

**INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION**

**SANTA MONICA COLLEGE
RENOVATION OF WEST BUILDING
(BUILDING #4)
BUNDY CAMPUS PROJECT**

Prepared for:

**SANTA MONICA COLLEGE
1900 Pico Boulevard
Santa Monica, California 90405**

Prepared by:

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January 2004

SECTION 1.0 – PROJECT DESCRIPTION

Proposed Project - Renovation of West Building (Building #4), Bundy Campus Project

The proposed project is the renovation of the existing West Building (also known as Building #4) for post-secondary educational use at the Santa Monica College Bundy Campus located at 3171 S. Bundy Drive in the City of Los Angeles. This existing four-story, ±64,000 gross square footage building will be remodeled into a community college facility with classrooms, laboratories, offices, and student services functions including admissions, counseling, a bookstore, and food services. Most of the educational functions will be ongoing college programs that will be moved from other College locations in Santa Monica. Some of these programs include Health Sciences (Nursing), Community Services, and general education.

Project Location

The Bundy Campus is located at 3171 S. Bundy Drive, Los Angeles, Los Angeles County, California 90066. The Bundy Campus is bounded by Bundy Drive/Centinela Avenue on the northeast, Stewart Avenue and residential homes on the southwest, residential homes on the southeast, and commercial/industrial uses on the northwest (on the southeast side of Airport Avenue). The Santa Monica Airport is located on the northwest side of Airport Avenue. Access to the site is currently from Stewart Avenue through adjacent residential development. The College is currently constructing a new access entrance from Bundy Drive/Centinela Avenue at the southeast corner of the site as a separate project. The regional and local setting is shown on Figure 1. The location of all Santa Monica College facilities is shown on Figure 2.

FIGURE 1 - REGIONAL AND LOCAL SETTINGS

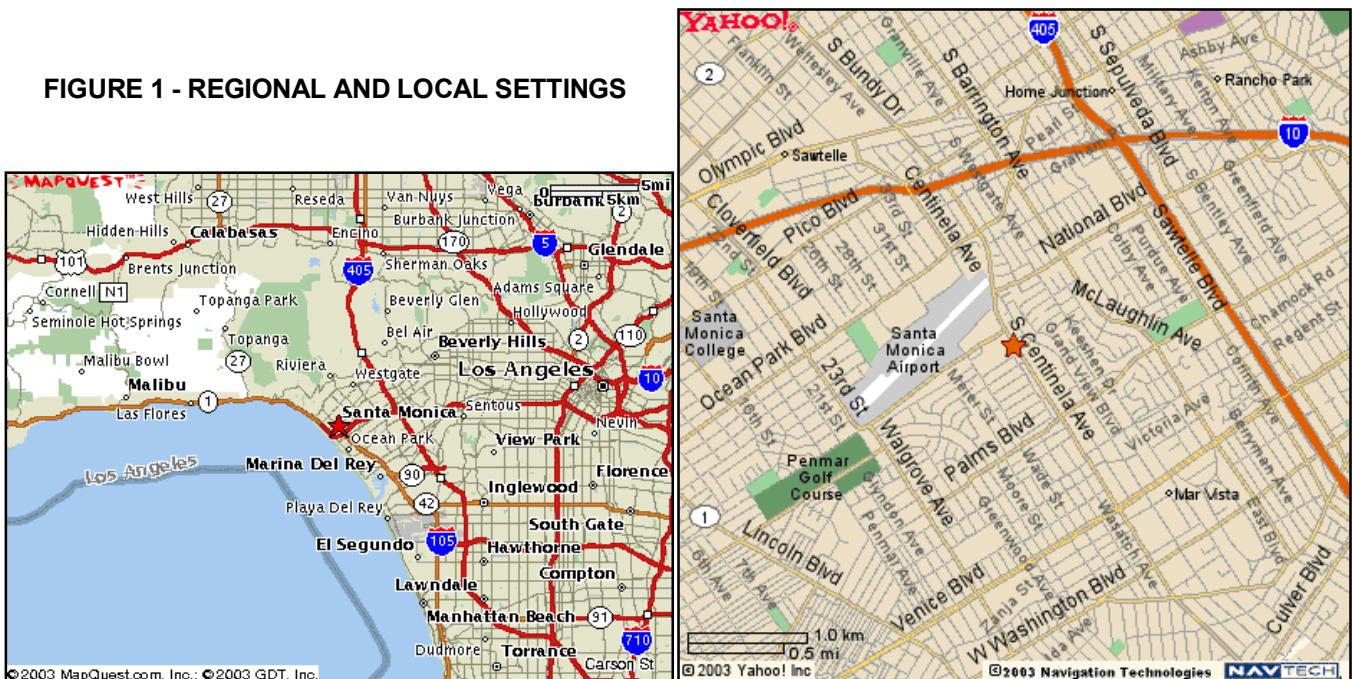




FIGURE 2 - SANTA MONICA COLLEGE FACILITIES

Project Characteristics

The West Building (or Building #4) is part of a complex of offices and research facilities (four buildings and two large parking lots) on a ±10.2-acre site originally owned by BAE Systems, a defense contractor. Building #4 was constructed in 1980. Building construction is steel frame, concrete floors on steel form deck and reinforced concrete block walls. The College purchased the site and leased back the property to BAE Systems through May 2003. The site is now unoccupied. Figure 3 shows two frontal views of Building #4.

Currently, two separate one-story manufacturing/warehouse buildings are connected to Building #4. The western portion of Building #1 (a Butler building) that connects to Building #4 will be demolished as part of this project. The demolition of the remaining portion of Building #1 will occur at a later date. Building #3 at the southwest corner of Building #4 will be demolished as part of this project. Building #3 shares utilities with Building #4. As part of this project, the utilities will be relocated to serve only Building #4. Renovation plans include retaining building systems that are in good condition and repairing/replacing systems that are in poor condition. All work will be in full compliance with applicable codes and regulations and American Disabilities Act (ADA) requirements. All facilities will be designed with a high level of technology. The existing parking lots will be given a new slurry coat and restriped. No roadway work will occur. Figure 4 shows the Master Plan for the Bundy Campus.

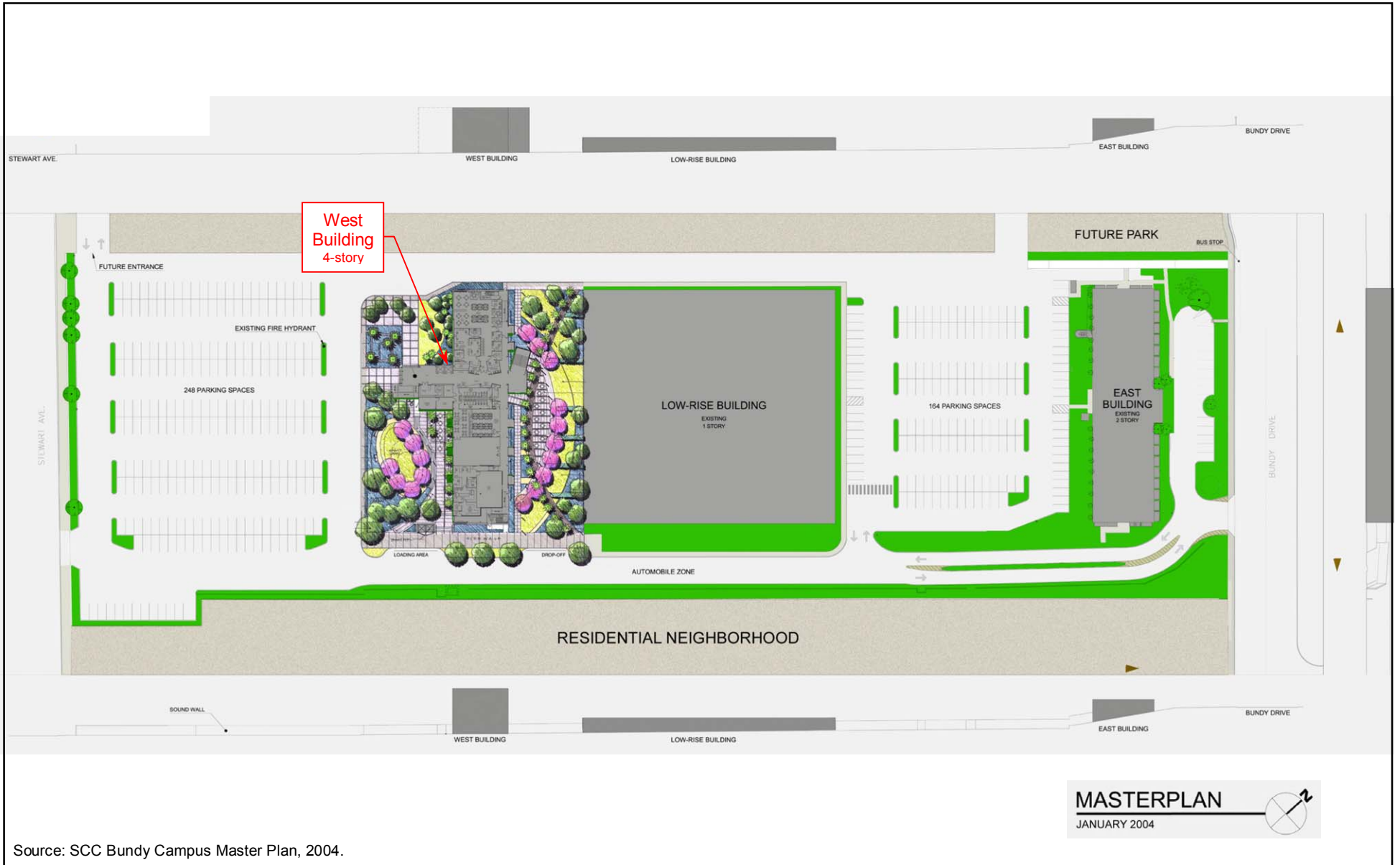


VIEW FROM SOUTHWEST CORNER OF PARKING LOT



VIEW FROM NORTHWEST CORNER OF PARKING LOT

FIGURE 3 - VIEWS OF BUILDING #4



Source: SCC Bundy Campus Master Plan, 2004.

FIGURE 4 - BUNDY CAMPUS MASTER PLAN

Exterior renovations include:

- Demolish Building #3 to the southwest of main Building #4;
- Close off former openings from Building #4 to the demolished Building #1 (demolished as part of another project) and Building #3;
- Relocate utilities that formally served both Buildings #3 and #4 to service Building #4 only;
- Provide landscaping and irrigation to the former site of Building #3 and to the entire perimeter of the building out to the curb line;
- Repair or replace sidewalks and ramps as necessary;
- Provide site lighting on perimeter of Building #4;
- Repair, patch, and paint exterior finishes;
- Repair and upgrade of necessary building main entry;
- Installation of doorways on the south side, first floor;
- Provide for outdoor security video cameras; and
- Provide all exterior signage including building identification, directional, and all code-required signage.

Exterior/Interior renovations include:

- All code-required structural and seismic upgrades; and
- Installation of new exit stairway at center of building.

Interior renovations include:

- Removal of all asbestos and hazardous materials;
- Demolish and remove all un-needed walls, windows, doors, ceilings, and lights;
- Remove un-needed furniture and clean up and remove all debris;
- Code upgrades of all restrooms;
- Repair, replace, and/or upgrade all plumbing and mechanical systems;
- Repair, replace, and/or upgrade all electrical systems and lighting;
- Repair, replace, and/or upgrade all ceiling systems;
- Install new fire alarm;
- Install new security system including intrusion, access control, and video;
- Install new telecommunications system including high-speed data wiring to offices, labs, and classrooms;
- Install all new flooring materials as per college standards;
- Remove all wall coverings and repair, patch, and paint all wall surfaces; and
- Provide all code related, directional, and room identification signage.

Renovation activities are anticipated to commence immediately upon approval of the proposed project by the Santa Monica College Board of Trustees and procurement of all necessary governmental approvals.

Discretionary Approvals

Santa Monica Community College District is the Lead Agency for purposes of complying with the California Environmental Quality Act (CEQA) and is the primary public agency responsible for approving this project. Discretionary approvals anticipated at this time may include, but are not limited to, certification of the Mitigated Negative Declaration (MND) and final project approval by the Santa Monica College Board of Trustees, the decision-making body of the Santa Monica Community College District. Other approvals, as may be necessary, will be required in accordance with all applicable laws and regulations, including approval of construction documents by the City of Los Angeles.

SECTION 2.0 – INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Lead Agencies

Santa Monica Community College District

Date

January 14, 2004

Responsible Agencies

City of Los Angeles

Project Title/No.

Renovation of West Building (#4), Bundy Campus Project

Case No.

Project Description

The College is renovating the West Building (also know as Building #4) for post-secondary educational use on the Bundy Campus located at 3171 S. Bundy Drive in the City of Los Angeles. This existing four-story, ±64,000 gross square footage building will be remodeled into a community college facility with classrooms, laboratories, offices, and student services functions including admissions, counseling, a bookstore, and food services. Most of the educational functions will be ongoing college programs that will be moved from other College locations in Santa Monica. Some of these programs include Health Sciences (Nursing), Community Services, and general education.

Currently, two separate one-story manufacturing/warehouse buildings are connected to Building #4. The western portion of Building #1 (a Butler building) that connects to Building #4 will be demolished as part of this project. The demolition of the remaining portion of Building #1 will occur at a later date. Building #3 at the southwest corner of Building #4 will be demolished as part of this project. Building #3 shares utilities with Building #4. As part of this project, the utilities will be relocated to serve only Building #4. Renovation plans include retaining building systems that are in good condition and repairing/replacing systems that are in poor condition. All areas will be upgraded to applicable building and seismic codes and American Disabilities Act (ADA) requirements. All facilities will be designed with a high level of technology. The existing parking lots will be given a new slurry coat and restriped. No roadway work will occur.

Environmental Setting

Building #4 was formerly used for offices and research facilities for BAE Systems, a defense contractor. The building was constructed in 1980. Building construction is steel frame, concrete floors on steel form deck, and reinforced concrete block walls. The building is part of a complex of buildings with three other buildings and two large parking lots on a 10.2-acre site. The College purchased the site and leased back the property to BAE Systems through May 2003. The site is now unoccupied.

Project Location

The Bundy Campus is located at 3171 S. Bundy Drive, Los Angeles, Los Angeles County, California 90066. Access to the site is currently from Stewart Avenue through adjacent residential development. The College is currently constructing a new access entrance from Bundy Drive at the southeast corner of the site. The Bundy Campus is bounded by Bundy Drive/Centinel Avenue on the northeast, Stewart Avenue and residential homes on the southwest, residential homes on the southeast, and commercial/industrial uses on the northwest (on the southeast side of Airport Avenue). The Santa Monica Airport is located on the northwest side of Airport Avenue.

Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

January 14, 2004

Date

Gregory Brown

Printed Name

Santa Monica College

Agency

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once it has been determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." Mitigation measures must describe and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) References to information sources for potential impacts (e.g., general plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form. However, the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected should be used.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist below.

- | | |
|--|---|
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Mandatory Findings of Significance |

I. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

a) Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. The SCAQMD is the local air pollution control agency for the South Coast Air Basin (SCAB). The SCAQMD sets and enforces regulations for stationary air sources in the SCAB and develops and implements transportation control measures. The SCAQMD's Air Quality Management Plan (AQMP) was adopted in 1997 and is based upon population, housing, and employment growth projections adopted by the Southern California Association of Governments (SCAG). The AQMP is the air management document for the SCAB that provides the blueprint for meeting state and federal ambient air quality standards. Renovation of the existing West Building does not directly relate to the AQMP because the proposed project is continued use following renovation of existing development. This continued use would not alter population, housing, and employment growth projections for the SCAB. Thus, the proposed project would have a less than significant impact on the regional plans that were the basis for the AQMP.

The intent of the Congestion Management Plan (CMP) is to provide an analytical basis for transportation decisions through the State Transportation Improvement Program (STIP) process. The proposed project is in response to the existing educational demands for post-secondary educational facilities. The college will be relocating existing college services to a satellite campus. The projected traffic volumes associated with the College will not change, but will be diverted to a different location within the District service area. The post-secondary educational facilities will generate significantly less traffic (average daily traffic – ADT) and peak hour traffic volumes than the previous light industrial use. Therefore, the proposed project would be consistent with the CMP and impacts to freeway traffic volumes would be less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. The proposed project is the renovation of an existing building for post-secondary educational use. This does not qualify as a construction/demolition project for a large development project. Renovation activities will generate short-term air quality impacts from construction-related activities. Renovation activities will be performed in accordance with SCAQMD Rule 403 (fugitive dust) and City of Los Angeles construction requirements and should not contribute to an existing or projected air quality violation. Renovation plans include retaining building systems that are in good condition and repairing/replacing systems that are in poor condition. All areas will be upgraded to current building codes. All facilities will be designed with a high level of technology. Therefore, building renovation will add additional energy conservation features and thus potentially consume less energy. Therefore, operational air quality impacts would not contribute to an existing or projected air quality violation. The proposed project would also not affect the total commuter student population of the College, and therefore would not affect regional operational air quality emissions. Therefore, regional operational emissions would be less than significant and would not contribute to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM ₁₀ under an applicable federal or state air quality standard?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. This portion of Los Angeles County is designated as a “serious” non-attainment area for carbon monoxide (CO) and suspended PM₁₀ and an “extreme” non-attainment area for ozone (O₃). However, air quality impacts associated with renovation activities would be below the significance criteria established by the SCAQMD. The proposed project is consistent with the adopted growth forecasts of SCAG and is substantially consistent with the City of Los Angeles’ West Los Angeles Community Plan. The proposed project would not add emissions to the Basin that were not already accounted for in the approved AQMP. The proposed project is not expected to cumulatively increase any criteria pollutant for which the air basin is in non-attainment. Conformance with AQMD Rule 403 will reduce any renovation impacts to less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less Than Significant Impact. The City of Los Angeles’ land use designation for the project site is Limited Manufacturing.¹ The site was previously used for office and research facilities for a defense contractor. However, the project site is bordered by predominantly single-family residential uses on two sides. Short-term air quality impacts from renovation activities could affect the adjacent residential uses (sensitive receptors). However, the Environmental Protection Agency (EPA) estimated that the primary impact distance from large diameter construction dust is less than 100 feet. The adjacent residential uses are at least 100 feet from Building #4. Therefore, any impacts are expected to be less than significant. In addition, the proposed project will be subject to current SCAQMD’s rules and regulations for construction activities, if any.

e) Create objectionable odors affecting a substantial number of people?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The renovation of Building #4 will not be a source of objectionable odors. Odors are typically associated with elements used in manufacturing, such as chemicals, solvents, and petroleum products. The proposed renovation project is not expected to use strong odor-producing materials. No impacts would occur.

II. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The project site and surrounding area is not a scenic vista. The proposed project will be the renovation of an existing building. No impacts would occur.

¹ Parcel Profile Report for 3171 S. Bundy Drive, City of Los Angeles, Department of Building and Safety, Report Execution Date: January 4, 2004.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site is a complex of four buildings with two large parking lots that was formerly used for offices and research facilities for BAE Systems, a defense contractor on a 10.2-acre site. Because the project site has been previously developed, the renovation of Building #4 would not introduce an incompatible scenic element into the surrounding area. No impacts would occur.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed renovation project would not substantially degrade the existing visual character or quality of the site and its surroundings because Building #4 already exists. The proposed project will improve the visual quality because of building and landscape improvements.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. The existing building complex that includes Building #4 has night security lighting. The proposed project will involve new site lighting on the perimeter of Building #4. Nighttime lighting would be limited to low-wattage outdoor security lighting. All lighting would be shielded and directed onto the project site. The proposed project is also not expected to result in a new source of glare because renovation activities for the exterior include repair, patch, and paint for Building #4. Because lighting already exists on the project site, any new night lighting would result in less than significant impacts.

e) Create a new shadow that would adversely affect a shadow-sensitive use?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation activities associated with the proposed project will not alter the shadow profile of Building #4. No impacts will occur.

III. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site is a complex of buildings with two large parking lots that was formerly used for offices and research facilities on 10.2 acres. The renovation of Building #4 would not adversely affect the habitat of any candidate, sensitive, or special status species. No impacts would result.

b) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation of Building #4 will not interfere with the movement of any wildlife. No known wildlife corridors are located onsite due to the existing urban development surrounding the project site. The proposed project site is an established building. No impacts would result.

c) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak tress or California walnut woodlands)?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project will incorporate landscaping improvements. No tree removal is planned as part of the renovation. Therefore, the proposed project would not affect any local policies or ordinances protecting biological resources. No impacts would result.

d) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. There are no habitat conservation, natural community conservation, or other approved local, regional, or state habitat conservation plans affecting the project site or the surrounding vicinity. No impacts would result.

IV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in significance of a historical resource as defined in State CEQA Section 15064.5?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. There are no historical sites listed for the project site. Building #4 was built in 1980 and does not meet the requisite criteria for consideration of listing under the National Register and is therefore not considered an historic resource. No impacts would result.

b) Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site is located in an urbanized area that has been previously disturbed by past activities. There are no known archaeological resources on the project site. No impacts would result from renovation activities.

c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. There are no known paleontological resources on the site. No impacts would result from project implementation. The project site is located in an urbanized area that has been previously disturbed by past activities. No impacts would result from renovation activities.

d)	Disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site is located in an urbanized area that has been previously disturbed by past activities. Building #4 was built in 1980. There are no known human remains in Building #4. No impacts are expected.

V. GEOLOGY AND SOILS. Would the project:

a)	Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>

Less Than Significant Impact. Although the proposed project site is located within the seismically active southern California region, the site is not located within a state-designated Alquist-Priolo Special Study Zone.² The Alquist-Priolo Special Study Zone prevents the construction of buildings used for human occupancy on the surface trace of active faults. The project site is not within an Alquist-Priolo Special Study Zone or a Fault Rupture Study Area.³ The nearest Alquist-Priolo Earthquake Fault Zone (active Newport-Inglewood Fault Zone) is located ±6 miles to the east/northeast of the project site.⁴ The proposed project is the renovation of an existing building, built in accordance with State building and seismic codes in 1980. Renovation activities will upgrade facilities to applicable building and seismic codes. Therefore, any impacts would be less than significant.

² Parcel Profile Report for 3171 S. Bundy Drive, City of Los Angeles, Department of Building and Safety, Report Execution Date: January 4, 2004.

³ City of Los Angeles General Plan, Safety Element, Exhibit A – Alquist-Priolo Special Study Zones & Fault Rupture Study Areas, p. 47.

⁴ Santa Monica Airport Park FEIR, rev. July 2002, City of Santa Monica, p. 5-14.

ii) Strong seismic ground shaking?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. See response V. a) i) above. The four main fault systems that would be most likely to cause potentially significant seismic damage in the project vicinity are the San Andreas Fault, the Santa Monica-Hollywood/Malibu Coast Fault, the Newport-Inglewood Fault, and the Palos Verdes Fault.⁵ Conformance with applicable building and seismic codes will reduce impacts associated with strong seismic ground shaking to a less than significant level.

iii) Seismic-related ground failure, including liquefaction?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. See response V. a) i) above. The project site is not in an area susceptible to liquefaction.⁶ Conformance with applicable building and seismic codes will reduce impacts associated with seismic-related ground failure, including liquefaction, to a level of less than significant.

iv) Landslides?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less than Significant Impact. The project site is not listed on the City's Landslide Inventory & Hillside Areas.⁷ However, the project vicinity is designated as a Hillside Grading Area and Hillside Ordinance Area.⁸ The project site has been previously graded, developed, and paved and is not adjacent to a hillside. The project site is located in an urbanized area that has been previously disturbed by past activities. No impacts would occur.

b) Result in substantial soil erosion or the loss of topsoil?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less than Significant Impact. The project site has been previously graded, developed, and paved. Renovation activities will involve minimal soil disruption. Conformance with applicable erosion control measures during renovation activities will reduce impacts to a level of less than significant. At project completion, all project surfaces with the exception of landscaping will be impervious surface. Therefore, no long-term impacts from soil erosion or loss of topsoil are anticipated.

⁵ Ibid., pp. 5-8 – 5-12.

⁶ City of Los Angeles General Plan, Safety Element, Exhibit B – Areas Susceptible to Liquefaction, p. 49.

⁷ Ibid., Exhibit C – Landslide Inventory & Hillside Areas, p. 51.

⁸ Santa Monica Airport Park FEIR, rev. July 2002, City of Santa Monica, pp. 5-8 – 5-12.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less than Significant Impact. See responses V. a) i-iv) above. Building #4 was originally built in conformance with applicable building and seismic codes. Any soil-related geotechnical impacts are expected to be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less than Significant Impact. See responses V. a) i-iv) above. Building #4 was originally built in conformance with applicable building and seismic codes. Any expansive soil impacts are expected to be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project site relies on sewers for disposal of wastewater. No impacts will occur.

VI. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The use of hazardous materials (i.e., fuel, cleaning solvents, paint, etc.) during renovation activities would be minimal and would be in compliance with all applicable City, state, and federal regulations. The use of hazardous materials during educational operations of Building #4 would include minimal amounts of cleaning solvents and fuel for janitorial purposes and landscaping maintenance. Very limited amounts of these types of hazardous materials would be transported or disposed of during the routine day-to-day operations of the Bundy Campus. Santa Monica College also maintains an inventory of all hazardous materials stored and used in each building. No significant impacts are expected to occur.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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Potentially Significant Unless Mitigation Incorporated. Building #4 was built in 1980 and should not contain hazardous materials such as asbestos-containing materials (ACMs). However, the contractor will prepare specifications for removal of any asbestos and/or other hazardous materials prior to renovation activities.

Mitigation Measure

HMM1 – Prior to the issuance of construction permits, the applicant shall provide a letter to the City of Los Angeles Department of Building and Safety from a qualified asbestos abatement consultant stating that no ACMs are present in the structures. If ACMs are found to be present, remediation will be in compliance with the SCAQMD's Rule 1403 and other state and federal rules and regulations.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. Renovation of Building #4 for college use will result in minimal amounts of hazardous materials for routine cleaning and landscaping. Therefore, the proposed project would not emit hazardous materials within the Bundy Campus or any other nearby school. No significant impacts are expected to occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site is not included on the list of hazardous material sites compiled by the government.⁹ No impacts would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. The project site is located southeast of Santa Monica Municipal Airport. The northwestern boundary of the overall project site is located ±250' southeast of Airport Avenue and ±750' southeast of Donald Douglas Loop South. The closest runway to the project site is ±1/4 mile from Building #4. The Los Angeles County Airport Land Use Commission (ALUC) adopted the Comprehensive Land Use Plan (CLUP) for Santa Monica Municipal Airport in 1991. The ALUC and CLUP regulate land use compatibility issues around airports. The existing building complex on the project site was constructed in 1980 and is consistent with the CLUP. Any safety hazards associated with Santa Monica Municipal Airport are expected to be less than significant.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. There is no private airstrip in the project vicinity. No impacts would occur.

⁹ Environmental Protection Agency, <http://www.epa.gov/superfund/sites/locate/index.htm>, January 5, 2004. 2004.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site and building complex has existed since 1980. Renovation of Building #4 will not impair the implementation of any emergency plans. No impacts would result.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site is not located in a wildfire hazard area.¹⁰ No impacts would result.

VII. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. The proposed project is the renovation of an existing building for post-secondary educational use. Renovation activities could result in some physical, chemical, and biological water quality impacts from runoff. Runoff during post-secondary use of the building will be similar to the existing discharge from Building #4. Existing runoff has not violated any water quality standards or waste discharge requirements. Any impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project is the renovation of an existing building and will not affect groundwater supplies or recharge. No impact would result.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project is the renovation of an existing building on a developed site. The proposed project will not alter existing drainage patterns in a manner that would result in substantial erosion or siltation on or offsite. No impacts would occur.

¹⁰ City of Los Angeles General Plan, Safety Element, Exhibit D –Selected Wildfire Hazard Areas, p. 53.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project is the renovation of an existing building on a developed site. The proposed project will not alter existing drainage patterns in a manner that would result in flooding on or offsite. No impacts would occur.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project is the renovation of an existing building on a developed site. The proposed project will not contribute run-off water which would exceed the capacity of drainage systems in a manner that would result in substantial additional sources of polluted run-off. Renovation activities will be conducted in conformance with applicable Best Management Practices (BMPs) established by the County of Los Angeles and the State Water Resources Control Board (SWRCB). No impacts would occur.

f) Otherwise substantially degrade water quality?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project is the renovation of an existing building on a developed site. The proposed project will not substantially degrade water quality. No impacts would occur.

g) Place within a 100-year flood plain structures which would impede or redirect flood flows?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project is the renovation of an existing building on a developed site. The project site is not in a Flood Hazard Zone¹¹ or located in a 100-year or 500-year flood plain.¹² No impacts would result.

h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site is not located within a dam inundation area. No impact would occur.

¹¹ Parcel Profile Report for 3171 S. Bundy Drive, City of Los Angeles, Department of Building and Safety, Report Execution Date: January 4, 2004.

¹² City of Los Angeles General Plan, Safety Element, Exhibit F – 100-Year & 500-Year Flood Plains, p. 57.

i) Inundation by seiche, ¹³ tsunami, ¹⁴ or mudflow? ¹⁵	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. Seiche or mudflows are not hazards in the project area. Tsunamis have the potential to impact the coastal area. The project site is located 2 ½ miles inland. However, the project site is not located in an inundation or tsunami hazard area.¹⁶ No impacts would occur.

VIII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. Renovation of Building #4 will result in short-term noise impacts associated with construction activities. Construction noise levels will be controlled by conformance with the City of Los Angeles Noise Ordinance. Any construction noise would be less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. Renovation of Building #4 is not expected to generate groundborne vibration or groundborne noise levels. However, any groundborne adverse impacts will be controlled by conformance with the City of Los Angeles Noise Ordinance. Therefore, any groundborne impacts would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project will be used for post-secondary education uses. The operation and use of Building #4 would not substantially increase ambient noise levels in the project vicinity. No impacts are expected.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Less Than Significant Impact. The proposed project may result in a temporary increase in ambient noise levels due to renovation activities to the interior and exterior of Building #4. The City of Los Angeles Noise Ordinance will control construction hours and noise levels. Impacts, if any, would be less than significant.

¹³ Seiche - surface wave created when a body of water is shaken

¹⁴ Tsunami - large ocean waves generated by major seismic events

¹⁵ Mudflow - hillside slippage

¹⁶ City of Los Angeles General Plan, Safety Element, Exhibit G -Inundation & Tsunami Hazard Areas, p. 59.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The project site is located southeast of Santa Monica Municipal Airport. The closest runway to the project site is ±1/4 mile from Building #4. The project site is located outside (±500') of the 60 CNEL noise contour of the Airport.¹⁷ No excessive noise levels associated with Santa Monica Municipal Airport are expected.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The project site is not located within the vicinity of a private airstrip. No impacts would result.

IX. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a) Fire Protection?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The City of Los Angeles Fire Station No. 62 (Mar Vista) serves the project site. The Mar Vista Fire Station is located at 3631 S. Centinela Avenue, approximately .7 miles from the project site. There is also a City of Santa Monica Fire Station (Station No. 5 – Santa Monica Airport) at 2450 Ashland Avenue. Reuse of the project site for post-secondary educational use is not expected to increase the need for fire protection services. No impact will occur.

b) Police Protection?	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact. The City of Los Angeles West Los Angeles Community Police Station services the project site. This Station is located at 1663 Butler Ave, approximately 3.5 miles (estimated travel time – 6 minutes) from the project site. Reuse of the project site for post-secondary educational use is not expected to increase the need for police protection services. No impact will occur.

¹⁷ Santa Monica Airport Park EIR, Exhibit 5.4-6, Aircraft CNEL Noise Contours, p. 5-62.

XI. TRANSPORTATION/TRAFFIC. Would the project:

<p>a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?</p>	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The following intersections were evaluated for level of service (LOS) using the City of Los Angeles' analysis methodology in the project vicinity and currently operate at unsatisfactory LOS E or F during the AM or PM peak hour:¹⁸

- Bundy Drive and National Boulevard (AM only)
- Bundy Drive and Airport Avenue (PM only)
- Centinela Avenue and Palms Boulevard (AM only)

Light industrial uses such as the previous BAE Systems typically generate higher AM and PM peak hour volumes and average daily traffic volumes than Junior/Community College uses as shown on the following table.

**Table XI-1.
Traffic Generation Rates/Average Daily Traffic¹⁹**

Traffic Generation Rate	-----AM----- Peak Hour	-----PM----- Peak Hour	Average Daily Traffic (ADT)
Light Industrial/Total Square Foot	.92	.98	6.97
Jr./Community College/Student	.14	.17	1.54

Based on the above rates, Building #4 as a light industrial use generated 446,080 ADT. Building #4 will contain 18 classrooms with an average capacity of 30 students. At full occupancy, a maximum of 540 students would attend classes in Building #4. Therefore, assuming a worst-case of 540 students/hour for a 12-hour education day, Building #4 would generate 10,792 ADT, less than 3 percent of the ADT associated with the previous use. Typically, fewer classes are scheduled for the AM Peak Hour. Evening classes are typically held from 6:30-7:00 PM. Therefore, post-secondary educational uses will result in less traffic generation and average daily traffic than the previous light industrial usage. No impacts would result.

<p>b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</p>	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The reuse of Building #4 for post-secondary educational facilities will generate significantly less traffic than the previous light industrial usage on the site. No impacts to the level of service at surrounding intersections will result.

¹⁸ Ibid., pp. 5-92 – 5-94.

¹⁹ Institute of Traffic Engineers Traffic Generation Rates.

c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project would not affect air traffic patterns associated with Santa Monica Municipal Airport. No impacts would result.

d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation of Building #4 will not affect the design of any surrounding streets. No impacts will result.

e)	Result in inadequate emergency access?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation of Building #4 will not impact emergency access to the project site or surrounding vicinity. No impacts will result.

f)	Result in inadequate parking capacity?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site has 550 existing parking spaces. The renovation of Building #4 will not alter the existing parking lots. No impacts will occur.

g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation of Building #4 will not conflict with alternative transportation policies, plans, or programs. No impacts will result.

XI. UTILITIES/SERVICE SYSTEMS. Would the project:

a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation of Building #4 will not affect the wastewater treatment requirements of the RWQCB. No industrial discharge into the wastewater or drainage system would occur. No impacts will occur.

b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The project site is located within the Hyperion Treatment Plant (HTP) service area. The renovation of Building #4 will not require new or the expansion of water or wastewater treatment facilities. No impacts will result.

c)	Require or result in the construction of new storm-water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation of Building #4 will not alter existing storm-water drainage facilities. No new storm-water drainage facilities or expansion of existing facilities will be necessary. No impacts would result.

d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation of Building #4 will not alter the demand for water. The proposed project will be served by existing water supplies. No impacts will result.

e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The renovation of Building #4 will not affect the volume of wastewater. No impacts will result.

f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The Puente Hills Landfill serves the project site. The renovation of Building #4 will not significantly affect the volume of solid waste. Impacts will be less than significant.

g)	Comply with federal, state, and local statutes and regulations related to solid waste?	Potentially Significant Impact <input type="checkbox"/>	Potentially Significant Unless Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No Impact. The proposed project would comply with all applicable federal, state, and local statutes and regulations relating to solid waste. No impacts will occur.

XII. MANDATORY FINDINGS OF SIGNIFICANCE

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Potentially Significant Unless Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input type="checkbox"/>	<p>No Impact</p> <input checked="" type="checkbox"/>
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No Impact. The proposed project is the renovation of Building #4 on an existing developed light industrial site. The proposed project does not have the potential to degrade the quality of the environment and would not have a significant impact on any fish or wildlife or their habitat. The proposed project would also not eliminate important examples of the major periods of California history or prehistory. No impacts would result.

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Potentially Significant Unless Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input type="checkbox"/>	<p>No Impact</p> <input checked="" type="checkbox"/>
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No Impact. The proposed project is the renovation of Building #4 on an existing developed light industrial site. No cumulative impacts will occur.

<p>c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Potentially Significant Unless Mitigation Incorporated</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input type="checkbox"/>	<p>No Impact</p> <input checked="" type="checkbox"/>
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No Impact. The proposed project would have short-term temporary interior construction impacts during renovation activities. Project implementation would not have any environmental effects that would cause substantial adverse effects on human beings. No impacts would result.

SOURCES

- 1994 City of Los Angeles General Plan Safety Element, Citywide Graphics, March.
- 2003 City of Santa Monica, Final EIR for Airport Park, State Clearinghouse No. 2001081096, October.
- 2004 Parcel Profile Report for 3171 S. Bundy Drive, City of Los Angeles Department of Building and Safety, Report Execution Date: January 4.
- 2002 Santa Monica College Guidelines for Implementation of the California Environmental Quality Act, January.