
II. PROJECT DESCRIPTION

A. PROJECT LOCATION

The Project Site is readily known and identified as the Santa Monica College (SMC) Bundy Campus (“Bundy Campus”). The Bundy Campus encompasses a 10.4-acre parcel of land located at 3171 S. Bundy Drive (also known as Centinela Avenue) in the City of Los Angeles, California. The Bundy Campus is primarily bounded by commercial, restaurant, and airport-related industrial uses within the Santa Monica Airport to the north; Bundy Drive to the east; residential development along Stanwood Place to the south; and residential development along Stewart Avenue to the west.

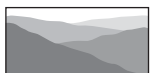
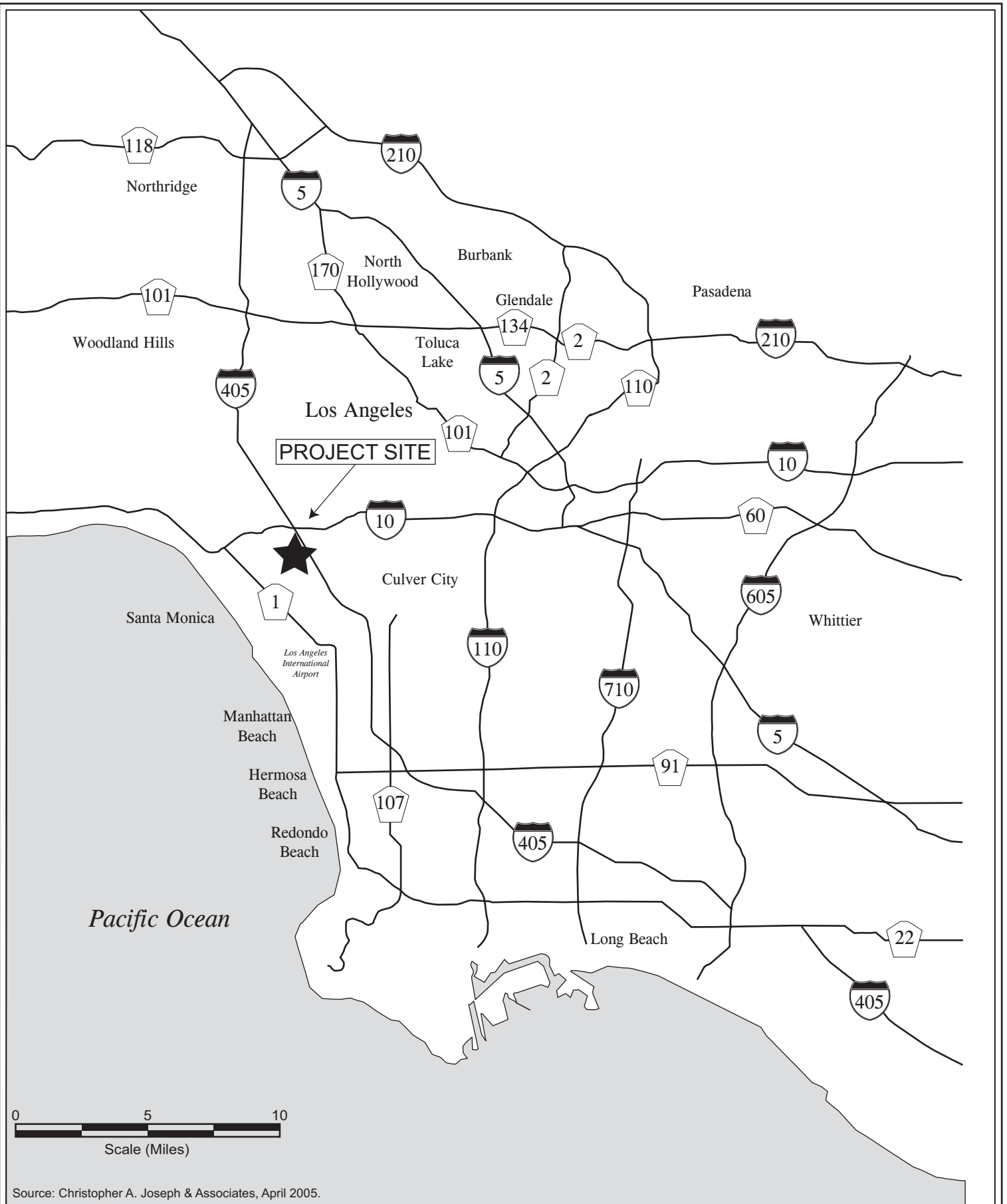
From a regional perspective, the Bundy Campus is located within the West Los Angeles community of the City of Los Angeles and is situated approximately 2.5 miles east of the Pacific Ocean. Regional vehicular access to the Bundy Campus is provided by the Santa Monica Freeway (I-10) and the San Diego Freeway (I-405.)

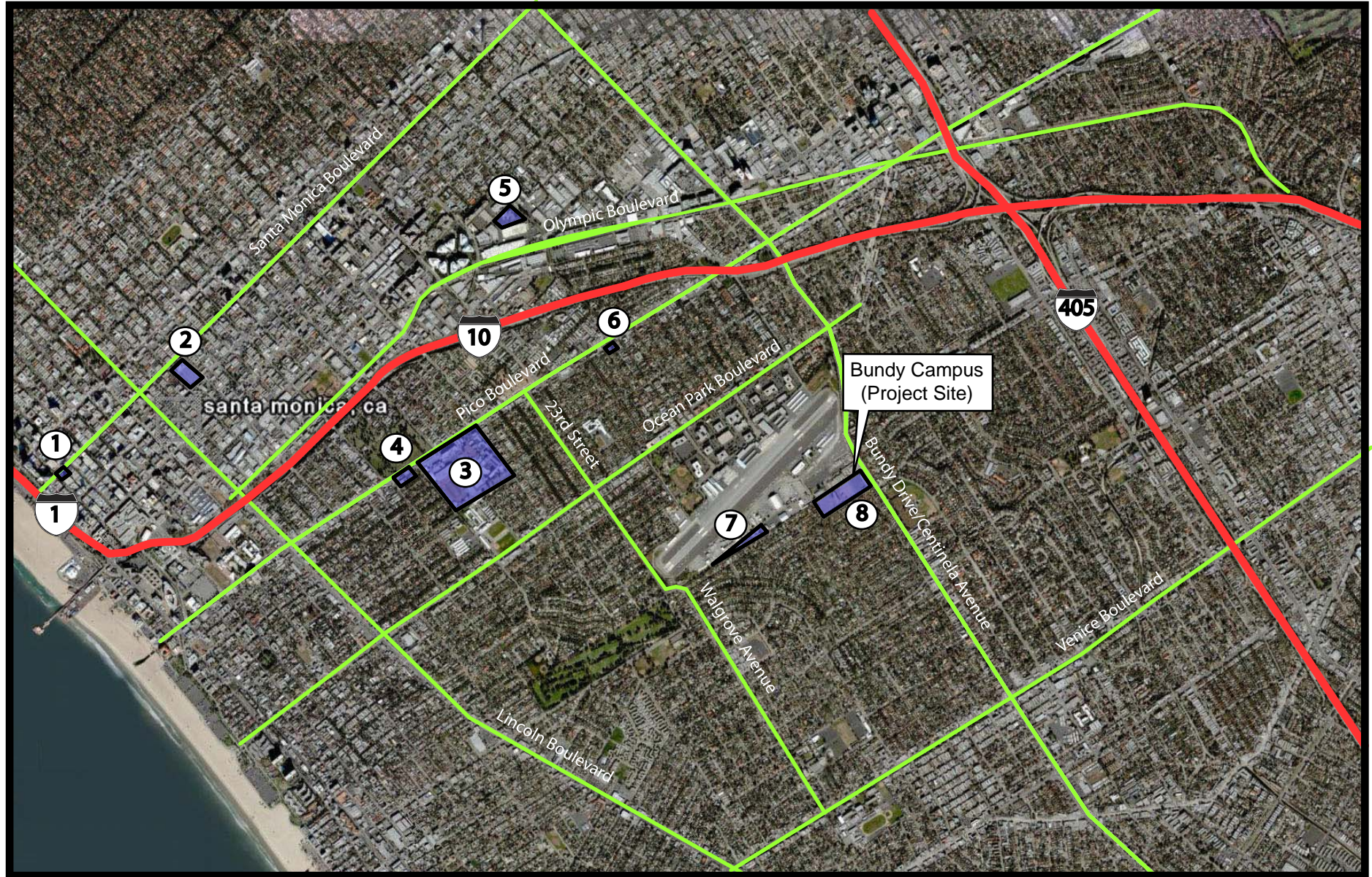
B. EXISTING ENVIRONMENTAL SETTING

The Bundy Campus is located in an urbanized area of the City of Los Angeles, and is surrounded by a mix of residential, commercial, and aviation land uses. As discussed above, the Bundy Campus is primarily bounded by commercial, restaurant, and airport-related industrial uses fronting Airport Avenue, followed by the Santa Monica Airport, to the north (City of Santa Monica); Bundy Drive, beyond which is located additional residential development, to the east (City of Los Angeles); residential development along Stanwood Place to the south (City of Los Angeles); and Stewart Avenue, beyond which is located additional residential development, to the west (City of Los Angeles). A regional location map is provided in Figure II-1 on page II-2. An aerial photograph depicting the Bundy Campus location and surrounding locale is presented in Figure II-2 on page II-3.

Certain site improvements to the existing Bundy Campus have already been approved and completed. An Initial Study/Mitigated Negative Declaration (IS/MND) was adopted by the Santa Monica College Board of Trustees (Trustees) on March 1, 2004 in connection with the renovation of the existing four-story West Building on the site.¹ The Bundy Campus has since been converted to and is currently operating as a satellite campus offering day and evening community college courses. The existing Bundy Campus contains two structures: the occupied and recently renovated four-story West Building (approximately 64,000 square feet (sf)) located in the center of the site and the vacant two-story East Building (approximately 33,055 sf) located on the east side of the site fronting Bundy Drive.

¹ *State of California Office of Planning and Research State Clearinghouse Number 2004011132.*

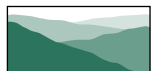




Legend: SMC Campus Facilities

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

Source: (Image) Sandborn copywrite 2005, TeleAtlas copywrite 2005, and GoogleEarth copywrite 2005; (Figure) Christopher A. Joseph & Associates, January 2006.



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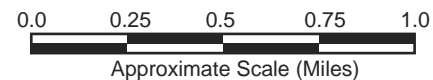


Figure II-2
Project Location Map

Retaining and remodeling the East Building was considered, but determined not to be cost-effective based on the fact that the building does not meet current Building Code requirements and the existing column structure within the building does not support the typical configuration required for 30-seat classrooms.

As of the date of issuance of the Notice of Preparation (NOP) for the Bundy Campus Master Plan, vehicular access to the Bundy Campus was provided through a pre-existing curb cut and an SMC-constructed driveway along the south side of the site that connects the upper/east and lower/west portions of the Bundy Campus. This driveway from Bundy Drive was the only vehicular access point to the Bundy Campus for the Fall 2005 session. In January 2006, a right-turn egress-only driveway was also provided to Airport Avenue at Donald Douglas Loop South. Additional access points are discussed in more detail under “Transportation,” below.

As of the Fall 2005 session and issuance of the NOP, the Bundy Campus provided on-site surface parking for 609 vehicles. Nonetheless, the majority of the students utilized the shuttle parking lot north of Airport Avenue and entered the Bundy Campus via a pedestrian gate at the northwest corner of the property. This shuttle lot was closed by the City of Santa Monica in November 2005 to allow for the construction of the City of Santa Monica’s Airport Park. Construction of the Airport Park, which will provide new artificial turf soccer fields, a playground, restrooms and dog park area, began in December 2005 and is anticipated to be completed in December 2006.² For the Fall 2005 session, SMC conducted 127 credit classes at the Bundy Campus, with a total enrollment of 3,439 students. The unduplicated headcount for these classes was 2,104 students and approximately 40 percent of students were enrolled in more than one class at the Bundy Campus during the Fall 2005 session. Unduplicated headcount identifies the total number of students, counted only once, that attended classes during a term, regardless of the number of classes in which they were enrolled.

Of the 2,104 students enrolled in classes on the Bundy Campus, class scheduling for the Fall 2005 semester showed that a maximum of 409 students were on the Bundy Campus at any given time during the week. Based on staffing assignments, a total of approximately 35 faculty and staff were on the Bundy Campus at any given time during the Fall 2005 semester. Therefore, the most students, faculty, and staff on the Bundy Campus at any given time during the Fall 2005 semester was approximately 444 persons.

C. PROJECT CHARACTERISTICS

LAND USE PLAN

The proposed Bundy Campus Master Plan (Master Plan) is a long-range planning document that establishes a legal framework to guide the future operation and development envisioned for the SMC

² City of Santa Monica, Department of Environmental and Public Works, Civil Engineering and Architecture Division, Construction Project Information, website: http://santa-monica.org/engineering/projects/kbug_project_list_details.asp?ID=76, June 14, 2006.

Bundy Campus. Following is a description of the Interim Phase Master Plan and Master Plan Buildout Phase.

Interim Phase Master Plan

The Interim Phase of the Master Plan would involve expanded use of the four-story West Building from 16 to up to 20 classrooms and potential use of the existing two-story East Building for offices, student services, community education, storage or leased for other purposes consistent with current zoning. The Interim Phase would provide a new Northeast Bundy Driveway to accommodate the new traffic signal at the northeast corner of the campus, with a new internal drive that would turn sharply to the south upon entering the Bundy Campus and connect to the existing drive along the south side of the campus. Fourteen onsite parking spaces near Bundy Drive would be eliminated to accommodate the Northeast Bundy Driveway, with 594 parking spaces remaining. During the Interim Phase, SMC programs will be scheduled to insure that adequate on-site parking will be provided at all times.

Master Plan Buildout

Buildout of the Master Plan calls for: (1) demolition of the existing two-story, 33,055 sf East Building with possible interim uses pending demolition; (2) construction of a two-story New Building of similar size (approximately 38,205 sf) to replace the East Building and to be located closer to the center of the campus and immediately east of the existing four-story West Building; (3) provision of a total of approximately 780 on-site parking spaces (including approximately 550 surface parking spaces and approximately 230 subterranean parking spaces); (4) access improvements including a new driveway to accommodate the City of Los Angeles Department of Transportation's (LADOT) new traffic signal at the northeast corner of the campus; (5) provision of a pedestrian parkway along Bundy Drive; (6) landscaping/open space elements; (7) continued use and improvements to the four-story West Building; and (8) other miscellaneous general site improvements.

The Proposed Master Plan Site Plan is presented in Figure II-3 on page II-6. A summary of the various phases of development during the buildout of the Master Plan, including the Existing Conditions Phase, the Interim Phase Master Plan, and the Master Plan Buildout Phase scenarios, is provided in Table II-1. While the Master Plan proposes a 5-year construction plan with a year 2010 buildout scenario, it is proposed as a 10-year Master Plan for purposes of identifying SMC's long-term growth and operation vision for the Bundy Campus.



FINAL PLAN



FINAL SECTION

Source: WWCOT Architects, September 2006.

**Table II-1
Summary of Master Plan Development**

Land Use	Existing Conditions (July 2005)	Interim Phase Master Plan (2006-2007)	Master Plan Buildout (2010)
Building Area			
Existing West Building	64,000 sf	64,000 sf	64,000 sf
Existing East Building	33,055 sf ^a	33,055 sf ^b	--
Proposed New Building	--	--	38,205
Total Developed Floor Area	97,055 sf	97,055 sf	102,205 sf
Classrooms	16	20	30
Parking Spaces	609	594	780
^a The East Building is currently vacant. ^b Possible interim uses for the East Building include offices, student services, community education, storage, or leased for other purposes consistent with current zoning. Source: Christopher A. Joseph & Associates, September 2006.			

CAMPUS PROGRAMS AND OPERATIONS

Under the Master Plan, the renovated four-story West Building would continue to be used to support educational, multi-purpose, and school administration uses as well as public programs. The two-story New Building would provide additional space for educational, multi-purpose, and school administration uses. A specialized screening room may be provided in support of educational programs. The student population for the Bundy Campus is expected to vary but would not exceed the capacity of the site, which is primarily determined by classroom occupancy limits and the ability to accommodate the parking demand on-site.

Many of the educational programs for the Bundy Campus are already provided in the recently-renovated four-story West Building. General Education, Continuing Education, and Non-Credit courses commenced during the Summer Session that began on July 6, 2005. The 2005 Fall Session added Early Childhood Development, Teacher Education, and Nursing classes to the course offerings. The SMC Faculty & Staff Steering Committee identified other existing programs on the Main Campus to shift to the Bundy Campus in the future. The selection of these programs was based on the Steering Committee's assessment of which programs need to grow and/or modernize and their ability to function as primarily stand-alone programs at the Bundy Campus site.

The future programs that would eventually move to the Bundy Campus under the Master Plan may include, but are not limited to, three Communications programs: Cinema, Journalism, and TV Broadcasting. Fashion & Merchandising was also identified as a potential program candidate for shifting to the Bundy Campus based on its need for additional modernized space. In addition, the Trustees have identified the Bundy Campus as a potential future location for a Career Opportunity Center. SMC concluded that the two buildings planned for the site (i.e., the existing West Building and the proposed New Building) would be sufficient to meet the long-range facility planning needs of the Bundy Campus.

At Master Plan buildout (envisioned for year 2010), it is expected that a maximum of approximately 876 students will attend classes and approximately 53 faculty and staff will be employed on the Bundy Campus at any given time. Therefore, the number of students, faculty, and staff on the Bundy Campus at any given time at Master Plan buildout is expected to be approximately 929 persons. Therefore, the Master Plan is expected to result in a 485-person increase above the 444 persons either employed or attending classes on the Bundy Campus at any given time during the Fall 2005 session.

LEED CERTIFICATION

SMC intends to apply for “Green Building” recognition through the United States Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, which will provide third-party validation of the Master Plan’s commitment to environmental sustainability. LEED certification will be judged based on the USGBC’s LEED-NC, Green Building Rating System for New Construction & Major Renovations, Version 2.2³ (i.e., LEED-NC Rating System). The LEED-NC Rating System is generally applicable to new commercial construction and major renovation projects and would likely be applied to the Master Plan certification process, unless a LEED rating system specific to educational institution projects is approved in the near future.

With the exception of a few LEED prerequisites, the LEED-NC Rating System allows for flexibility as to which green building “credits” are incorporated into a project, so long as a minimum of 26 points are achieved. A project may incorporate credits from a variety of environmental areas, including: Sustainable Site (SS); Water Efficiency (WE); Energy and Atmosphere (EA); Materials and Resources (MR); Indoor Environmental Quality (EQ); and Innovation & Design Process (ID). Based on a totaling of points achieved, the Master Plan can obtain one of the following designations: “Certified” (i.e., 26 to 32 points); “Silver” (33 to 38 points); “Gold” (39 to 51 points); or “Platinum” (52 to 69 points).

TRANSPORTATION

Traffic Circulation

The Bundy Campus would provide up to six points of vehicular access under the Master Plan. Section IV.J (Transportation and Traffic) provides a discussion and analysis of various combinations of one or more of these six access points to provide ingress and egress for the Bundy Campus, resulting in a total of 16 different potential Access Alternatives, not including the No Project Access Alternative. These six access points are labeled 1 through 6 in the Proposed Site Plan in Figure II-2 on page II-6 and are described further below.

³ *United States Green Building Council, LEED – NC, Green Building Rating System for New Construction & Major Renovations, Version 2.2, October 2005.*

1. Spitfire Grill Driveway. Once access is secured to Airport Avenue via Donald Douglas Loop South, this historical access point to Airport Avenue, located at the Bundy Campus' northern edge between the Spitfire Grill and the 3200 Airport Avenue Building, would not be used on a regular basis.
2. 3400 Airport Avenue Building Driveway. Once access is secured to Airport Avenue via Donald Douglas Loop South, this historical access point to Airport Avenue, located at the Bundy Campus' northern edge between the 3400 Airport Avenue Building and Bundy Drive, would not be used on a regular basis.
3. Bundy Driveway. Vehicles would exit the Bundy Campus with right-turns only via the existing driveway to Bundy Drive located near the southeast corner of the Bundy Campus. If no traffic signal is installed at the northeast corner of the Bundy Campus, then right-turn ingress-only access will continue to be provided at the Bundy Driveway.
4. Stewart Avenue Gate. Although the Bundy Campus has access to Stewart Avenue, SMC will not use Stewart Avenue for faculty, staff, student, visitor, or vendor ingress or egress to the Bundy Campus. The Stewart Avenue access is controlled by a gate which shall only be opened in an emergency or when necessary to perform routine maintenance activities on the wall or parkway west of the wall. When the gate is opened for routine maintenance activities, SMC will have personnel present to ensure that faculty, staff, students, visitors, or vendors do not enter or exit the Bundy Campus through the Stewart Avenue gate.
5. Donald Douglas Loop South. SMC intends to secure access from the Bundy Campus to Airport Avenue via Donald Douglas Loop South, located along the Bundy Campus' northern edge, west of the 3200 Airport Avenue Building. Beginning in January 2006, right-turn egress-only from the Bundy Campus has been provided via a newly resurfaced and re-stripped driveway at this location.
6. Northeast Bundy Driveway. In response to a request by the LADOT, additional traffic studies were performed in the Fall of 2005 after the opening of the campus. These studies suggested a new driveway and left-turn signal were warranted for incoming traffic onto the Bundy Campus from Bundy Drive northbound. A new entry drive was designed at the northeast corner of the Bundy Campus to reduce the congestion that might occur at Stanwood Place if the signal aligned with the existing Bundy Driveway at the southeast corner of the campus. To accommodate this signal, SMC proposes to provide a new driveway to Bundy Drive at the northeast corner of the Bundy Campus just south of the northern property boundary. The proposed driveway would provide inbound right turns to the Bundy Campus from Bundy Drive southbound and inbound left turns to the Bundy Campus from Bundy Drive northbound. During the interim phase of the Bundy Campus Master Plan, due to limited space between the north façade of the existing East Building and the northern property line, the proposed drive from the Northeast Bundy Driveway is designed with a sharp turn to the south upon entering the Bundy Campus and connects to the existing drive along the south side of the campus. During the final phase of the Bundy Campus

Master Plan, once the East Building is removed, the proposed drive from the Northeast Bundy Driveway would be reconstructed along the northern property line.

Based on the results of the Traffic Study, as summarized in Section IV.J (Transportation and Traffic) of this Draft EIR, the preferred Access Alternative under the Master Plan is Access Alternative B4. Access Alternative B4 would provide full inbound access with a half signal at the new Northeast Bundy Driveway (access point 6, discussed above), right-out only access at the existing Bundy Driveway (access point 3, discussed above), and right-out, left-out only access to Airport Avenue at Donald Douglas Loop South (access point 5, discussed above). As discussed above, the Spitfire Grill Driveway (access point 1) and the 3400 Airport Avenue Building Driveway (access point 2) would not be used on a regular basis once access is secured to Airport Avenue via Donald Douglas Loop South. The Stewart Avenue access (access point 4) shall only be opened in an emergency or for necessary wall maintenance.

Parking Plan

Under the Master Plan, approximately 171 additional parking spaces would be provided on the Bundy Campus above that currently provided, for a total of approximately 780 parking spaces on the Bundy Campus at buildout. The majority of the parking provided on site would be surface parking (approximately 550 spaces). In order to ensure that there will be no spillover parking problems in the area, an underground parking garage containing approximately 230 spaces is proposed. SMC has completed a Traffic Study that has confirmed that the proposed parking numbers will be adequate to serve the Bundy Campus' needs. Furthermore, SMC programs will be scheduled to insure that adequate on-site parking will be provided at all times. The Traffic Study is included as Appendix G to this EIR.

Parking Management

Parking on the Bundy Campus under the Master Plan will be free of charge to College users so as to prevent spillover parking along neighborhood streets, where parking is also currently free, and in Santa Monica Airport parking lots.

Pedestrian and Bicycle Circulation

As of the date the NOP was issued, the Bundy Campus was served by a new pedestrian walkway linking Airport Avenue (at Donald Douglas Loop South) to the Bundy Campus, providing direct pedestrian access from the existing SMC Campus Shuttle Bus stop to the Bundy Campus. In January 2006, this walkway was widened into an egress driveway for the Bundy Campus. Pedestrian improvements under the Master Plan include the installation of a meandering landscaped walkway along the Bundy Campus' Bundy Drive frontage. This walkway would provide shade trees, a bike lane, and a walking path with an accessible lift that would facilitate the descent from the public transit stop on Bundy Drive to the Bundy Campus. The Bundy Campus will provide bike lock facilities outside of both the existing West Building and the proposed New Building, and will provide dedicated bike lanes at each ingress and egress driveway within the Bundy Campus.

Vehicle Reduction

Over the past 15 years, SMC has been implementing an enrollment management policy that, among other purposes, is designed to reduce vehicle trips to the SMC Main Campus. This policy provides largely self-contained satellite campuses in support of specific programs. At a self-contained campus, students can take most of their classes and attend to most of their academic needs without needing to commute to another campus. The policy is a key component of SMC's overall transportation management policy that encourages and rewards the use of alternative transportation modes, provides for online instruction, supports weekly and annual class scheduling efforts to reduce trips to campus, and provides for a shuttle and inter-campus transit system. The Bundy Campus is currently implementing these policies by housing a number of self-contained programs on the site, including Early Childhood Development, Education, Teacher Academy, Nursing and Health Sciences, Continuing Education, and Non-Credit Programs. Under the Master Plan, programs identified for relocation to the Bundy Campus over the next 10 years may include, but are not limited to the following self-contained programs: Journalism, TV Broadcasting, and Cinema.

Public Transportation

The Bundy Campus is easily accessed via public transit provided by the Santa Monica Big Blue Bus system and the SMC Campus Shuttle system. The SMC Campus Shuttle system provides bus service between the SMC Main Campus and the Bundy Campus between approximately 6:00 a.m. and 10:00 p.m. Monday through Friday. The Bundy Campus is also served by existing Santa Monica Big Blue Buses that run north and south along Bundy Drive. These buses provide transit between Brentwood and Culver City from approximately 6:00 a.m. to approximately 9:00 p.m. seven days a week. The Santa Monica Big Blue Bus transit stops are located along the east and west sides of Bundy Drive south of Airport Avenue, adjacent to the Bundy Campus. Under the Master Plan, SMC will coordinate with both the City of Santa Monica Big Blue Bus system and, potentially, the Los Angeles County Metropolitan Transit Authority (LACMTA) Metro system (which currently does not serve the Bundy Campus), to ensure continued and potentially expanded bus service to the Bundy Campus in accordance with service needs. Under the Master Plan, it is anticipated that a bus stop on Bundy Drive will be relocated to the north of the Bundy Campus and remain in close proximity to the site, with pedestrian access provided by way of a staircase and accessible lift.

LANDSCAPING PLAN

Existing

The Bundy Campus is landscaped with shade and palm trees within the parking lot and around the perimeter of the buildings and parking areas, which serve to screen the Bundy Campus, thereby buffering the surrounding residential neighborhoods. SMC has planted approximately 250 trees on the Bundy Campus along the south and west edges of the Bundy Campus as well as native shrubs, grass, and groundcover throughout the campus.

The current landscaping at the Bundy Campus complements the architecture of the existing West Building and includes the following elements: perimeter Brisbane Box evergreen trees (*Tristania conferta*) which provide shade along the drive that encircles the campus; Cat's Claw (*Macfadyna unguis-cati*) vines and ornamental grasses along the southern perimeter wall; drought-tolerant Australian Willows (*Geijera parvifolia*) and Fortnight Lilly (*Dietes vegata*) in the parking lot islands; Tipu Trees (*Tipuana tipu*) which provide shade in the parking lot; Jacaranda trees along the campus walkways; Bamboo, Lily-turf, Iris, Mexican Fan Palm (*Washingtonia robusta*), Bird of Paradise (*Strelizia reginae*) Flax (*Phormium tenax*), and Orange Clock Vine (*Thunbergia gregorii*) vines adjacent to and surrounding the West Building; and turf used where appropriate throughout the Bundy Campus.

Proposed

As shown in the Proposed Site Plan in Figure II-2 on page II-6, under the Master Plan, SMC proposes to plant approximately 50 additional trees throughout the Bundy Campus and to provide a 60-foot-wide greenspace area with a pedestrian sidewalk that will extend along the eastern boundary of the Bundy Campus fronting Bundy Drive. Buildout of this greenspace would occur once the East Building is demolished and the proposed north-south driveway serving the Northeast Bundy Driveway is relocated to its permanent location along the north side of the campus.

The Master Plan calls for adding Madrone (*Arbutus unedo*) and other evergreen California native species throughout the perimeter of the Bundy Campus. The existing Australian Willow trees in the east parking lot would be replaced with summer shade trees, such as California Sycamore (*Platanus racemosa*) and Tipu Tree (*Tipuana tipu*). The Master Plan calls for extending the existing pedestrian walkway along the east side of the New Building with Trailing Lantana, Daylily, and Fort-Night-Lily landscaping. Landscaping around the New Building would be similar to existing landscaping at the West Building with Bird of Paradise, Flax, and other flowering groundcovers such as Trailing Lantana adjacent to the structure, and use of grass (turf) where appropriate. The Master Plan would include a demonstration garden along Bundy Drive, consisting of drought tolerant native California plants that include oak trees, sages, fescues and sycamores, reflecting SMC's commitment to horticultural diversity, environmental sensitivity, and educational outreach for the community and the region.

ARCHITECTURAL SCALE, MASSING AND BUILDING ORIENTATION

The Master Plan calls for the demolition of the existing two-story East Building located on the east side of the Bundy Campus. Due to the grade change from Bundy Drive to the center of the site, the removal of the East Building will open up westerly views across the Bundy Campus from Bundy Drive and the residential neighborhood east of Bundy Drive.

The proposed two-story New Building would be located within the center of the Bundy Campus, 100 feet east of the existing West Building, creating a pedestrian-friendly green space in between the two buildings on the Bundy Campus. The proposed New Building will be located approximately 535 feet west of Bundy Drive and more than 90 feet north of the residential neighbors to the south. The New Building will house classrooms, faculty offices, and support services. Program analysis and new

accessibility and modernization standards suggest a building of similar size to the existing East Building slated for demolition (adjusted to 38,205 sf in order to meet current accessibility and modernization standards). Based on an analysis of the space needs for the specific programs identified above, an analysis of future classroom needs to support general education, and a review of facilities currently in construction or planned at other locations, SMC staff has determined that the 38,205 sf New Building plus the approximately 64,000 sf West Building are sufficient to meet the long-range facility planning needs of the College.

UTILITIES AND INFRASTRUCTURE

Sewer System

Existing

Existing local sewer service is provided to the Bundy Campus by a six-inch sewer line which serves the existing East and West Buildings and connects to existing eight-inch City of Los Angeles sewer lines in Dewey Street at Stewart Avenue (see Figure IV.H-1).

Proposed

The Master Plan would not involve any major improvements to the sewer infrastructure serving the Bundy Campus. The east sewer line that currently connects to the existing East Building would be abandoned at the time of building demolition. The southwest corner of the proposed New Building would connect to the existing six-inch on-site sewer line serving the West Building. This line connects to existing eight-inch City of Los Angeles sewer lines in Dewey Street and Stewart Avenue.

Storm Drain System

Existing

The Bundy Campus is sloped towards the west and drains via gutters located along the northern and southern campus boundaries towards an existing bio swale/detention basin at the southwest corner of the Bundy Campus, which discharges into Stewart Avenue. Surface water in the campus vicinity generally flows south along Bundy Drive and westerly along Stanwood Place, Stewart Avenue, and Dewey Street to the west (see Figure IV.E-1). Surface water at the East Building currently drains into a storm drain at the existing east parking lot.

The bio swale and watershed detention basin at the southwest corner of the Bundy Campus was constructed to manage the rainwater that otherwise flows directly across the Bundy Campus due to the slight southwesterly slope in the Bundy Campus' topography. The bio swale is an eco-friendly system consisting of seven 36-inch drywells. These perforated, gravel filled pipes are equally distributed within the detention basin. Storm water entering the detention area is directed to the drywells. Gravity allows the water to percolate through the gravel and returns as much water as possible to the groundwater level.

Once the soil around the detention area is fully saturated, rainwater flows out to Stewart Avenue via an overflow pipe and enters the City of Los Angeles storm drain system.

Proposed

The Master Plan would not involve any major improvements to the storm drain infrastructure serving the Bundy Campus. The Master Plan would require a sump pump to drain the underground parking area. The existing storm drain serving the east parking lot (adjacent to the existing East Building) would be removed at the time of building demolition. The proposed New Building would drain in a westerly direction via sheet flow to existing gutters, towards the existing bio-swale/detention basin at the southwest corner of the Bundy Campus.

The Master Plan would increase the pervious surface area of the Bundy Campus by incorporating perimeter landscaping around the east, south and west property fences; planting lawn areas between and surrounding the existing West Building and proposed New Building; constructing a meandering landscaped walkway area along the Bundy Drive frontage; and the use of permeable driveway material where appropriate in new pavement within the Bundy Campus. The permeable surface area of the Bundy Campus is estimated to increase from approximately 24 percent to approximately 38 percent of the total Bundy Campus area. The number of trees on the Bundy Campus would also increase by approximately 50 trees for a total of 300 trees at project buildout. Therefore, the Master Plan would reduce the amount of rainwater entering the City of Los Angeles' storm drains as compared to existing conditions.

Water System

Existing

Existing local water service is provided to the Bundy Campus by a four-inch domestic water line which serves the existing East and West Buildings providing up to 400 gallons per minute (gpm) of flow, connecting to an existing six-inch domestic main running along the south driveway. Fire water service is provided via a 10-inch fire service line providing up to 5,000 gpm of flow to the West Building and three on-site fire hydrants. These lines all connect to an existing 12-inch City of Los Angeles water line in Bundy Drive (see Figure IV.H-2).

Proposed

The Master Plan would not involve any major improvements to the water infrastructure serving the Bundy Campus. The existing domestic water connection to the East Building would be capped at the time of building demolition. The Master Plan would potentially require one additional fire hydrant to serve the proposed New Building. The proposed New Building would connect to a new four-inch domestic water line, which would connect to the existing six-inch domestic main running along the south driveway, and the 12-inch City of Los Angeles water line in Bundy Drive.

Irrigation System

Existing

Irrigation is currently provided via a connection to the six-inch domestic water main located along the south driveway, which connects to the 12-inch City of Los Angeles water line in Bundy Drive (see Figure IV.H-2).

Proposed

The Master Plan would not involve irrigation needs that would require any major improvements to the water infrastructure serving the Bundy Campus. To promote water conservation, drip irrigation would be provided wherever possible, while overhead spray irrigation would assist in assuring even water distribution for various planter and turf areas. The proposed landscape plan, discussed previously, identifies a variety of ornamental and shade trees, many of which would be drought-resistant, thus reducing the irrigation demands required under the Master Plan. The landscape plan includes the planting of non-invasive California native species which require little water along the perimeter of the Bundy Campus, and the planting of a demonstration garden along Bundy Drive.

Energy Conservation

Existing

Electricity

Existing local electricity service is provided to the Bundy Campus by existing electrical lines located at the southeast corner of the Bundy Campus (see Figure IV.H-3).

Natural Gas

Existing local natural gas infrastructure to the Bundy Campus is provided by an existing two-inch gas main located at the southeast corner of the Bundy Campus (see Figure IV.H-4).

Proposed

Electricity

The Master Plan would not involve any major improvements to the electricity infrastructure serving the Bundy Campus. The power connection to the existing East Building would be removed at the time of demolition of that building. Electrical service to the proposed New Building would be provided by LADWP's existing distribution system with transformation to the Bundy Campus' utilization voltage (approximately 750-amp service at 480 Volts) to take place on the Bundy Campus.

Natural Gas

The Master Plan would not involve any major improvements to the natural gas infrastructure serving the Bundy Campus. The natural gas hook-ups to the existing East Building would be removed at the time of demolition of that building. Natural gas service for the proposed New Building (approximately 2000 cubic feet per hour (CFH) at medium pressure) would be provided by the existing natural gas infrastructure on the Bundy Campus.

Communications and Internet Technology (IT)

Existing

Existing telecommunication infrastructure to the Bundy Campus consists of 12 strands of fiber entering the Bundy Campus from the northwest and 12 strands of fiber and 50 pairs of copper cabling from Verizon entering the Bundy Campus from the northeast and southeast respectively. An existing network of duct banks running east-west along the south and north sides of the Bundy Campus and north-south along the west side of the West Building connect these cables and fibers to the Main Point Of Entry (MPOE) located in the Main Distribution Frame (MDF) in the West Building. Fiber is used to connect the Bundy Campus to the SMC Main Campus for Wide Area Network (WAN) and Internet connection, security, Building Management Systems (BMS), fire alarm, and Voice over IP (VoIP) telephone. The copper cabling is used to provide analog telephone lines to the Bundy Campus.

Proposed

The Master Plan would not involve any major improvements to the telecommunications infrastructure serving the Bundy Campus. Incoming campus telecommunications for the proposed New Building would be provided through the MPOE in the MDF in the West Building. Connections to the New Building from the MDF would be distributed by existing ducts on the north side of the Bundy Campus and would require a new conduit between the existing duct and the Building Distribution Frame (BDF) in the New Building.

D. PROJECT OBJECTIVES

The vision for the Bundy Campus Master Plan is to implement and fulfill, in part, the Santa Monica College Facilities Master Plan for Education (2004 Update) goals and policies with respect to acquiring, planning, developing, and maintaining facilities and equipment to provide the best possible educational environment and promote the use of sustainable resources. The Bundy Campus Master Plan would be adopted as an amendment to SMC's Facilities Master Plan (adopted in 1998) and would establish long range planning goals to guide future development and operations at this satellite campus facility.

VISION, MISSION STATEMENT, GOALS AND OBJECTIVES

SMC's goals for the Bundy Campus identified for the Bundy Campus in the Master Plan are (1) to fulfill the adopted vision, mission, and goals of SMC; (2) to guide future development of the Bundy Campus; (3) to create a largely self-contained satellite campus; and (4) to provide a renewed presence and image to the neighboring community. SMC's specific land use and planning objectives identified for the Bundy Campus in the Master Plan are as follows:

- To advance the mission of SMC to create a learning environment that both challenges its students and supports them in achieving their educational goals;
- To advance the mission of SMC to prepare its 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;
- To further SMC's adopted goals in the area of promoting student success, advancing academic excellence, developing community partnerships, and providing a supportive physical environment;
- To create a state-of-the-art satellite campus that reflects SMC's commitment to providing the best possible educational environment;
- To develop a Master Plan that demonstrates SMC's commitment to the use of sustainable resources and energy efficient building standards;
- To incorporate technology to support the Bundy Campus' self-sufficiency, to exert a direct influence on traffic and parking mitigation, and to enhance learning and teaching opportunities;
- To create an organized and unified development plan that concentrates new construction in a manner that maximizes both educational space and open space;
- To create a campus that can accommodate all of its parking needs onsite; and
- To manage SMC's overall expansion by establishing and operating largely self-contained satellite campuses such as is envisioned for the Bundy Campus.

FUTURE CONSTRUCTION

The Master Plan is a long-range master planning document intended to guide the programmatic, architectural and development planning activities for the Bundy Campus over the next 10 years pursuant to applicable provisions of the State Education Code and Title 5 of the California Code of Regulations. While a specific construction timeline is not proposed, implementation of the Master Plan is anticipated to commence following approval of the Master Plan by the Trustees and procurement of all necessary

governmental approvals (see “Discretionary Actions,” below). While the Master Plan is proposed as a 10-year planning document to identify the College’s long-range vision for the Bundy Campus, construction and buildout of the proposed physical improvements is anticipated to occur by 2010 (an approximate 5-year buildout horizon).

E. DISCRETIONARY ACTIONS

The Santa Monica Community College District (District), as the Lead Agency under the California Environmental Quality Act (CEQA), is the primary public agency responsible for approving the proposed Master Plan. Discretionary approvals anticipated at this time could include, but are not limited to certification of this EIR, potential adoption of a statement of overriding considerations, potential vote to override municipal zoning, and final approval of the Master Plan by the Trustees, the decision-making body of the District. Other governmental approvals, as may be necessary, will be pursued in accordance with all applicable laws and regulations. SMC will be required to submit building plans to the Office of State Architect for structural safety, access compliance, and fire and life safety approvals.