

APPENDIX B

Responses to the NOP

<p align="center">SUMMARY OF NOP COMMENT LETTERS SANTA MONICA COLLEGE FACILITIES MASTER PLAN 2009 UPDATE ENVIRONMENTAL IMPACT REPORT SCH # 2009091093</p>	A. Aesthetics /Views	B. Air Quality	C. Biological Resources	D. Cultural Resources	E. Geology/Soils	F. HazMat/Risk of Upset	G. Hydro/Water Quality	H. Land Use/Planning	I. Noise	J. Traffic/Parking	K. Public Utilities	L. Public Services	Alternatives	Cumulative Impacts	CEQA Process	COMMENTS
<p>State Agencies</p>																
<p>1. State of California Department of Transportation District 7, Office of Public Transportation and Regional Planning IRG/CEQA Branch 100 S. Main Street Los Angeles, CA 90012</p>										■						<p>The Project Traffic Study should evaluate the projects overall impact on the State Highway System. TDM Measures should be discussed. Construction truck trips should be limited to off peak hours. Platooning of truck trips should be avoided.</p>
<p>Organizations</p>																
<p>2. Friends of Sunset Park Board of Directors Zina Josephs, President P.O. Box 5823 Santa Monica, CA 90409 October 26, 2009</p>		■				■			■	■						<p>Concerns regarding : Confirmation of enrollment numbers, neighborhood effects regarding traffic, circulation, and parking; neighborhood impacts of continued growth; proposed land swap, Hazardous materials and air quality, noise and air quality, circulation and air quality, neighborhood effects and safety; bus transportation and increased noise, air pollution, and vibration impacts on nearby homes.</p>
<p>Individuals</p>																
<p>3. Regula K. Ziegler Santa Monica, CA 90405 October 19, 2009</p>		■							■							<p>Concerns with SMC's growth rate.</p>

<p align="center">SUMMARY OF NOP COMMENT LETTERS SANTA MONICA COLLEGE FACILITIES MASTER PLAN 2009 UPDATE ENVIRONMENTAL IMPACT REPORT SCH # 2009091093</p>	A. Aesthetics /Views	B. Air Quality	C. Biological Resources	D. Cultural Resources	E. Geology/Soils	F. HazMat/Risk of Upset	G. Hydro/Water Quality	H. Land Use/Planning	I. Noise	J. Traffic/Parking	K. Public Utilities	L. Public Services	Alternatives	Cumulative Impacts	CEQA Process	COMMENTS
<p>4. Harvey Eder Solar Energy Env. Student, SMC, Ex Dir, Public Solar Power Coalition 1218th St. #25 Santa Monica, CA 90401 October 18, 2009</p>											■					<p>Urges SMC to convert to solar energy within 3 years to meet State's GHG goals.</p>
<p>Scoping Meeting Sign-in Sheet and Comments</p>																
<p>5. Say Chin So 1832 Pearl Street Santa Monica, CA 90405</p>										■						
<p>6. Lee Peterson 1900 Pico Boulevard Santa Monica, CA 90405</p>																
<p>7. Regula K. Ziegler 1516 Grant Street Santa Monica, CA 90405</p>																
<p>8. Laura Tuixton 1838 Pearl Street Santa Monica, CA 90405</p>										■						

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, OFFICE OF PUBLIC
TRANSPORTATION AND REGIONAL PLANNING
IGR/CEQA BRANCH
100 SOUTH MAIN STREET
LOS ANGELES, CA 90012
PHONE (213) 897-6696
FAX (213) 897-1337



*Flex your power!
Be energy efficient!*

November 2, 2009

IGR/CEQA NOP CS/090939
Santa Monica College
Facilities Master Plan 2009 Update
Vic. LA-10-3.07 SCH# 2009091093

Mr. Randal Lawson
Santa Monica Community College District
1900 Pico Boulevard
Santa Monica, CA 90405

Dear Mr. Lawson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation (NOP) of an Environmental Impact Report for the Santa Monica College Facilities Master Plan 2009 Update. A program and project-level environmental impact report (EIR) will be prepared for the Santa Monica College Career and Educational Facilities Master Plan 2009 Update. The proposed project will involve renovation, new construction, and demolition of facilities on the Santa Monica College Main Campus at 19000 Pico Boulevard, the Academy of Entertainment and Technology Campus at 1616 Stewart Street, the Olympic Shuttle Lot at the northeast corner of Stewart Street and Exposition Boulevard and the Performing Arts Campus at 1310 11th Street. Based on the information received, we have the following comments:

A Traffic Study will be needed to evaluate the project's overall impact on the State Highway System including Interstate 10 (Santa Monica Freeway) and all affected freeway on/off-ramps. The traffic study will need to include trip generation, trip distribution, mode choice, and trip assignment. A select zone analysis will be needed to determine the outer limits of trips traveling to the project sites. Traffic volumes for existing, project, cumulative and cumulative plus project conditions, will be needed for all major intersections and at freeway ramp intersections. Level-of-service calculations using the HCM methodology will be needed for all major intersections and at freeway on/off-ramps. HCM analysis will be needed for freeway off-ramps to determine queue lengths for freeway off-ramps.

Any intersection, freeway ramps and freeway ramp intersections, which are operating or are expected to operate at poor level-of-service, will need to include traffic mitigation measures.

Traffic demand management measures such as transit, non-motorized travel, ridesharing; etc. should be fully discussed.

Mr. Randal Lawson

November 2, 2009

Page Two

Transport of over-size or over-weight vehicles on State highways will need a Caltrans Transportation Permit. We recommend that construction related truck trips on State highways be limited to off-peak commute periods. The contractor should avoid platooning of truck trips on mainline freeways, on freeway on/off-ramps and at freeway ramp intersections.

If you have any questions, you may reach me at (213) 897-6696 and please refer to our record number 090939/CS.

Sincerely,

A handwritten signature in cursive script that reads "Elmer Alvarez". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

ELMER ALVAREZ
IGR/CEQA Program Manager
Office of Regional Planning

cc: Scott Morgan, State Clearinghouse

October 26, 2009

VIA PERSONAL DELIVERY

To: Mr. Randal Lawson
Executive Vice President
Santa Monica College
1900 Pico Blvd.
Santa Monica, CA 90405

From: Board of Directors
Friends of Sunset Park
P.O. Box 5823
Santa Monica, CA 90409

**Re: Questions and Comments to Be Included in the Draft EIR for
the SMC 2009 Master Plan Update**

Dear Mr. Lawson:

While supporting the educational mission of Santa Monica College, the Board of Directors of the Friends of Sunset Park (a neighborhood organization recognized by the City of Santa Monica) has the following comments in response to Santa Monica College's (hereinafter referred to as "SMC" or "College") EIR scoping meetings regarding its Career and Educational Facilities Master Plan 2009 Update:

1. **Inaccurate information in the 2009 Master Plan Update Overview** – We are extremely concerned about the College using incorrect enrollment information in its 2009 Master Plan Overview – there is quite a difference between 30,000 and 37,000. The correct enrollment number needs to be used and communicated in all studies.
2. **Neighborhood effects regarding traffic circulation and parking** – We are concerned about the impact of 37,000 students at a community college whose Main Campus is located within a neighborhood consisting of 7,000 households. We have already lost street parking in our community; the young children, elderly, and pets risk being seriously injured from drivers who become impatient with the gridlock and hastily cut through side streets and alleys in our neighborhoods. This serious danger to residents must be studied. We believe that SMC has reached its growth capacity and that alternative options need to be identified and studied. For example, other facilities which have larger campuses, such as West LA College, could be expanded, rather than SMC. How do the acreage and enrollment at West LA College compare to the SMC Main Campus? What cooperative/collaborative projects are SMC and West LA College involved in?

3. **Neighborhood impacts of continual growth in enrollment at SMC** – We are concerned about the impact on residential neighborhoods of the college’s plan (a) to add over 155,000 square feet of educational facilities around the city, in addition to re-building the Main Campus, and (b) to spend over half a million dollars this year alone to recruit additional students from outside Santa Monica/Malibu, California, and the U.S., despite having the highest enrollment ever in Fall 2009, and at a time when the City of Santa Monica already suffers from an excess of commuter traffic. This over-enrollment has already resulted in ongoing negative impacts on our residential neighborhoods. What is the enrollment goal of the college? The current college enrollment is much larger than the total resident population of the 90405 zipcode (the Sunset Park and Ocean Park neighborhoods combined). If enrollment growth continues to outpace the increase in campus parking spaces and the increase in students busing and biking to class, how will the college mitigate the traffic, parking, and pedestrian safety impacts on the residential neighborhoods? All these points need to be studied.

4. **Proposed land swap’s effects on the Master Plan’s environmental impacts** – The October 27, 2009 Santa Monica City Council agenda includes discussion of a possible land swap with SMC. If 2009 Master Plan Update plans for construction of an educational facility and parking structure are moved from the Olympic Shuttle Lot to Santa Monica Airport, we request a study of traffic impacts on Airport Avenue, Walgrove Avenue, 23rd Street, and Dewey Avenue, as well as a Level of Service study for the intersection of those four streets.

5. **Hazardous materials and air quality** – We are concerned about possible air quality impacts from the demolition of various Main Campus buildings that are close to homes, John Adams Middle School, the pre-school located on the JAMS campus, and the pre-school play yard which is located on 17th St. just south of Pearl St. Specifically, we are concerned about the demolition of the Counseling Complex, the two-story classroom building on Pearl and, especially, Corsair Stadium which may result in a lot of cement dust and possibly asbestos. We request a study on the air quality impacts, *i.e.*, do the facilities scheduled to be demolished contain asbestos, what are the health risks of inhaling asbestos and/or cement dust, how will the dust be monitored/measured, what are possible mitigation measures, etc. We also request that information be made available, *i.e.*, clearly posted at the demolition site, and distributed to the nearby neighbors, schools, and to FOSP as to whom they should contact (and the contact information) should problems arise.

6. **Noise and air quality** – We are concerned about noise from demolition and construction on the campus and about noise and air pollution from construction trucks that may travel on 16th, 17th and 20th and Pearl Streets. For

example, we're concerned about large dump trucks passing through these narrow residential streets seven (7) days a week from early morning until evening. How long will this construction period last? How much anticipated noise will be generated? What can be done to reduce the impact on residents from the diesel exhaust emitted by the construction vehicles?

7. **Circulation and air quality** – We are concerned about the impact of increased commuter traffic on residential neighborhoods from the addition of 155,320 sq. ft. of facilities, plus a total of approximately 1,800 parking spaces at the Olympic Shuttle Lot, Academy of Entertainment and Technology, and the Performing Arts Center. Additionally, the 500-space underground parking garage currently under construction on the Main Campus will have an egress point onto Pearl Street, and will also have exit access points into a residential alley (20th St. Court), which we have been told must remain open for emergency vehicles. It appears to us that all this additional parking will bring even more cars and traffic into narrow residential streets that are already severely congested, thereby adding to the negative impacts to our residential neighborhoods. How much more traffic will these parking spaces generate? How will the level of service at these intersections be affected? How much additional air pollution will occur in this area due to increased gridlock on streets, especially during morning and evening rush hours (7:00-10:00 a.m. and 4:00-10:00 p.m.)? We request that realistic and effective mitigation measures not only be studied but be implemented, including closing the egress access point on Pearl Street, and putting removable and collapsible traffic bollards at the emergency access points on 20th St. Court (a residential alley) similar to those already on the Pearl Street side of the Main Campus. Regarding additional parking spaces at the Academy and the Olympic Shuttle Lot, we would like see the projected additional daily car trips on Stewart/28th between Colorado and Ocean Park Blvd., the additional daily car trips on Centinela between Colorado and Pearl, and the projected Level of Service at intersections such as Pico and Stewart/28th.
8. **Neighborhood effects and safety concerns** – We are concerned about the safety impacts to students attending John Adams Middle School (Pearl Street between 16th and 17th), Rogers Elementary School (14th and 16th Streets between Pearl and Ocean Park Blvd.), and Grant Elementary School (Pearl Street at 24th) from the increased automobile and Big Blue Bus traffic around the Main Campus due to the constantly increasing SMC enrollment that will be facilitated by the 2009 Master Plan Update building projects. For example, 130 elementary and middle school students use the crosswalk at 20th and Pearl Streets alone. Even more students cross at 17th and Pearl, and at 16th and Pearl Street. What is the projected accident increase that could occur (a) during the construction phase when construction trucks will be using those intersections, and (b) when construction is completed? What measures can the college take to decrease the danger to local students, their families and pets?

9. **Bus transportation and the increased noise, air pollution, and vibrations affecting nearby homes** – We are concerned about noise, air pollution, and vibration impacts caused by increasing numbers of college-serving buses (both Big Blue Buses and the college-chartered Fast Deer buses) traveling on narrow residential streets (16th, 17th, 20th, and Pearl) near the Main Campus. What will the impacts be? What alternative routes could be used so college-serving bus routes would stay on arterials? Some residents on 20th Street already cope with the walls of their homes vibrating sympathetically with buses idling nearby. This needs to be studied and effective, realistic and cooperative mitigation measures need to be implemented.

We offer these comments so that Santa Monica College will seriously consider the impacts its 2009 Master Plan Update could have on the residential neighborhoods -- not only the short-term impacts, but the long-term impacts as well. We also hope to attain a cooperative relationship with college officials and trustees that will serve the interests of the college's students as well as the interests of residents in the surrounding Sunset Park neighborhood.

Thank you for your consideration.

Sincerely,



Zina Josephs, President
Friends of Sunset Park

October 19, 2009

Mr. Randal Lawson
Executive Vice-President
Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405

RE: Career & Educational Facilities Master Plan 2009 Update
Wednesday, October 14 2009 – Scope of the Draft EIR

Dear Mr. Lawson,

Please find attached a copy of my comments, regarding neighbor's concerns and questions, to be addressed in the Draft EIR.

I would appreciate to be notified as soon as the Draft EIR is available, thank you.

Kind regards,



Regula K Ziegler
Santa Monica, CA 90405
regula@americaconnections.com

Attachment

Ladies and Gentlemen,

Santa Monica College and my family have been neighbors for 38 years. I am Regula Ziegler and I represent neighbors west of the Main Campus.

We, the neighbors and Santa Monica College, have had some contentious years, due to previous Board of Trustees arrogant attitudes and disregard for neighbors surrounding the college. Nevertheless, we also worked together. Our neighborhood has achieved some protection from the college's encroachment, and neighbors have made it possible for YOU to start Satellite campuses.

Little did we know at that time, that SMC satellite campuses would sprout all over our city. Your growth is alarming and your numerous satellite campuses are a sore issue for many neighbors who feel that we, way back then, should not have helped you start these off-site campuses. Yet, for neighborhood protection and in the spirit of cooperation, we felt it was necessary. And here we are:

5 satellite campuses, an enrollment of around 37,000 students and you present us again with a plan for never-ending construction projects.

At this time not too many neighbors have made themselves familiar with your Facilities Master Plan 2009 Update. However, once enough neighbors learn about the details and what these plans mean, especially for us on the Westside of the main campus, you will have a big fight on hand.

So, let's see if we can work together again to achieve what needs to be done – you need to teach and we need to protect the health and welfare of our family neighborhood.

Looking at your Master Plan Update, we expect an honest assessment of the following issues:

Page 14 and 19

- Why are you planning to demolish the stadium?

This horrendous structure, steps from homes, always has been an eyesore, yet demolishing it brings up important questions:

- How are you planning to demolish the structure and stay within acceptable noise levels, considering homes are just across 16th Street?
- At the beginning of 2000, when the new pool was constructed, the vibrations, especially from compacting the dirt, were so bad that our houses rattled and shook and crack lines did appear.
- Do you have the funds available to monitor, and give written assurance to every neighbor within at least one block surrounding the stadium, that you will repair structural and other potential damage?
- Do you also have the funds available to monitor, and give written assurance to every neighbor suffering from the damages of cement dust, that you will pay for medical care?
- Of course, all monitoring will have to be done by an independent agency!

- Since the stadium is a concrete structure, we presume that no Asbestos is involved.
- Should the stadium indeed need to be demolished, what are you planning to build in its place?

These concerns apply equally to your potential installation of Underground Thermal Energy Storage Tanks beneath Corsair Field.

- Do you have, at this time, all funds available to finance every project listed in your Career & Educational Facilities Master Plan 2009 Update?

Last but not least – We all know that the ongoing construction along Pico Boulevard is possible thanks to the generosity of Santa Monica Citizens who have granted you already 3 Bond Measures. Some visible acknowledgement is over due.

On that nice wooden fence, I expect to see in big writing, something to the effect of:

“This construction is made possible by the generosity of Santa Monica Citizens - Thank you”

or, *“Thank you Santa Monica Voters”*.

I’m certain you will think of something nice. And that should actually not take longer than a week or two, don’t you think so?

Thank you.

Greg Brown
Director Fac. Planning
Santa Monica College
1900 Pico Blvd
Santa Monica CA, 90405

Dear Sir,

This is a written comment to be included in comments for SMCs Master Scoping Plan which held its last public meeting on the EIR on Wednesday October 15, 2009 held in Business 111 at 7 PM. I spoke to Charley Yen the afternoon of the 15th about not being able to attend the meeting and he told me to write to you with my comments asap.

It is recommended that SMC convert to solar energy within a 3 year plan by installing solar systems as much as possible on site first, then if the campus and student needs can not be meet on site with systems installed as near site as possible as soon as possible.

This SMC total solar conversion plan is possible and needed to show that we can meet our State Green House Gas goals of meeting 1990 levels by 2020. This will fit in well with the Master Plan and the Bond Funding that the school has as well as with energy efficiency measures and energy conservation also using 3rd party financing as well as other funding sources that are available now and in the near future. This is the solution to meeting the Presidents Climate Plan that is being reviewed currently on campus etc.

Thank You,
Harvey Eder Solar Energy Env. Student SMC
Ex, Dir, Public Solar Power Coalition
1218 th.St.#25
Santa Monica Ca.90401
(310)3932589 October 18,2009
hope to talk with you soon!

**SANTA MONICA COLLEGE COMMUNITY COLLEGE DISTRICT
SIGN IN SHEET**

Scoping Meeting pursuant to the California Environmental Quality Act
for the Santa Monica College Facilities Master Plan 2009 Update Draft EIR
October 14, 2009

Name	Department/Affiliation	Address	Email (optional)
Ms. Akram Torab	Parent of student	S.M. Ca. 1802 Ocean Ave Blvd #6	
Jessica Thomas	Corsair		
SAY CHIN SO		1832 Pearl St	
CHI KONG SO		— 11 —	
S. McGeerney		2328 - 20th St	
D. HART	ARCHITECT	523 W. 67th CA	
Liz Bartel	city of SM, Planning	1685 Main St	
Frank Gruber	The Lookout	2442 Beverly 90405	frank@frankj gruber.net
RON THEILE	RESIDENT	2445 21st St.	rgt5552@aol.com
M. Spelli	Resident/Student		Spelli@AOC.com

**SANTA MONICA COLLEGE COMMUNITY COLLEGE DISTRICT
SIGN IN SHEET**

Scoping Meeting pursuant to the California Environmental Quality Act
for the Santa Monica College Facilities Master Plan 2009 Update Draft EIR
October 14, 2009

Name	Department/Affiliation	Address	Email (optional)
Lori Klaidman	homeowner	2144-16th St., SM	loriklaidman@yahoo.com
Reynolds Ziegler	neighbor	1516 Grant	✓
Eve Bailey	Neighbor	2425 29th	✓
Sim Coleman	Neighbor	3350 Virginia	✓
TRENT THIXTON	NEIGHBOR	2320 20th St., SM, CA ⁹⁰⁴⁰⁵	tthixton@yahoo.com
Lee Peterson	SMC Facilities Planning	1900 Pico Blvd. Santa Monica 90405	peterson_lee@smc.edu

SANTA MONICA COMMUNITY COLLEGE DISTRICT
Scoping Meeting pursuant to the California Environmental Quality Act
for the Santa Monica College Facilities Master Plan 2009 Update Draft EIR
October 14, 2009

I wish to speak

I do not wish to speak, however I would like to be notified when the Draft EIR is available

SAY CHIN SO

Name (please print)

1832 Pearl St.

Street Address (only necessary if you wish to be notified of the availability of the Draft EIR)

CA 90405

City, State and Zip Code

COMMENTS: Safety concern: Pearl + 20th. Big blue Bus hazards. Beautify Pearl st. in front of college.
Lee

SANTA MONICA COMMUNITY COLLEGE DISTRICT
Scoping Meeting pursuant to the California Environmental Quality Act
for the Santa Monica College Facilities Master Plan 2009 Update Draft EIR
October 14, 2009

I wish to speak



I do not wish to speak, however I would like to be notified when the Draft EIR is available

Lee Peterson

Name (please print)

1900 Pico Blvd

Street Address (only necessary if you wish to be notified of the availability of the Draft EIR)

Santa Monica CA 90405

City, State and Zip Code

COMMENTS:

SANTA MONICA COMMUNITY COLLEGE DISTRICT
Scoping Meeting pursuant to the California Environmental Quality Act
for the Santa Monica College Facilities Master Plan 2009 Update Draft EIR
October 14, 2009

I wish to speak

I do not wish to speak, however I would like to be notified when the Draft EIR is available

Regula K. Ziegler
Name (please print)
1516 Grant Street
Street Address (only necessary if you wish to be notified of the availability of the Draft EIR)
Santa Monica, CA 90405
City, State and Zip Code

COMMENTS:

Thank you, RZ

SANTA MONICA COMMUNITY COLLEGE DISTRICT
Scoping Meeting pursuant to the California Environmental Quality Act
for the Santa Monica College Facilities Master Plan 2009 Update Draft EIR
October 14, 2009

I wish to speak

I do not wish to speak, however I would like to be notified when the Draft EIR is available

LAURA THIXTON
Name (please print)
1838 PEARL ST.
Street Address (only necessary if you wish to be notified of the availability of the Draft EIR)
SANTA MONICA, CA 90405
City, State and Zip Code

COMMENTS:

PLEASE PAY PARTICULAR REALISTIC
ATTENTION TO THE TRAFFIC CONGESTION, INCLUDING
THE BIG BLUE BUS @ THE INTERSECTIONS OF
20TH & PEARL.