs of workforce.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: GRANTS AND CONTRACTS

RECOMMENDATION NO. 11 CONTRACTS AND CONSULTANTS

Requested Action: Approval/Ratification
Requested by: Marcia Wade, Vice-President, Human Resources
Approved by: Chui L. Tsang, Superintendent/President

11-A CONTRACT FOR DIVERSITY AND INCLUSIVITY TRAINING

Provider: Thomas Brown & Associates LLC

Service: To provide Diversity and Inclusivity Training to all District employees

Period: August 10 - December 31, 2010

Amount: Not to exceed \$51,126.00

Funding Source: District Budget/Human Resources

Summary: SMC Purchasing Department issued a competitive RFP for Diversity and Inclusivity Training through advertising and on-line bid boards. Four companies responded to the RFP

- The four companies were technically ranked by SMC’s Evaluation Committee; (1) Thomas Brown & Associates LLC, (2) Anti-Defamation League, (3) GRC (4) Center for Dispute Resolution
- The four companies’ prices were ranked from lowest to highest (1) Thomas Brown & Associates 2) GRC, 3) Center for Dispute Resolution 4) ADL

Comment: California Education Code Section 81645 allows the governing board of any community college district to contract with a party who has submitted one of the three lowest responsible competitive proposals.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: HUMAN RESOURCES

RECOMMENDATION NO. 12 ACADEMIC PERSONNEL

Requested Action: Approval/Ratification
Reviewed by: Sherri Lee-Lewis, Dean, Human Resources
Approved by: Marcia Wade, Vice-President, Human Resources

All personnel will be properly elected in accordance with District policies, salary schedules, and appropriate account numbers.

AMENDMENT TO SUPERINTENDENT/PRESIDENT’S CONTRACT – TERM OF AGREEMENT

The Board of Trustees approves the following amendment to the Superintendent/President’s Contract, Section 2 – Term of Agreement.

Section 2. The term of the agreement is extended for one year, through June 30, 2014.

Comment: The Board of Trustees conducted the annual evaluation of the Superintendent/President on July 20, 2010 and recommended the amendment to the Superintendent/President’s contract.

REORGANIZATION OF ACADEMIC AFFAIRS

- ABOLISH** 8/27/10
Project Manager, Dual Enrollment
- ESTABLISH** 8/30/10
Associate Director, Dual Enrollment/Instructional Services
- ELECTION** 8/30/10
Maral Hyeler, Associate Director, Dual Enrollment/Instructional Services

Comment: The above recommendations will implement a reorganization of Academic Affairs to provide administrative support for the Malibu Education Center, Dual Enrollment, Tech Prep, Education Collaboration with SMMUSD and direct supervision for the Reference Librarians.

REORGANIZATION OF STUDENT AFFAIRS

- ESTABLISH** 8/3/2010
Project Manager, Athletics
- ESTABLISH** 8/3/2010
Dean of Special Programs
- ELECTION** 8/3/2010
Dr. Leonard Crawford, Dean of Special Programs (Acting)

Comment: The goal of the above recommendations is to consolidate all special programs, including athletics, under one dean to provide more comprehensive oversight and address recommendations of the ACCJC following the evaluation team’s visit.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: HUMAN RESOURCES

RECOMMENDATION NO. 12 ACADEMIC PERSONNEL (continued)

RETITLE

Hannah Alford

From: Director, Matriculation Research

To: Director, Institutional Research

Comment: This recommendation addresses the recommendation of the ACCJC following the evaluation team's visit

ELECTIONS

PROBATIONARY FACULTY

Carrasco, Salvador, Instructor, Film Studies

08/30/10

Hatton, Carlson, Instructor, Art-Foundation, Drawing

08/30/10

Adjunct Faculty

Approval/ratification of the hiring of adjunct faculty. (List on file in the Office of Human Resources)

LEAVE OF ABSENCE

CHILD CARE LEAVE

Durdella, Caroline, Dean, Institutional Research

05/21/10 -11/04/10

RETIREMENT

Welch, Melvin, Jr., Professor, Health Sciences (hired June 1977)

12/22/10

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: HUMAN RESOURCES

RECOMMENDATION NO. 13 CLASSIFIED PERSONNEL - REGULAR

Requested Action: *Approval/Ratification*
 Reviewed by: *Sherri Lee-Lewis, Dean, Human Resources*
 Approved by: *Marcia Wade, Vice-President, Human Resources*

All personnel assigned into authorized positions will be abolished, established, and elected to employment (merit system) in accordance with district policies and salary schedules.

<u>ABOLISH</u>	<u>EFFECTIVE DATE</u>
Student Services Clerk (1 position) CalWORKS, 12 months/40 hours (This item is a correction to the position established on 6/1/10)	06/02/10

<u>ESTABLISH</u>	<u>EFFECTIVE DATE</u>
Student Services Clerk (1 position) CalWORKS, 12 months/20 hours (This item is a correction to the position established on 6/1/10 and does not create a new vacancy)	06/02/10

ELECTIONS

PROBATIONARY

Bridges, Heather, Employee Benefits Clerk, Human Resources	08/26/10
La Benda, Monica, Professional Development Coordinator, HR	08/03/10
Raskin, Samuel, Instructional Assistant- Learning Disabilities, DSC	08/30/10
Samuels, Nahalia, Disabled Student Services Assistant, DSC	07/01/10

PROMOTIONS

MacBriar, Susan	07/07/10
From: Employee Benefits Clerk, Human Resources, 12 mos, 40 hrs	
To: Employee Benefits Support Technician, Human Resources, 12 mos/40 hours	

RECLASSIFICATION/ALLOCATION (thru Personnel Commission Process)

White, Judith	01/01/07
From: Career Services Advisor, Career Services, 12 mos, 40 hrs	
To: Sr. Career Services Advisor, Career Services, 12 mos, 40 hrs	
Salary Allocation: Range 4I	

PERMANENT EMPLOYEE WITH PROVISIONAL ASSIGNMENT

Darrell Heximer	07/05/10-07/23/10
From: Lead Receiving and Stockroom Worker, Purchasing/Receiving/Mail	
To: Warehouse and Mail Services Supervisor, Purchasing/Receiving/Mail	
Percentage: 100%	

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: HUMAN RESOURCES

RECOMMENDATION NO. 13 CLASSIFIED PERSONNEL – REGULAR *(continued)*

VOLUNTARY REDUCTION IN HOURS/TEMPORARY

La Cosse, Naomi	07/30/10 – 08/13/10
From: Sign Language Interpreter III, DSC, 11 mos, 40 hrs	
To: Sign Language Interpreter III, DSC, 11 mos, 22 hrs	

SEPARATIONS

RESIGNATION

La Cosse, Naomi, Sign Language Interpreter III, DSC	08/13/10
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RETIREMENT

McLendon, Jenelsie, C. C. Parking Enforcement Officer, Campus Police (12+ years)	09/01/10
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BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: HUMAN RESOURCES

RECOMMENDATION NO. 14 CLASSIFIED PERSONNEL – LIMITED DURATION

Requested Action: Approval/Ratification
Reviewed by: Sherri Lee-Lewis, Dean, Human Resources
Approved by: Marcia Wade, Vice-President, Human Resources

All personnel assigned to limited term employment (Merit System) will be elected in accordance with District policies and salary schedules.

PROVISIONAL: Temporary personnel who meet minimum qualifications and are assigned to work 90 working days; who have not come from an eligibility list.

Cruse, Mitchell, Van Driver, Transportation	07/01/10-06/30/11
Daugherty, Grady, Van Driver, Transportation	07/01/10-06/30/11
Hearn III, Steve, Van Driver, Transportation	07/01/10-06/30/11
Inatsugu, Barbara, Administrative Asst III, Personnel Commission	07/01/10-11/05/10
Martin, Esteban, Van Driver, Transportation	07/01/10-06/30/11
Thomason, Matthew, Art Gallery Installer, Art	07/01/10-08/30/10
Yu, Michelle, Employee Benefits Clerk, Human Resources	07/21/10-09/09/10

LIMITED TERM: Positions established to perform duties not expected to exceed 6 months in one Fiscal Year or positions established to replace temporarily absent employees; all appointments are made from eligibility lists or former employees in good standing.

Abdulhafiz, Meymuna, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Arenas, Leyla, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Arevalo, Mat, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Ashby, Deanna, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Baker, Antony, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Banks, Nichole, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Barajas Jr., Octavio, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Baskin, Patricia, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Chase, Gerald, Registration/Info Clerk, Bursar's Office	06/07/10-07/09/10
Davis-Ludlow, Eloisa, Student Services Clerk, EOP&S	07/20/10-01/31/11
Dawson, Rebecca, Cash Receipts Clerk, Bursar's Office	08/16/10-09/17/10
Devine Jr., Robert L, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Getachew, Lily, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Gevov, Lisa, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Godlock, Yadira, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Grau, Donald, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Gutierrez, Alexis, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Harris, Yolanda, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Juarez Jr., Jorge, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Lam, Albert, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
McIntosh, Bryan, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Mehary, Mehret, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Micas, Donna, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10

Miles, Erik, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Miles, Shadae, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Moges, Aster, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Nwonwu, Vergie, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Omerigbo, Dibiansi, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Pabst, Ester, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Pacheco, Wendy, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Reisenfeld, Daniel, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Shine, Kevin, Cash Receipts Clerk, Bursar's Office	08/16/10-09/17/10
Smith, Nadaley, Cash Receipts Clerk, Bursar's Office	06/07/10-07/09/10
Stenhouse, Brent, Instructional Assistant-English, English	06/21/10-07/29/10
Swaim, Nancy, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Thielking, Alan, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Valadez, Jorge, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10
Yapkovitz, David, Bookstore Clerk/Cashier, Bookstore	06/07/10-07/09/10

RECOMMENDATION NO. 15 CLASSIFIED PERSONNEL - NON MERIT

Requested Action: Approval/Ratification
Reviewed by: Sherri Lee-Lewis, Dean, Human Resources
Approved by: Marcia Wade, Vice-President, Human Resources

All personnel assigned will be elected on a temporary basis to be used as needed in accordance with District policies and salary schedules.

STUDENT EMPLOYEES

College Student Assistant, \$8.00/hr (STHP)	249
College Work-Study Student Assistant, \$8.00/hr (FWS)	3

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 16 FACILITIES

Requested Action: *Approval/Ratification*
 Requested by: *Greg Brown, Director, Facilities Planning*
 JC Keurjian, Chief Director, Facilities Management
 Approved by: *Robert G. Isomoto, Vice-President, Business/Administration*

16-A QUARTERLY POOL PAYMENT UNDER JOINT USE FACILITIES AGREEMENT

Payment to: City of Santa Monica
 Amount: \$93,461.85
 For the Period: April 1, 2010 – June 30, 2010
 Funding Source: 2009-2010 District General Fund
 Comment: Under the terms of the Joint Use of Facilities Agreement with the City of Santa Monica, the District pays a pro rata share of maintenance and operation costs of the pool based on the number of hours the College uses the pool compared to the total hours of pool use by all parties. This payment includes overhaul of boilers exhaust systems and renovation of chemical rooms.

16-B CHANGE ORDER NO. 1 – PARKING LOT 2 EXPANSION

Change Order No. 1 – JENN/MATT, INC on the Parking Lot 2 Expansion project in the amount of \$4,865:

Original Contract Amount	\$186,612
Previously Approved Change Orders	0
Change Order No. 1	<u>\$4,865</u>
Revised Contract Amount	\$193,477
Original Contract Time	65 days
Previous Time Extensions	<u>0 days</u>
Revised Contract Time	65 day
Time Extension this Change Order	<u>0 days</u>
Current Revised Contract Time	65 days

Funding Source: Measure AA

Comment: Change Order No. 1 provides for the painting of the north-facing wall of Drescher Hall, the underside and fascia of concrete canopy, and remainder of both sides of concrete stub wall, which is needed since the enclosure wall was demolished and it is now in the public view.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 16 FACILITIES *(continued)*

16-C RELEASE OF PARTIAL RETENTION – STUDENT SERVICES & ADMINISTRATION BUILDING – PHASE I

Reduce the retention amount held from MINCO CONSTRUCTION, INC for the Student Services and Administration Building – Phase I Project from 10% to 5%.

Funding Source: Measure U

Comment: The public contract code allows the District to reduce the amount of retention held when a project is more than 50% complete.

16-D AGREEMENT FOR BUILDING COMMISSIONING SERVICES FOR LEED CERTIFICATION OF MEDIA AND TECHNOLOGY

Agreement with P2S Engineering not to exceed \$110,000 plus reimbursable expenses for Building Commissioning Services for the Media & Technology Complex at the Academy of Entertainment and Technology.

Funding Source: Measure AA

Comments: All projects applying for LEED certification need to have an independent third party building commissioning agent. The building commissioning includes testing, verification and adjustment of building mechanical system.

16-E AGREEMENT FOR FIBER OPTIC CABLE

Agreement with the City of Santa Monica to provide fiber optic cable between 1516 Pico Blvd and 1900 Pico Blvd.

Construction/Installation fee—not to exceed \$24,150

Connection fee—not to exceed \$5,000

Annual Service Fee—\$6,120

Funding Source: District Capital Funds (construction; installation; connection);
District Budget/Network Services (annual service fee)

Comment: The fiber optic cable will directly connect the new property to the Santa Monica College network and will enable high speed/low cost voice/data services.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 17 BUDGET TRANSFERS

Requested by: Chris Bonvenuto, Director, Fiscal Services
 Approved by: Robert G. Isomoto, Vice-President, Business/Administration
 Requested Action: Approval/Ratification

17-A FUND 01.0 – GENERAL FUND - UNRESTRICTED

Period of: June 23, 2010 thru June 30, 2010

Object Code	Description	Net Amount of Transfer
1000	Academic Salaries	332,920
2000	Classified/Student Salaries	-187,899
3000	Benefits	-293,238
4000	Supplies	37,017
5000	Contract Services/Operating Exp	126,121
6000	Sites/Buildings/Equipment	9,069
7000	Other Outgo/Student Payments	-23,990
Net Total:		0

17-B FUND 01.3 – GENERAL FUND - RESTRICTED

Period of: June 23, 2010 thru June 30, 2010

Object Code	Description	Net Amount of Transfer
1000	Academic Salaries	50,299
2000	Classified/Student Salaries	67,625
3000	Benefits	17,098
4000	Supplies	-28,662
5000	Contract Services/Operating Exp	-47,802
6000	Sites/Buildings/Equipment	36,920
7000	Other Outgo/Student Payments	-95,478
Net Total:		0

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 18 COMMERCIAL WARRANT REGISTER

Requested by: *Robin Quaile, Accounts Payable Supervisor*
 Approved by: *Robert G. Isomoto, Vice-President, Business/Administration*
 Requested Action: *Approval/Ratification*

June 1 – June 30, 2010 4080 – 4122 \$8,174,771.94

Comment: The detailed Commercial Warrant documents are on file in the Accounting Department.

RECOMMENDATION NO. 19 PAYROLL WARRANT REGISTER

Requested by: *Ian Fraser, Payroll Manager*
 Approved by: *Robert G. Isomoto, Vice-President, Business/Administration*
 Requested Action: *Approval/Ratification*

June 1 – June 30, 2010 CIK-C2L \$10,167,295.58

Comment: The detailed payroll register documents are on file in the Accounting Department.

RECOMMENDATION NO. 20 AUXILIARY PAYMENTS AND PURCHASE ORDERS

Requested by: *George Prather, Director of Auxiliary Services*
 Approved by: *Robert G. Isomoto, Vice-President, Business/Administration*
 Requested Action: *Approval/Ratification*

	<u>Payments</u>	<u>Purchase Orders</u>
June 1 – June 30, 2010	\$2,157,059.60	\$116,440.75

Comment: All purchases and payments were made in accordance with Education Code requirements and allocated to approved budgets in the Bookstore, Trust and Other Auxiliary Funds. The detailed Auxiliary payment documents are on file in the Auxiliary Operations Office.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 21 DIRECT, BENEFIT AND STUDENT GRANT PAYMENTS

Requested by: Robin Quaile, Accounts Payable Supervisor
 Approved by: Robert G. Isomoto, Vice-President, Business/Administration
 Requested Action: Approval/Ratification

Payments were authorized upon delivery and acceptance of the items ordered, or performance of the service. All payments were made in accordance with Education Code requirements and allocated to approve budgets. List on file in Business Office.

June 1 – June 30, 2010	
D001944 – D002164	\$3,038,377.65
B000694 – B000760	\$1,345,373.76
ST00098 – ST00150	\$ 31,589.00

D – Direct Payments
 B – Benefit Payments (Health Insurance, Retirement, etc.)
 S – Student Payments

RECOMMENDATION NO. 22 PURCHASING

Requested by: Cynthia Moore, Director, Purchasing
 Approved by: Robert G. Isomoto, Vice-President, Business/Administration
 Requested Action: Approval/Ratification

22-A AWARD OF PURCHASE ORDERS

Establish purchase orders and authorize payments to all vendors upon delivery and acceptance of services or goods ordered. All purchases and payments are made in accordance with Education Code requirements and allocated to approve budgets. Lists of vendors on file in the Purchasing Department

June 1 – June 30, 2010	\$734,522.03
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22-B PURCHASE AGREEMENTS AND AUTHORIZATION OF PURCHASE ORDERS

Authorize the awards of purchase orders from approved department budgets against the following competitive bid agreements not to exceed legal dollar threshold limits:

- 1) GSA Schedule GS-07F-0396M to Simplex Grinnell for Fire Alarm Testing/Security
- 2) California State University Contract # 43072 with Oracle Corporation for Software, License Support and Maintenance

Comment: The Public Contracts Code Section 20652 allows for public education entities in the State of California to place orders under these competitively bid contracts without advertising. There are significant cost savings to the District by joining in purchasing agreements with other agencies.

BOARD OF TRUSTEES	INFORMATION
Santa Monica Community College District	August 3, 2010

INFORMATION ITEM H

**CITIZENS' BOND OVERSIGHT COMMITTEE
MEETING – JULY 21, 2010**

A meeting of the Santa Monica Community College District Citizens' Bond Oversight Committee was held on Wednesday, July 21, 2010 in Drescher Hall Room 300-E (the Loft) at Santa Monica College, 1900 Pico Boulevard, Santa Monica, California.

1. CALL TO ORDER - 8:05 a.m.

2. ROLL CALL

Bruce Sultan, Chair - Present
 Paul Leoni, Vice-Chair – Not Present
 Deborah Arvesen - Present
 Clarence Chapman – Present
 Todd Flora - Present
 Cameron Henton – Not Present
 Corin Kahn - Present
 Nimish Patel - Present
 Christine Thornton - Present

Others Present:

Greg Brown, Director of Facilities and Planning
 Don Girard, Senior Director, Government Relations/Institutional Communications
 Bob Isomoto, Vice-President, Business/Administration
 Lee Paul, LPI Inc.
 Lisa Rose, Committee Coordinator
 Charlie Yen, Director, Events and Contracts

3. APPROVAL OF MINUTES – April 21, 2010

Motion was made by Deborah Arvesen and seconded by Clarence Chapman to approve the minutes of April 21, 2010.

Motion made by Deborah Arvesen
 Seconded by: Clarence Chapman
Unanimously approved

4. INTRODUCTION OF REAPPOINTED AND NEW MEMBERS

At its meeting on July 6, 2010, the SMCCD Board of Trustees appointed the following members to the Citizens' Bond Oversight Committee, for a two-year term, 2010-2012:

Todd Flora, Local business/taxpayers' organization
 Corin Kahn, Local community (Sunset Park)
 Nimish Patel, Local community
 Christine Thornton (incumbent) – Local community (Sunset Park)*

*Reappointed for a second two-year term, 2010-2012

Note: A representative of a senior citizens' organization and a student representative will be appointed in the fall.

5. PUBLIC COMMENTS - None

6. REPORTS and DISCUSSION

Measures U and S (reports included with agenda)

- Project Schedule: The first phase (demolition, excavation and shoring) of the Student Services Building project has been completed. Plans for Phase 2 are in DSA for review, but the approval process is very slow. It is expected that this three-year construction project will begin the first part of 2011. State funding for this project is committed.
- Budget: Once final FEMA funds are received, \$2.1 million will be applied to Measure U projects and the numbers will be adjusted.

Measure AA (reports included with agenda)

- Project Schedule: Upcoming projects include the Media and Technology Complex (Academy of Entertainment and Technology), the Replacement Health/PE/Fitness/Dance Building which includes a central plant, information technology relocation, and build-out of the rest of the Bundy campus.
- The Board of Trustees will be approving a new Facilities Master Plan and the EIR at its meeting on August 3, 2010. Copies of the final Facilities Master Plan will be sent to members of the Citizens' Bond Oversight Committee following Board approval.
- State funding for future projects is dependent on the sale of bonds not yet approved by the voters.
- Escrow has closed on the purchase of the building next to Foster's Freeze on Pico Boulevard. The property at Pico and 14th is currently being used for parking, and there are no plans for the site.

Update on Malibu Site

An agreement has been negotiated with the County of Los Angeles to build a satellite campus on the county-owned land in the Malibu Civic Center. The District is waiting for the lease agreement to be finalized by the County.

Bond Sales/Expenses Report

- The final report for 2009-2010 Bond Sales/Expenses will be presented at the next meeting.

7. SCHEDULE OF MEETINGS, 2010-2011

Wednesdays at 8 a.m.

October 20, 2010
January 19, 2011
April 20, 2011

8. ADJOURNMENT - 9:05 p.m.

The next meeting of the Citizens' Bond Oversight Committee will be held on Wednesday, October 20, 2010 at 8 a.m. at a Santa Monica College location. There will be a Powerpoint presentation detailing all construction projects.

The SMC Bond Program website can be accessed at: www.smcbondprogram.com

BOARD OF TRUSTEES	REGULAR MEETING
SANTA MONICA COMMUNITY COLLEGE DISTRICT	August 3, 2010

X. **BOARD COMMENTS AND REQUESTS**

XI. **ADJOURNMENT**

The meeting will be adjourned in memory of **William Whalen**, retired Warehouse Assistant.

The next regular meeting of the Santa Monica Community College District Board of Trustees will be held on **Tuesday, September 7, 2010** at 7 p.m. (5:30 p.m. if there is a closed session) in the Santa Monica College Board Room and Conference Center, Business Building Room 117, 1900 Pico Boulevard, Santa Monica, California.

The agenda for the next meeting will include the following:

1. Report: Global Citizenship
2. Adoption of 2010-11 Budget
3. Schedule of Board of Trustees Meetings, 2011 (information)

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	August 3, 2010

APPENDIX A

STAFF REPORT

SMC Career and Educational Facilities Master Plan 2010 Update

INTRODUCTION

At Santa Monica College, clearly defined planning and development principles adopted by the Board of Trustees in the 1998 Facility Master Plan have kept key college, academic, and sustainability objectives on track and have served to successfully guide campus construction. All of the earthquake recovery replacement projects are now completed or in construction (science, parking structures, theatre arts, humanities, library, pool, main quad, and student services), and a number of programs have moved from the main campus to satellite locations at the Academy, Bundy, Performing Arts, and Emeritus campuses.

Planning has been ongoing at SMC, including Board-approved 5-year capital outlay plans; facility assessment surveys conducted in 2001, 2002, and 2003; projects submitted for State funding; projects approved by the voters of Santa Monica and Malibu in the bond measure elections of 2002, 2004, and 2008 (Measures U, S, and AA); and the ongoing activities of the District Planning and Advisory Council (DPAC) Facilities Sub-Committee.

The 1998 Master Plan was amended in 2002 to provide for facilities on the Bundy campus and for Parking Lot 6 on the Main Campus, in 2004 to adjust building placements on the Main Campus, and in 2007 to incorporate comprehensive planning for the Bundy Campus.

The Master Plan is a living document that provides the long range planning framework for Santa Monica College and flexibility to accommodate changes in future conditions. The Master Plan 2010 Update incorporates an understanding of SMC, incorporates current planning, projects future needs, and provides for an approach to implementation. It is an update of the 1998 Master Plan which identified the guiding principles and parameters for future development. This iteration of the Master Plan promotes sustainability and makes provisions for a superior educational environment.

In order to prepare the future leaders of this world, Santa Monica College is tasked with providing exceptional educational programs for training and education in premier facilities that support this mission. With over 160,000 assignable square feet of new educational facilities and acres of new open space planned on the various Santa Monica College campuses, it is the intent of the Career and Educational Facilities Master Plan 2010 Update to guide development so that the vision for Santa Monica College becomes a reality.

Proposed facilities providing superior learning environments for the Arts, Sciences, Humanities, Technology, and Physical Education programs are at the very heart of this vision. As educational needs change over time, flexible facilities will aid the College in adapting, allowing it to continue providing exceptional learning environments. These facilities will be havens for learning and creativity and serve as a model of sustainability. Attaining, at a minimum, a LEED Silver rating, these buildings will exemplify Santa Monica College's commitment to the environment through innovation and practice.

Equally as important, open spaces are planned to be renewed, revived and reinvented and newly created throughout the Santa Monica College campuses. These spaces will create venues where students, faculty, staff, and the neighboring community can come together to meet, learn, and play. Extending outwards and blurring the line between building and open space will create an expansive and varied educational atmosphere.

The proposed Master Plan document describes existing, present, and proposed conditions. The existing conditions section references the 1998 Master Plan and what it accomplished. Present conditions describe the current physical infrastructure, facilities, and open spaces. Finally, the proposed conditions delineates what can be achieved through the implementation of the Master Plan 2010 Update.

Flexibility is the ultimate goal in the development of the project criteria so that each project responds to current educational needs, technology, and trends that are paramount in creating a campus system that can continue to thrive. Just as the 1998 Master Plan outlined the development of the physical campus for the previous 10 years, the Career and Educational Facilities Master Plan 2010 Update will aid the planning and design of both future facilities and open spaces so that they best respond to Santa Monica College's mission and guiding principles.

KEY OBJECTIVES AND PURPOSES

Primary Objective. The primary objective of the Master Plan 2010 Update is to update the 1998 Master Plan goals and policies with respect to planning, acquiring, modernizing, improving, developing, and maintaining property, facilities, and equipment to provide the best possible educational environment and promote the incorporation of sustainable resources.

Purposes. The purposes of the Master Plan 2010 Update are to identify long-term planning goals for SMC facilities that will assist the District in preparing students for the jobs of the 21st century and competing in a global economy, including the teaching of math, science, technology, and arts; to identify program improvements for specific projects; and to obtain necessary project-specific approvals.

The Master Plan 2010 Update proposes the renovation, new construction, and demolition on the 41.4-acre Main Campus, the 3.5-acre Academy of Entertainment and Technology Campus, the 2.4-acre Olympic shuttle lot, and the 4.5-acre Performing Arts Campus. In addition, the Master Plan 2010 Update incorporates current facilities and planned improvements already approved by the Board of Trustees at these campuses and at the Bundy Campus, Airport Arts Campus, and Emeritus College.

The Master Plan 2010 Update provides for the orderly implementation of capital improvement projects as identified in Measure AA, a local bond measure approved by the voters of the District in November 2008; the final phase of a modernization program of new and renovated facilities on the Main Campus; the consolidation of related digital media programs in new and renovated facilities on the Academy of Entertainment and Technology Campus; the seismic repair and expansion of facilities at the Performing Arts Campus; related parking improvements; related circulation improvements; related landscaping and open space elements; general site improvements; and the long-range development planning for the Olympic Shuttle site.

Specific Objectives: SMC's specific land use and planning objectives identified for the Master Plan 2010 Update are as follows:

- To identify development opportunities to upgrade and improve SMC Campus sites with regard to improving program accessibility, land use compatibility, transportation and sustainability.

- To provide for a replacement Math and new Science wing building. The math department operates in a temporary facility that is nearing the end of its life cycle. The current facility lacks the infrastructure to support modern classroom technology. The Earth, Life, and Physical Sciences programs are operating in spaces that are too small and scattered around the campus. This inhibits the sharing of resources and incurs expensive replacement costs for laboratory teaching materials. There are insufficient science lab classrooms to offer needed course section for the Allied Health and Nursing Program. The new building would restore to the Main Campus an instructional observatory and would provide a replacement planetarium to meet the increasing demands for course offerings and community educational programs.
- To provide for a replacement Physical Education building. The physical education department is currently operating in a 1958 building in which many of the systems are in poor condition, including the roof, the concrete floors, the restrooms, showers, exhaust systems, and electrical systems. The fire systems are not centrally monitored and the building lacks a fire sprinkler system. A replacement building would provide additional indoor physical education and fitness training, would provide equal support facilities for men and women, would provide needed facilities for the dance program, and would be available to the community during non-instructional times.
- To provide for a replacement Corsair Field stadium and ESL relocation. The 1948 Corsair Field concrete stadium structure is experiencing deterioration of the concrete and does not meet current seismic standards or current accessibility requirements. The ESL program operates in temporary buildings that are nearing the end of their life cycle.
- To provide for a central plant. A central heating and cooling system for the Main Campus would provide cost savings and energy savings.
- To upgrade and modernize the existing Drescher Hall building, to provide for further improvements along the Pico Boulevard frontage, and to provide new space for a bookstore and small-scale student-serving retail spaces. The open space associated with this improvement provides the main arrival area to campus and a transitional area from a public zone to a campus zone.
- To provide for expansion at the Academy of Entertainment & Technology Campus to bring together programs in digital arts, media, communication, journalism and broadcasting, the relocation of the College's radio station, and incorporated parking;
- To provide for program expansion at the Performing Arts Campus in music, art, public programs, and related parking, and to complete seismic repair. The East Wing of the 1933 classroom building is seismically deficient; a replacement upgrade would provide necessary additional practice space for the Music Department, necessary office space for the performing arts staff and technicians, and a location for community events. An underground parking garage would support increased educational and public use of the stages and auditoriums and would increase open space. A future educational facility would meet future program needs of the music department, art department, and performing arts groups at the site.
- To provide for long-range development planning at the Olympic Shuttle site.
- To reinforce the pedestrian character of the Campuses by: supporting vibrant and walkable campuses, providing for enhanced student and faculty interaction, increasing the ease of navigation throughout each campus, and enhancing links between the open spaces and landscape on the campuses.
- To reorganize and better define bicycle routes and bicycle-related facilities on the Campuses. Specifically, to help promote the use of alternative transportation, increase the ease of use of bicycle facilities and storage, and reduce the impact on traffic on adjacent streets and neighborhoods.
- To continue to expand upon the successful sustainable practices of Santa Monica College. Specifically, to optimize functional relationships of SMC facilities and landscape, increase efficiencies in water and energy use, and to achieve LEED certification on all new facilities.

The Master Planning Process

At its March 15, 2008 retreat, the Board of Trustees provided direction to staff to plan for the construction and financing of a modernization and new construction program. In May 2008, the Board of Trustees discussed a proposed Facilities Master Plan update and means of financing, and approved a contract with Gensler, a world renowned architectural firm headquartered in Santa Monica, for the first phase of the master planning effort. In moving forward, the Board of Trustees noted that based upon a scientific survey of District resident voters, 94% considered the College an important part of the community; 58% of the respondents reported that they or someone in their immediate family had attended the College, and 52% of the respondents had been on the College campus within the past year. 65% of the respondents had looked through the SMC course catalog, and 46% had listened to the College's radio station KCRW in the past month (15% of the respondents were KCRW members).

In July 2008, the Board of Trustees approved placing Measure AA, a facilities bond measure, on the November ballot.

With the passage of Measure AA, in November 2008, the Board of Trustees approved a second phase of the master planning effort, to meet with the campus community to examine programs for new buildings, moves and relocations, land use, density, open space, transportation, sustainability, and phasing. Outreach included a presentation to DPAC in December 2008, to the Board of Trustees in January 2009, to faculty and staff in March 2009, to a campus sustainability group in June 2009, and to Senior Staff in September 2009.

In May 2009 the Board of Trustees approved a third phase of the master planning effort, to analyze access, circulation, service, delivery, bicycle routes, and storage needs, and to provide for public outreach. Two public meetings open to the community were held in late September and early October 2009, which were widely advertised through newspaper advertising and through a community-wide mailing. A third community meeting was held October 7, 2009. This meeting also served as the scoping meeting for the EIR process.

The Notice of Preparation of an EIR for the proposed Master Plan 2010 Update was circulated for a 30-day review period starting on September 24, 2009 and ending on October 26, 2009. A report on the community meetings and issues raised was provided to the Board at the November 2009 meeting. Based on a preliminary assessment of the Master Plan and the agency and public comments received, the District determined the scope of the EIR. Consistent with CEQA, the Draft EIR was circulated for a 45-day period starting on April 21, 2010 and ending on June 4, 2010. The Draft EIR was available to the public via the College's official website, copies of the Draft EIR were available for public review at SMC's administrative offices during normal business hours, and notices were published multiple times in the Santa Monica Daily Press. The District received 17 comment letters, including one form letter signed by nine individuals. The comment letters and responses to the comment letters can be found in the Final EIR, dated July 15, 2010. A discussion of the issues is provided below.

Prior to the issuance of the Final EIR, a report on the draft Master Plan was made to the Board of Trustees at the June 2010 meeting. Notices of availability of the Final EIR and responses to comments were mailed to each agency and individual that commented on the Draft EIR on July 16, 2010. Copies of the Final EIR were made available to the public and posted on the District website on July 19, 2010. Courtesy reminders of the availability of the Final EIR and the public hearing on August 3, 2010 were provided through prominent advertisements in the Santa Monica Daily Press.

Other Approved Projects and Educational Initiatives

The environmental analysis provides for future planned improvements at four of the District's campuses. It should be noted that the proposed Master Plan also incorporates existing improvements at all the District campuses, including all previous approvals authorized by the Board of Trustees. The Board has previously approved the Student Services building now under construction on the Main Campus, and has previously approved a planned facility at the Bundy Campus to support SMC's workforce development program and Career Technical Education programs, and to provide for the advanced instruction tailored to the needs of the Westside workforce, in partnership with other agencies.

Additionally, the District has committed to two educational initiatives. One is an Early Childhood Development Lab School in partnership with the City of Santa Monica to be located at the Santa Monica Civic Center. The City of Santa Monica is the Lead Agency for this project.

The other is a possible Malibu Campus, to be located in the Malibu Civic Center. The District will conduct a future environmental analysis of this potential program and facility when the project is further defined.

Project Description

Project Characteristics

In total, the Proposed Project would result in a total of approximately 1,409,151 gross square feet of development (or approximately 903,552 square feet of assignable square feet (ASF)) campus-wide, which is a net increase of 243,626 gross square feet (or approximately 161,990 square feet ASF) as compared to the existing environmental baseline conditions. The Proposed Project would involve the demolition of approximately 227,020 square feet of gross building area (or 144,877 square feet ASF).

For the Main Campus, the Master Plan 2010 Update calls for a replacement Math and Science Extension building (70,057 ASF); a replacement Health, Fitness, Dance, and Physical Education building (38,000 ASF); a new centralized plant for heating and cooling; additional renovations and additions related to the modernization of Drescher Hall and the Pico Promenade beautification project (7,100 ASF); and the replacement of the stadium and related facilities (20,047 ASF). The Master Plan calls for the demolition of the Liberal Arts Building (-19,278 ASF), the demolition of the Letters and Science Building (-14,892 ASF), the demolition of the Math Complex and the Library Village (-32,010 ASF), the demolition of the Physical Education building (-16,744 ASF), the demolition of the English as a Second Language (ESL) Building (-4,828 ASF), and the demolition of the Corsair stadium and related facilities (-16,518 ASF).

Implementation of the Master Plan at the Main Campus will result in a net increase of 11,037 ASF on the Main Campus compared to baseline conditions in January 2009 and interim projects. When fully implemented under the 2010 Master Plan, the total building area for the Main Campus, including all projects currently existing or entitled, will be approximately five percent below the gross square feet called for under the 1998 Master Plan.

For the Academy of Entertainment and Technology Campus, the Master Plan calls for a reduction of the existing 31,521 ASF building to a new building area of 29,297 ASF; the addition of a new wing to the existing building with 19,419 ASF, including a new parking structure with 450 parking spaces to replace 255 surface parking spaces; and a new building to house SMC's radio station (KCRW) with 27,753 ASF. Parking will be provided in two levels below grade and four levels above grade plus rooftop parking, with entry and egress from a relocated driveway on Pennsylvania Avenue, currently a one-way street flowing to the east. A commercial project pending with the City of Santa Monica proposes the conversion of Pennsylvania Avenue to a two-way street, and the Master Plan 2010 Update accommodates this anticipated change by the City of Santa Monica.

Implementation of the 2010 Master Plan at the Academy of Entertainment and Technology Campus will result in a net increase of 47,172 ASF and the net addition of 195 parking spaces.

For the Olympic Shuttle site, the Master Plan 2010 Update calls for the long-range development of educational facilities with a total building area of 48,750 ASF plus a parking structure with 630 parking spaces, to replace a surface parking lot with 211 parking places.

For the SMC Performing Arts Campus, the Master Plan 2010 Update calls for a replacement of the east wing of the main classroom building at 1310 11th Street with a new two-story wing that connects at both levels to the main structure (15,461 ASF); a new extension to the west wing of the main building (3,350 ASF); and a new fine arts exhibition building with related classrooms and offices (40,600 ASF). The 2010 Master Plan calls for the demolition of the existing east wing (-2,980 ASF) and the removal of temporary office trailers (-1,400 ASF). The 2010 Master Plan also calls for a new 3-level underground parking structure and surface parking (650 spaces) to replace an existing surface parking lot (285 spaces).

Implementation of the 2010 Master Plan at the Performing Arts Campus will result in a net increase of approximately 55,031 ASF on the Performing Arts Campus and a net increase of approximately 365 parking spaces.

Architectural Scale and Massing

The scale and massing of the buildings proposed as part of the SMC Facilities Master Plan 2010 Update would be compatible with the existing design and urban form within the main campus and at each of the respective satellite campus locations.

Main Campus. On the Main Campus the existing buildings are between one and four stories in height. Corsair Stadium would be demolished and replaced in the same location with a new stadium that is approximately the same height and footprint as the existing stadium. The temporary math complex (a series of one-story buildings fronting Pearl Street) would be demolished and would then become open space. The one-story physical education building would be replaced with a 3-level Health, P.E., Fitness, and Dance building. The IT Telecom Relocation would extend the existing 2-level library building to the south closer to Pearl Street. The 2-story Liberal Arts and Letters & Science buildings and one-story counseling complex would be demolished and redeveloped with a 3-level and 2-level building to support Math and Sciences.

AET Campus. The AET Campus is currently developed with a 50,000 square foot 2-story building. The proposed 2010 Update would redevelop this site with a 3-level KCRW building and a 2-level AET expansion building with a 7-level parking structure (2 levels below grade and 5 levels above grade) fronting Pennsylvania Avenue.

Olympic Shuttle Lot. The Olympic Shuttle lot is currently developed as a surface parking structure with a parking attendant kiosk. The proposed 2010 Update would develop the site with a 3-level, 75,000 square foot structure and below grade parking.

Performing Arts Campus. The existing Performing Arts Campus is developed with a 2-level structure fronting Arizona Avenue and a 3-story, 75-foot high theater building. The proposed 2010 Update would redevelop the southern portion of the site, which is currently surface parking, with a 3-level educational facility and underground parking structure.

Environmental Analysis

The Initial Study/Notice of Preparation determined that the following environmental impacts were not considered potentially significant and were not addressed in the Final EIR: biological resources and cultural resources.

The Final EIR determined that the following environmental impacts were found to be less than significant and would not result in significant cumulative impacts, and no mitigations are required or recommended: hydrology, land use and planning, public utilities (sewer, water, energy, solid waste), and public services (police).

The Final EIR determined that the following environmental impacts were found to be less than significant and no mitigations are required; nonetheless, the College shall implement mitigation measures as part of the Master Plan 2010 Update in the following areas: air quality and fire protection. The mitigations for these areas are found in the Mitigation Monitoring Program in the accompanying resolution.

The Final EIR determined that the following environmental impacts could feasibly be eliminated or substantially reduced below a level of significance and that the College shall implement mitigation measures in these areas as part of the Master Plan 2010 Update: aesthetics, hazards and hazardous materials, noise/vibration, geology/soils, and neighborhood effects (aesthetics, hazards and hazardous materials, noise/vibration, and geology/soils). The mitigations for these areas are found in the Mitigation Monitoring Program in the accompanying resolution.

The Final EIR determined that the environmental impacts in the area of traffic and transportation cannot feasibly be avoided or mitigated to below a level of significance. Nevertheless, their impacts are found to be acceptable due to overriding considerations as discussed below. As detailed in the Final EIR, the project would result in a net increase of 5,678 daily weekday trips, including 572 weekday AM peak hour trips and 426 weekday PM peak hour trips, and a net increase of 1,410 daily weekend trips, including 141 weekend mid-day peak hour trips. The Final EIR found that the Project would result in a significant and unavoidable impact at 36 intersections and at 13 street segments. The FEIR mitigation monitoring program, recommended for adoption, would alleviate most of the transportation and traffic impacts through a comprehensive and thorough Transportation Demand Management (TDM) program that would be monitored and measured through at least the year 2017, which is the anticipated build-out of the project, or beyond until the trip generation target is reached in two successive reporting periods. A discussion of the recommended TDM program and other transportation and traffic mitigations is provided below.

Issues For Discussion

Transportation and Traffic

As noted in the Traffic and Parking Study provided as Appendix F of the Draft EIR, on a comparative basis with trip rates provided in the ITE *Trip Generation* manual (ITE Land Use Code 540, Junior/Community College), the observed Santa Monica College trip rates are 21%, 31% and 15% lower than the applicable ITE trip rates for the AM peak hour, PM peak hour, and daily basis. This difference in the observed rates versus the ITE rates is representative of the urban location of SMC which includes extensive public transit service, and pedestrian and bicycle trip-making opportunities provided at the campuses and surrounding areas.

Among other programs, SMC's transportation initiative, the "Any Line, Any Time" collaboration with the City of Santa Monica's Big Blue Bus, has achieved a high public transit ridership to the main campus. According to the Traffic and Parking Study, public transit accounts for 35% of the AM peak hour arrivals and departures and 25% of the PM peak hour arrivals and departures at the Main Campus.

With the implementation of the mitigation measures for transportation and traffic—including the goal of ensuring that cumulative vehicular trip generation does not exceed current levels at the affected campuses in the weekday afternoon peak hour—potentially significant traffic impacts will be reduced, but it is anticipated that there will remain significant impacts at individual intersections and street segments that cannot feasibly be avoided or fully mitigated to below a level of significance.

Pages IV.J-79 through IV.J-82 of the Draft EIR offer a discussion regarding the recommended transportation and traffic mitigation measures outlined for the Proposed Project. These measures primarily outline the implementation of a Transportation Demand Management (TDM) plan to reduce vehicular traffic and parking generated by the various project campuses. The TDM measures implemented as part of the Project will be aimed at decreasing the number of vehicular trips generated by persons traveling to and from the site by offering specific facilities, services, and actions designed to increase the use of alternative transportation modes (e.g., transit, rail, walking, bicycling, etc.) and ridesharing.

Consistent with the objectives of the City of Santa Monica's Draft LUCE, the goal of the SMC TDM plan is to manage the total aggregate trip generation of the SMC Main Campus, AET, Olympic Shuttle Lot, and PAC campuses such that the PM peak hour trip generation would not exceed pre-Project levels (see Mitigation Measure J-3). While the overall SMC system would be "traffic neutral" the actual trip reductions measured at each campus may vary considerably, and may not be equivalent to the potential increases otherwise forecasted for each campus. Thus, even if the aggregate trip reduction targets are attained, some campuses may generate additional trips as compared to current conditions following Project completion while other campuses may experience a relative decrease in trips. Accordingly, due to the high sensitivity of the City of Santa Monica's significant traffic impact thresholds utilized in the assessment of impacts at the study intersections and street segments, it is likely that some locations would still experience traffic increases due to the Project that would cause traffic impacts to be deemed significant. Nevertheless, the implementation of the SMC TDM plan is recommended to eliminate the significant traffic impacts at some locations and reduce the level of severity of the significant traffic impacts at other locations.

Other measures have been considered to reduce the significant transportation impacts forecast through the provision of additional intersection capacity under either the weekday AM and PM peak hour, or weekend mid-day peak hour conditions to less than significant levels. A discussion of the capacity enhancement measures at the study intersections is provided in Appendix K of the Traffic Study of the Draft EIR. These measures primarily focus on increasing the capacity of the affected intersections through improvements such as roadway restriping, roadway widening, changes in existing traffic signal operations, and/or installation of new traffic signals. As such, it is recommended that the capacity enhancement measures not be considered as potential traffic mitigation for the following reasons:

- Implementation of the potential measures is beyond the control of the Lead Agency (and therefore is not a certainty) as the improvements would require approval from the City of Santa Monica, the City of Los Angeles, and/or Caltrans in order to permit construction;
- Many of the potential measures would require the removal of existing curbside parking spaces, which could result in secondary adverse impacts due to the loss of curbside parking, which is heavily utilized in an urban area such as Santa Monica;
- The City of Santa Monica by practice typically does not allow street widening, particularly if it causes a reduction in sidewalk/parkway width; and
- The relatively high costs of implementing the potential capacity enhancement measures substantially outweigh the relative low severity of the potential traffic impacts due to the Project.

Corsair Stadium Replacement

A number of comments regarding the proposed demolition and reconstruction of Corsair Stadium were received in response to the publication of the Draft EIR. Many of the issues are addressed in the Draft EIR. Specifically, the Draft EIR states that Corsair Stadium would be demolished and replaced in the same location with a new stadium that is approximately the same height and footprint as the existing stadium. The impacts related to the demolition of Corsair Stadium are included in the construction related air quality emission modeling as shown on Section IV.C Air Quality of the Draft EIR. Table IV.C-8, Construction Parameters, identifies all of the associated construction activities planned to occur on each campus. For the Main Campus, the Corsair Stadium/ESL demolition estimates are stated to occur on a 1.34-acre site with 29,686 square feet of demolition and 0.75 acres of surface areas to be paved. It should be noted the modeling assumptions are based on asphalt paved surfaces, which generate increased emissions associated with off gassing. This estimate provides for a conservative estimate as the 0.75 acres of paved surfaces would be improved with various hardscape materials other than asphalt such as preformed concrete pavers, blocks, concrete and/or crushed rock materials. The estimated daily peak construction emissions are reported in Table IV.C-9.

With respect to contaminants and potential health issues to local sensitive receptors, the air quality analysis in the Draft EIR concludes that the Proposed Project would not include any land uses involving the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants, and no toxic airborne emissions would result from its implementation. In addition, construction activities associated with the Proposed Project would be typical of other sites in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

With respect to the proposed demolition and reconstruction of Corsair Stadium and the potential for structural impacts upon neighboring properties, no impacts are expected to occur. The minimum distance between Corsair Stadium and the nearest off-site structures (the single-family residences along 16th Street), is greater than 60 feet, with 16th Street in between. Construction activities such as jackhammering, scraping asphalt, excavating soil and building construction would not result in any physical impacts to structures located at a distance of 60 feet. It should also be noted that SMC has completed several improvement projects near and adjacent to other commercial, school, and residential land uses without incident and has demonstrated good housekeeping practices on all construction sites.

SMC has investigated the option to repair, restore and upgrade Corsair Stadium and has found this option to be infeasible from both an economic and technical basis. For one, the geotechnical upgrades required to meet seismic code safety regulations and ADA access requirements would involve a considerable amount of demolition to cut and reinforce cement foundations. In this regard, little benefit would be realized in terms of avoiding construction impacts because much of the cement would need to be jackhammered, cut and removed from the site. In addition, a planned reinforcement effort would take longer to design and implement and would extend the overall duration of the renovation or construction process. (See the Corsair Field Stadium Seismic Evaluation Study, prepared by John A. Martin & Associates, Draft dated October 15, 2006, included as Appendix D to this Final EIR.)

Bicycles

Comments on master plan improvements to accommodate and promote bicycle use were received from a number of residents and from a local bicycle advocacy group. In response, the District notes that bicycle volume counts were conducted on the Main Campus as part of the EIR, as shown in Table III-6 on page III-21 of the Final EIR, and notes a number of existing programs and planned improvements for bicycle use as detailed beginning on page III-25. A number of these improvements are a component of the Pico Promenade Improvements project now under construction. The District also notes its ongoing activities with the City of Santa Monica in addressing the planning and implementation of bicycle routes

and its collaboration with the City and the School District in support of a grant application to integrate Campus planning with street planning with regard to bicycle, pedestrian, and transit use. The District notes that ultimately, the City has jurisdiction over the design and operation of bicycle routes on City streets. The District is encouraged by the strong advocacy for bicycles and will continue to integrate the use of bicycles into its facility planning efforts.

Air Quality Analysis

The South Coast Air Quality Management District (AQMD) requested the quantification of localized air quality impacts from oxides of nitrogen (NO_x) and particulate matter (PM₁₀ and PM_{2.5}). Although not required, in an effort to meet the request of the AQMD, the Final EIR has been revised to quantify localized construction and operational air quality impacts from NO_x, PM₁₀, CO, and PM_{2.5} emissions. As shown in detail beginning on page III-5 of the Final EIR, the proposed project would not exceed the thresholds of significance for air quality impacts from these emissions.

Project Alternatives

According to CEQA guidelines, an EIR must include the analysis of a reasonable range of alternatives to the proposed project. The Final EIR includes an analysis of a “No Project Alternative,” a “Reduced Density Alternative,” and a “Olympic Shuttle Lot Land Swap Alternative.” CEQA mandates that the Lead Agency identify the environmentally superior alternative (the alternative that reduces the significant impacts of the project to the greatest extent; if the No Project Alternative is the environmentally significant alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives). However, the Lead Agency may consider the project objectives in part or in total in approving the project, and may adopt a statement of overriding consideration in doing so.

The CEQA-mandated environmentally superior alternative is the “Reduced Density Alternative.” The Reduced Density Alternative would be environmentally superior to the Project because it would reduce weekday traffic impacts at 15 of the significantly impacted study intersections, and would eliminate only the AM peak hour impact at two additional intersections and the PM peak hour impact at one additional intersection. In total, the Reduced Density Alternative would result in 14 significantly impacted traffic intersections on weekday peak hours. With respect to street segments, the Reduced Density Alternative would reduce street segment traffic impacts at five of the 13 significantly impacted street segments. The Reduced Density Alternative would result in impacts equal to or less than the impacts of the Project, as well as the other alternatives considered; but the Reduced Density Alternative would be likely to result in significant adverse traffic impacts at individual intersections and street segments. The No Project Alternative also would result in impacts that would be equal to or less than the impacts of the proposed project.

However, neither the Reduced Density Alternative nor the No Project Alternative are feasible because they do not satisfy the Project Objectives to sufficiently accomplish needed demolition and replacement of aging and inadequate teaching facilities to the extent identified as needed on the Project Sites.

Because of their reduced scope, neither the Reduced Density Alternative nor the No Project Alternative would fully accomplish replacing a temporary facility that is nearing the end of its life cycle (i.e., Math), integrating and providing adequate space for the Earth, Life and Physical Sciences programs, providing safer and necessary replacement facilities for Physical Education, improving the seismic safety and replacing deteriorated condition of the stadium, upgrading and modernizing Drescher Hall, all of which are on the Main Campus. Nor does the Reduced Density Alternative or the No Project Alternative meet the Project Objective of providing sufficient facilities to bring together programs in digital arts, media, communication, journalism and broadcasting, as well as the College’s radio station and incorporated parking at the Academy of Entertainment & Technology Campus. Nor does the Reduced Density Alternative or the No Project Alternative meet the Project Objective to sufficiently accommodate program expansion of music (additional practice space), art (necessary office space),

public programs (location for community events), and related parking, as well as needed seismic repairs to the East Wing of the school building constructed in 1925 and reconstructed following the 1933 earthquake, all of which are on the Performing Arts Campus. Nor does the Reduced Density Alternative or the No Project Alternative meet the Project Objective of providing sufficient space for the envisioned long-range development of the Olympic Shuttle site, although that planning is more conceptual in nature and will likely trigger further environmental review as the development of that site is refined in the future.

There are also benefits to the long-range development of satellite campuses such as the Olympic Shuttle site because the Main Campus is land-locked and expansion of the boundaries of the Main Campus would therefore be problematic.

The contemplated replacement, seismic safety upgrades, program expansion, program integration, and future capacity fulfillment as outlined in the Project Objectives are essential to the educational mission of the College, the future education of its students, and the variety of services and benefits provided to the surrounding community by an educational institution of this caliber.

The Olympic Shuttle Lot Land Swap Alternative would also be environmentally superior to the Project because it would reduce weekday traffic impacts below levels of significance at eight of the significantly impacted study intersections. With regard to street segments, the projected impacts would be the same as for the Project. While it may be environmentally superior to the Project, the Olympic Shuttle Lot Land Swap Alternative is not feasible at this time because there is no final agreement between the City of Santa Monica and the District as to the contemplated exchange of property between these two public institutions. As the EIR notes in Section VI.C, this Alternative consists of a “potential land swap between the City of Santa Monica and SMC.” The target property for the land swap is owned by the City and leased to third parties. The District itself does not have a practice of exercising its powers of eminent domain in such circumstances, and thus as a matter of policy cannot achieve this alternative without the concurrent agreement and actions of the City of Santa Monica. Such an agreement has not been reached at this time; therefore, the contemplated land swap cannot be successfully accomplished at this time, and the Olympic Shuttle Lot Land Swap Alternative is not presently feasible. Should ongoing discussions with the City result in a land swap, we will revise the Master Plan to remove the Shuttle site.

Statement of Overriding Considerations

As fully described in Section IV.J, the Final EIR found that the Project would result in significant and unavoidable adverse impacts to traffic and transportation. Consistent with 1405 (n) of the Santa Monica College CEQA Guidelines and Section 15093 of the State CEQA Guidelines, the Board of Trustees may make a Statement of Overriding Considerations and find that the educational, social, cultural and economic benefits of the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project outweigh the unavoidable environmental impacts based on the reasons stated below and more particularly in Section 6 of the resolution before the Board. The benefits identified are each one, in and of themselves, sufficient to make a determination that the adverse environmental effects are acceptable.

The Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project will address important deficiencies in the College’s facilities to support delivery of “the best possible educational environment” and to “promote the use of sustainable resources,” as reflected in the College’s mission statement. The improvements contemplated in the Master Plan 2010 Update were endorsed by the voters of the District in November 2008, when they passed local bond measure AA.

At present, the College has a significant deficiency of facilities for math, science, physical education, and ESL on the Main Campus

The physical education department is currently operating in a 1958 building in which many of the systems are in poor condition, including the roof, the concrete floors, the restrooms, showers, exhaust systems, and electrical systems, and must be replaced.

The Project would provide for a replacement Corsair Field stadium that does not meet current seismic standards and for the ESL relocation from temporary buildings.

At present, the College is unable to fully integrate its educational programs in media arts. The 2010 Master Plan will enable the College to bring together compatible educational programs in digital arts, media, communication, journalism and broadcasting on one integrated media campus.

The East Wing of the classroom building at the Performing Arts Campus is seismically deficient; replacement is more cost efficient. Furthermore, the demand for additional educational opportunities related to dance, drama/theater, music, or visual arts cannot be accommodated within the existing facilities at the Performing Arts Campus.

The 2010 Master Plan will better reinforce the pedestrian character of the Campuses by supporting vibrant and walkable campuses, providing for enhanced student and faculty interaction, increasing the ease of navigation throughout each campus, and enhancing links between the open spaces and landscape on the campuses.

The 2010 Master Plan will reorganize and better define bicycle routes and bicycle-related facilities on the Campuses. This, in turn, will help promote the use of this alternative means of transportation, increase the ease of using bicycles, and correspondingly reduce the impact of traffic on adjacent streets and neighborhoods.

The 2010 Master Plan will continue to expand upon the College's successful sustainable practices through optimizing functional relationships of facilities and landscape, increasing efficiencies in water and energy consumption, and accomplishing LEED certification on all new facilities.

In contrast to these extensive educational, cultural, social and economic benefits, the Project's one single area of adverse environmental effects which cannot be mitigated below a level of significance is comparatively minor in nature. Specifically:

- The Final EIR's finding of potentially unmitigable significant adverse traffic impacts at some of the study intersections and street segments are partially offset by the comprehensive Transportation Demand Management (TDM) plan as developed through the EIR process.
- Some of those impacts stem from the EIR's use of the City of Santa Monica's highly sensitive thresholds for measuring significant traffic impacts.
- The additional traffic caused by this Project is likely to constitute a very small percentage of both the overall traffic and the incremental additional traffic at these intersections.
- The College has not declined to implement any feasible traffic mitigation measures identified in the EIR.

Recommendation

For the above reasons, it is respectfully recommended that the Board of Trustees:

1. Adopt the resolution contained in Attachment A entitled “A Resolution of the Board of Trustees of the Santa Monica Community College District Certifying the Final Environmental Impact Report Prepared for the Santa Monica College Career and Educational Facilities Master Plan 2010 Update Project.”
2. Adopt the resolution contained in Attachment B entitled “A Resolution of the Board Of Trustees of the Santa Monica Community College District Making Findings Necessary To Approve the Santa Monica College Career and Educational Facilities Master Plan 2010 Update, Adopting Statement of Overriding Considerations, Adopting a Mitigation Monitoring Plan, and Approving the Santa Monica College Career and Educational Facilities Master Plan 2010 Update.”



Santa Monica College
Corsair Field Grandstand

Grandstand Entry and Stair



Santa Monica College
Corsair Field Grandstand

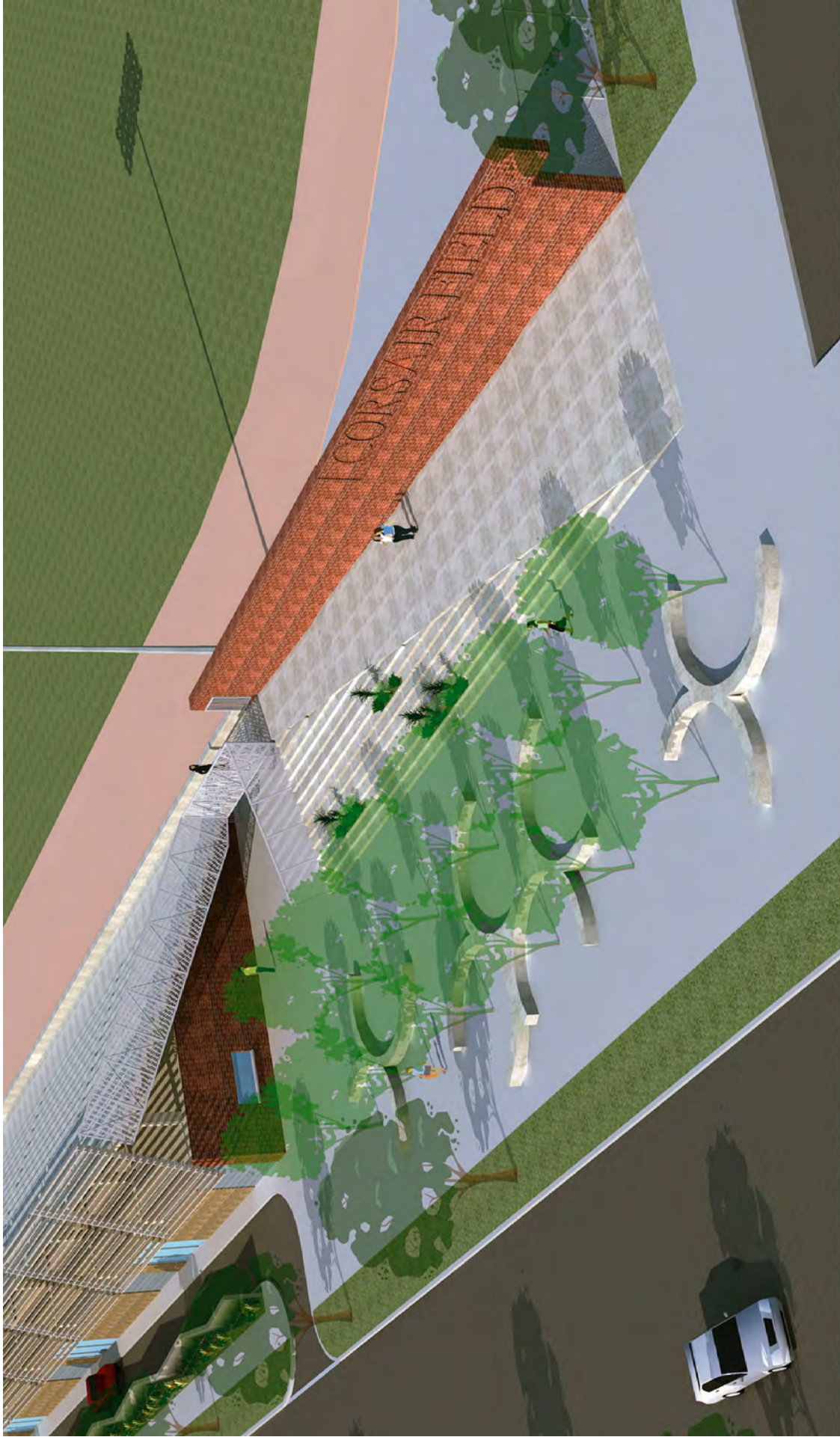
View Of Drop Off Plaza



Santa Monica College
Corsair Field Grandstand

View Of Drop Off Plaza

CORSAIR FIELD CONCEPT STUDY



Santa Monica College
Corsair Field Grandstand

View From 16th and Pearl



Santa Monica College
Corsair Field Grandstand

Entry Plaza Ramp



Drop Off Plaza: Stair and Canopy

Santa Monica College
Corsair Field Grandstand



Santa Monica College
 Corsair Field Grandstand

Site Plan





Santa Monica College
Corsair Field Grandstand

Overall Elevation

IV. MITIGATION MONITORING PROGRAM

INTRODUCTION

This section reflects the mitigation monitoring and reporting program (MMRP) requirements of Public Resources Code Section 21081.6. CEQA Guidelines Section 15097 states:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

ENFORCEMENT

In accordance with CEQA, the primary responsibility for making a determination with respect to potential environmental effects rests with the lead agency rather than the Monitor or preparer of the EIR. As such, the Santa Monica Community College District (SMC) is identified as the enforcement agency for this Mitigation Monitoring and Reporting Program.

PROGRAM MODIFICATION

After review and approval by the lead agency, minor changes to the MMRP are permitted but can only be made by SMC. No deviations from this program shall be permitted unless the MMRP continues to satisfy the requirements of Section 21081.6 of the California Environmental Quality Act (CEQA), as determined by the Lead Agency.

MITIGATION MONITORING AND REPORTING PROGRAM

The organization of the MMRP follows the subsection formatting style as presented within the SMC Career and Educational Facilities Master Plan (2010 Update) Draft EIR. Subsections of all of the environmental chapters presented in the Draft EIR are provided below in Table IV-1. For environmental issue areas where no mitigation measures were required, the MMRP is noted accordingly.

**Table IV-1
Mitigation Monitoring Program**

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
IV.B Aesthetics						
(B-1) A Campus Lighting Plan shall be developed to ensure that lighting provided throughout the SMC Campus system minimizes the extent of spillover onto adjacent properties.	<ul style="list-style-type: none"> Plan approval. 	<ul style="list-style-type: none"> Pre-construction. 	SMC			
(B-2) All new structures shall be constructed of glare-reducing materials that minimize glare impacts on motorists and other persons on and offsite.	<ul style="list-style-type: none"> Plan approval & field check. 	<ul style="list-style-type: none"> Pre-construction & construction. 	SMC			
IV.C Air Quality						
(C-1) The project applicant shall require, by contract specifications, that architectural coatings used at the Proposed Project contain no more than 100 grams of VOC per liter.	<ul style="list-style-type: none"> Plan approval. 	<ul style="list-style-type: none"> Pre-construction. 	SMC			
IV.D Hazards and Hazardous Materials						
(D-1) Prior to the issuance of a demolition permit, a letter shall be obtained by the SMC Office of Facilities Planning from a qualified asbestos abatement and lead-based paint consultant stating that no ACMs or LBP are present in the structures. If ACMs or LBPs are found to be present, such materials will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable state and federal rules and regulations.	<ul style="list-style-type: none"> Asbestos/Lead removal. 	<ul style="list-style-type: none"> Pre-construction. 	SMC			

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
<p>(D-2) If contaminated soils are encountered during Project construction, the District shall prepare and implement a Soil Management Plan (SMP), as required by the Division of the State Architect and in accordance with an approved Memorandum of Agreement between the Applicant and the RWQCB.</p>	<ul style="list-style-type: none"> Field check to confirm measures are implemented. 	<ul style="list-style-type: none"> Construction. 	SMC		
<p>(D-3) Prior to commencement of construction at either site, the soils beneath all proposed structures at the AET and Olympic Shuttle lot, respectively, shall be independently analyzed by a qualified engineer, who shall investigate and record detectable methane levels and recommend appropriate measures to prevent or retard potential methane gas seepage into the proposed buildings. If warranted, all commercial, industrial, and institutional buildings shall be constructed with an approved Methane Control System, with a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.</p>	<ul style="list-style-type: none"> Plan approval. 	<ul style="list-style-type: none"> Pre-construction. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
IV.E Hydrology and Water Quality					
The Proposed Project would be required to comply with federal, state, and municipal regulations concerning stormwater quantity and quality, including relevant requirements under the NPDES permits for construction sites and municipal storm drain systems. No project specific mitigation measures are required.	N/A	N/A	N/A	N/A	N/A
IV.F Land Use and Planning					
No mitigation measures are required.	N/A	N/A	N/A	N/A	N/A
IV.G Noise/Vibration					
(G-1) Pursuant to Section 4.12.110 of the Municipal Code, no demolition of buildings, excavation/grading or construction activity is permitted before 8 a.m. or after 6 p.m. on Monday through Friday, before 9 a.m. or after 5 p.m. on Saturday, all day on Sunday, and on all national holidays.	Field check to confirm measures are implemented.	Construction.	SMC		
(G-2) Pursuant to Section 4.12.110 (d), any construction activities that exceed an 80 dBA equivalent noise level shall occur between the hours of ten a.m. and three p.m., Monday through Friday.	Field check to confirm measures are implemented.	Construction.	SMC		
(G-3) Prior to construction, the contractor shall submit a list of equipment and activities required during construction to the SMC Office of Facilities Planning.	Plan approval.	Pre-construction.	SMC		
(G-4) All construction equipment shall be in proper operating condition and fitted with standard factory noise attenuation features.	Field check to confirm measures are implemented.	Construction.	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(G-5) Sound blankets shall be used on all construction equipment where technically feasible.	<ul style="list-style-type: none"> Field check to confirm measures are implemented. 	<ul style="list-style-type: none"> Construction. 	SMC			
(G-6) A construction relations officer shall be appointed by the College to act as a liaison with neighbors and residents concerning on-site construction activity.	<ul style="list-style-type: none"> Field check to confirm measures are implemented. 	<ul style="list-style-type: none"> Construction. 	SMC			
(G-7) Stockpiling and vehicle staging areas shall be located away from occupied dwellings and other sensitive receptors to the extent feasible.	<ul style="list-style-type: none"> Field check to confirm measures are implemented. 	<ul style="list-style-type: none"> Construction. 	SMC			
(G-8) Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot unless it can be shown that the noise will comply with the requirements of Section 4.12.060. Roof locations may be used when the mechanical equipment is installed within a noise attenuating structure.	<ul style="list-style-type: none"> Plan approval 	<ul style="list-style-type: none"> Pre-construction. 	SMC			
IV.H Public Utilities (Wastewater, Water, Energy Resources)						
No mitigation measures are required. However, the SMC Facilities Master Plan will incorporate a variety of project design features intended to minimize the SMC Campus' demand for public utilities.	N/A	N/A	N/A	N/A	N/A	N/A
IV.I Public Services (Police, Fire)						
No mitigation measures are required for police services. However, the Proposed Project will incorporate a variety of project design features intended to minimize the SMC Campus' need for police services. Specifically, SMC and SMCPD will prepare and implement a security plan addressing policies for crime prevention.	N/A	N/A	N/A	N/A	N/A	N/A

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
(I-1) The following fire safety measures shall be incorporated into the building plans and shall be submitted to the Fire Department for approval prior to the approval by the Division of the State Architect. The plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; and all structures must be within 300 feet of an approved fire hydrant.	<ul style="list-style-type: none"> Plan approval. 	<ul style="list-style-type: none"> Pre-construction. 	SMC		
IV.J Transportation and Traffic					
(J-1) <i>Transportation Dem and Management Association.</i> As part of the LUCE Update process, the City of Santa Monica has identified that a Transportation Demand Management Association (TMA) should be established for the SMC Main Campus. Santa Monica College shall participate in the establishment of a geographic-based TMA for its Main Campus by providing information and sending representatives to the TMA meetings if such a TMA is organized by the City of Santa Monica. If and when formed, the TMA is expected to provide faculty/staff, students, and visitors with resources to increase the amount of trips taken by transit, walking, bicycling, and ridesharing. This mitigation measure does not commit SMC to funding such resources.	<ul style="list-style-type: none"> Coordinate with the City of Santa Monica on TMA. 	<ul style="list-style-type: none"> Post-construction (Operation). 	SMC		
(J-2) <i>Employee Transportation Coordinator.</i> An Employee Transportation	<ul style="list-style-type: none"> Designate an ETC. 	<ul style="list-style-type: none"> Post-construction (Operation). 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
<p>Coordinator (ETC) shall be designated for SMC. The ETC shall manage all aspects of this TDM program and participate in City-sponsored workshops and information roundtables. While the Project encompasses multiple sites, the ETC shall be responsible for TDM activities at all campuses.</p>					
<p>(J-3) <i>Performance Monitoring and Targets.</i> SMC shall seek to ensure that cumulative vehicular trip generation for the Proposed Project does not exceed current levels at the Main Campus, AET Campus, Olympic Shuttle Lot Campus, and PAC Campus. Consistent with the objectives of the City's Draft LUCE, trip generation shall be monitored during the weekday PM peak hour. SMC shall contract with a licensed traffic engineer to monitor compliance with the PM peak hour trip reduction target. A baseline PM peak hour trip generation target shall be established following completion and occupancy of the new Student Services Building by counting traffic at the driveways serving the Main Campus, AET Campus, Olympic Shuttle Lot Campus and PAC Campus. The baseline target shall be determined by summing the trip generation counted at each campus during one common hour (e.g., 5:00 – 6:00 PM). Thereafter, once every two years, beginning in the first full school year following the occupancy of the first building greater than 20,000</p>	<ul style="list-style-type: none"> Conduct weekday PM peak hour monitoring counts at the SMC campus driveways. 	<ul style="list-style-type: none"> Operation. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
<p>ASF constructed under this Master Plan, the traffic engineer shall conduct weekday PM peak hour monitoring counts at the SMC campus driveways and prepare a report on compliance for SMC's Board of Trustees. The traffic monitoring should generally be conducted on a mid-weekday (Tuesday, Wednesday or Thursday) in the middle of the Fall semester (e.g., October) corresponding with the methodology used in establishing the baseline. In the event that the target is not reached in a two year period, SMC shall make modifications to the TDM conditions to more effectively achieve, through reasonable and feasible measures that will not substantially increase the cost of mitigation, the performance target herein. Should the PM peak hour trip generation target be reached in two successive reporting periods (i.e., over four years total), no additional monitoring shall be required. In no event shall the monitoring conclude prior to year 2017 (the anticipated build-out of the Master Plan).</p>					
<p>(J-4) <i>Transportation Information Centers.</i> SMC shall provide on-site information at its Main Campus for employees, students, and visitors about local public transit services (including bus lines, future light rail lines, bus fare programs, rideshare programs and shuttles) and bicycle facilities (including routes, rental</p>	<ul style="list-style-type: none"> Provide Transportation Information Centers. 	<ul style="list-style-type: none"> Operation. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
<p>and sales locations, on-site bicycle racks and showers [at the Main Campus only in the Physical Education building]). SMC shall also provide walking and biking maps for employees, visitors and residents, which shall include but not be limited to information about convenient local services and restaurants within walking distance of the SMC campuses. SMC shall provide information to students and employees of the campuses regarding local rental housing agencies. Such transportation information may be provided through a computer terminal with access to the Internet, as well as through the office of the ETC located at the SMC Main Campus. Transportation information may also be maintained at the administrative offices of the SMC satellite campuses, or by directing inquiries to the Main Campus or SMC web site.</p>					
<p>(J-5) <i>TDM Web Site Information.</i> SMC shall be required to provide transportation information in a highly visible and accessible location on the school's web site, including links to local transit providers, area walking, bicycling maps, etc., to inform employees, students and visitors of available alternative transportation modes to access the campuses and travel in the area. The web site should highlight the environmental benefits of utilization of alternative transportation modes.</p>	<ul style="list-style-type: none"> • Provide TDM Web Site Information. 	<ul style="list-style-type: none"> • Operation. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
(J-6) <i>TDM Promotional Material.</i> SMC shall be required to provide and exhibit in public places information materials on options for alternative transportation modes and opportunities. In addition, transit fare media and day/month passes will be made available to employees, students and visitors during typical business hours.	<ul style="list-style-type: none"> Provide public information on TDM. 	<ul style="list-style-type: none"> Operation 	SMC		
(J-7) <i>Transit Welcome Package.</i> SMC shall provide all new students and employees of the college with a Transit Welcome Package (TWP). The TWP at a minimum will include information regarding SMC's arrangement for free or discounted use of the Big Blue Bus, area bus/rail transit route information, bicycle facilities (including routes, rental and sales locations, on-site bicycle racks, walking and biking maps), and convenient local services and restaurants within walking distance of the SMC campuses.	<ul style="list-style-type: none"> Provide TWP to all new students and employees. 	<ul style="list-style-type: none"> Operation. 	SMC		
(J-8) <i>Expanded SMC Inter-Campus Shuttle.</i> The existing SMC inter-campus shuttle shall be expanded to connect all SMC campuses, including the subject Main Campus, AET Campus, Olympic Shuttle Lot and PAC Campus. Additionally, the SMC Shuttle System route alignments and schedules shall be expanded in the future to connect with planned Metro Exposition Corridor Transit Project Phase 2 stations located within the City of Santa Monica (i.e., 26th	<ul style="list-style-type: none"> Expand Shuttles. 	<ul style="list-style-type: none"> Operation. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
<p>Street/Olympic Boulevard Station, 17th Street/Colorado Boulevard Station and 4th Street/Colorado Boulevard Station). Such shuttle services can be provided by vehicles operated by SMC, or through agreement with a public transit agency such as the Santa Monica BBB. Such expanded shuttle service shall be free or discounted to students and employees of SMC.</p>					
<p>(J-9) <i>Internet-Based/Independent Study Education.</i> SMC shall continue to expand its offering of internet-based and independent study classes which allows for a portion or all of the education activities to occur without students and faculty needing to be physically on-site at an SMC facility.</p>	<ul style="list-style-type: none"> Expand internet-based and independent study classes. 	<ul style="list-style-type: none"> Operation. 	SMC		
<p>(J-10) <i>Public Transit Passes.</i> To the extent feasible, SMC will continue to offer free public transit coordination with the Santa Monica BBB for all students and staff. To the extent feasible, SMC will seek to expand this benefit to other transit providers (i.e., Metro). Should the program whereby students and staff are able to use their SMC identification card for free transit be discontinued or unavailable, SMC will work with the transit agencies to make available the purchase of a transit pass at a highly discounted rate (e.g., 50 percent).</p>	<ul style="list-style-type: none"> Provide free or discounted public transit for students and staff, to the extent feasible. 	<ul style="list-style-type: none"> Operation. 	SMC		
<p>(J-11) <i>Employee Pay for Parking Program.</i> SMC shall continue to require that employees pay for their own parking.</p>	<ul style="list-style-type: none"> Parking fee enforcement. 	<ul style="list-style-type: none"> Operation. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
(J-12) <i>Carpool Program for Employees.</i> SMC shall provide preferential parking within the parking garage for SMC employees who commute to work in employer registered carpools. An employee who drives to work with at least one other employee to the SMC campuses may register as a carpool entitled to preferential parking within the meaning of this provision.	<ul style="list-style-type: none"> Provide preferential parking within the parking garage for SMC employees who commute to work in employer registered carpools. 	<ul style="list-style-type: none"> Operation. 	SMC		
(J-13) <i>Public Transit Stop Enhancements.</i> Working in cooperation with other transit agencies and the City of Santa Monica, SMC shall seek to improve existing bus stops with shelters and transit information within the immediate vicinity of the SMC campuses. Enhancements could include weather protection, lighting, benches, telephones, and trash receptacles. These improvements would be intended to make riding the bus a safer and more attractive alternative. This mitigation measure does not commit SMC to fund any particular improvements.	<ul style="list-style-type: none"> Coordinate with the City on bus stop enhancements. 	<ul style="list-style-type: none"> Operation. 	SMC		
(J-14) <i>Convenient Parking for Bicycle Riders.</i> SMC shall provide locations at all four campuses for convenient parking for bicycle commuters for employees working at the sites, students attending classes at the sites, and visitors to the sites. The bicycle parking will be located within the SMC campuses and/or in the public right-of-way adjacent to the commercial uses such that long-term and	<ul style="list-style-type: none"> Provide bicycle parking. Observe utilization to determine if more bicycle parking is necessary. 	<ul style="list-style-type: none"> Construction & operation. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
<p>short-term parkers can be accommodated. For purposes of this requirement, bicycle parking may mean bicycle racks, a locked cage, or other similar parking area. SMC shall observe utilization of the bicycle parking at the Main Campus and satellite campuses each semester and, if necessary, make arrangements for additional bicycle parking if the demand for bicycle parking spaces exceeds the supply.</p>					
<p>(J-15) <i>Compressed Work Week Schedule.</i> When feasible, a Compressed Work Week schedule shall be offered to employees whereby their hours of employment may be scheduled in a manner which reduces trips to/from the worksite during peak hours for the surrounding streets.</p>	<ul style="list-style-type: none"> SMC scheduling. 	<ul style="list-style-type: none"> Operation. 	SMC		
<p>(J-16) <i>Flex-Time Schedule.</i> When feasible, SMC shall permit its employees within the Project to adjust their work hours in order to accommodate public transit schedules, rideshare arrangements, or off-peak hour commuting.</p>	<ul style="list-style-type: none"> SMC scheduling. 	<ul style="list-style-type: none"> Operation. 	SMC		
<p>(J-17) <i>Guaranteed Return Trip for Employees.</i> SMC shall provide vanpool and carpool reliant employees with a free return trip (or to the point of commute origin), when a personal emergency situation requires it.</p>	<ul style="list-style-type: none"> Provide return trips. 	<ul style="list-style-type: none"> Operation. 	SMC		
<p>(J-18) <i>Student Parking Pricing.</i> SMC shall continue to require that students pay for their own parking.</p>	<ul style="list-style-type: none"> Parking fee enforcement. 	<ul style="list-style-type: none"> Operation. 	SMC		
<p>(J-19) <i>Student Hiring Policies.</i> To the extent feasible, SMC shall provide preferential</p>	<ul style="list-style-type: none"> Implement hiring policies. 	<ul style="list-style-type: none"> Operation. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification	
				Initial	Date
consideration to hiring current SMC students for part-time employment based on satisfaction of other requirements of the available positions.					
(J-20) <i>Local Hiring Program</i> . To the extent feasible, when hiring SMC shall conduct outreach to residents who live within one mile of the SMC campus (or other facility to where the position of employment is offered), based on satisfaction of other requirements of the available positions.	<ul style="list-style-type: none"> Implement hiring policies. 	<ul style="list-style-type: none"> Operation. 	SMC		
(J-21) <i>Expanded Bicycle Routes</i> . SMC shall coordinate with the City of Santa Monica in an effort to enhance and expand the current network of bicycle routes serving the SMC campuses.	<ul style="list-style-type: none"> Coordinate with City on expanding bicycle routes. 	<ul style="list-style-type: none"> Operation. 	SMC		
(J-22) To the extent feasible, SMC shall continue its program with the Santa Monica Big Blue Bus to provide free public transit services to all SMC students and staff. If this is not feasible or practical, SMC shall work with Santa Monica Big Blue Bus to offer reduced rate transportation to SMC students and staff.	<ul style="list-style-type: none"> Coordinate with Big Blue Bus programs. 	<ul style="list-style-type: none"> Operation. 	SMC		
(J-23) To the extent feasible, SMC shall work with other public transit providers (e.g., Metro) to offer free public transit services to all SMC students and staff. If this is not feasible or practical, SMC shall work with the public transit providers to offer reduced rate transportation to SMC students and staff.	<ul style="list-style-type: none"> Coordinate with public transit providers. 	<ul style="list-style-type: none"> Operation. 	SMC		

Mitigation Measure/Condition of Approval	Action Required	Monitoring Phase	Responsible Agency or Party	Compliance Verification		
				Initial	Date	Comments
(J-24) SMC shall seek to expand shuttle connections (either through SMC-operated vehicles and/or in coordination with the Santa Monica Big Blue Bus) between campuses, including future connections to the Expo Light Rail Line stations in Santa Monica.	<ul style="list-style-type: none"> Expand shuttle connections. 	<ul style="list-style-type: none"> Operation. 	SMC			
(J-25) SMC shall work with the City of Santa Monica, Santa Monica Big Blue Bus and Metro to enhance the Pico Boulevard transit plaza including providing expanded sidewalk areas, shelters, lighting, and other passenger enhancement and safety features for both eastbound and westbound transit vehicles.	<ul style="list-style-type: none"> Coordinate with City and Big Blue Bus. 	<ul style="list-style-type: none"> Operation. 	SMC			
IV.K Neighborhood Effects						
Where mitigation measures have been identified to reduce the Master Plan's potentially significant environmental impacts, they are identified by reference herein and presented in detail in each respective section of the Draft EIR.	N/A	N/A	N/A	N/A	N/A	N/A
IV.L Geology/Soils						
(L-1) The Proposed Project shall be designed and constructed in accordance with the recommendations provided in the Project's Final Geotechnical Report for each Project Site, which shall be reviewed by the Division of the State Architect prior to construction.	<ul style="list-style-type: none"> Plan approval & field check. 	<ul style="list-style-type: none"> Pre-construction & Construction. 	SMC			

Source: Christopher A. Joseph & Associates, July 2010.