

## **4.0 Basis of Cumulative Analysis**

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## 4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the CEQA Guidelines, as amended, provides the following definition of cumulative impacts:

*“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”*

Pursuant to Section 15130(a) of the *CEQA Guidelines*, cumulative impacts of a project shall be discussed when they are “cumulatively considerable,” as defined in Section 15065(a)(3) of the Guidelines. The Initial Study Checklist (Appendix G of the *CEQA Guidelines*) provided as part of Appendix 13.1, indicates that the proposed project may yield potentially significant cumulative effects. As a result, Sections 5.1 through 5.9 of this EIR assess cumulative impacts for each applicable environmental issue, and do so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements in its discussion of significant cumulative impacts:

1. *Either:*
  - a. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
  - b. *A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.*
2. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
3. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects.*

Table 4-1, *Cumulative Projects List*, identifies related projects and other possible development in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. Information integral to the identification process was obtained from the City Rancho Palos Verdes. The resulting related projects are only those determined to be at least indirectly capable of interacting with the proposed project. The following discussion provides a summarized description of the projects considered in the cumulative impact analysis.



**Table 4-1  
Cumulative Projects List**

Key Map	Project Type	Location	Description	Status
1	Trump National Golf Club	Palos Verdes Drive South w/o Shoreline Park City of Rancho Palos Verdes	59 SFR DU, 4 Affordable DU, 18-Hole Golf Course, Clubhouse/Driving Range.	DU under construction. Golf Course opened January 20, 2006.
2	Ocean Front Estates	Palos Verdes Drive South at Hawthorne Boulevard City of Rancho Palos Verdes	79 SFR DU	62 DU complete and 7 DU under construction.
3	Point View	6001 Palos Verdes Drive South City of Rancho Palos Verdes	72 SFR DU	Final EIR (Pending Geologic)
4	Terranea (Long Point) Resort Hotel	Palos Verdes Drive South City of Rancho Palos Verdes	582 Hotel Rooms (Villas/ Casitas), Banquet Facilities, Restaurants, Health Spa/Fitness Center, Golf Course (9-Hole), Golf Practice Facility (9-Hole) and Clubhouse.	Grading in progress.
5	Point Vicente Interpretive Center	Palos Verdes Drive South City of Rancho Palos Verdes	7,000 SF Addition (Office/Interpretive Center) (3,000 SF Existing Structure)	Opened July 15, 2006. <sup>1</sup>
6	Target Store	Gaffey Street/Capitol Drive City of Los Angeles	136,000 SF	Currently being reviewed
7	Terragona Plaza	Western Ave./Capitol Drive City of Los Angeles	15,000 SF Ralphs 8,600 SF Retail	Currently being reviewed
8	7-11 Convenience Market & Gas Station	31186 Hawthorne Boulevard at Palos Verdes Drive West City of Rancho Palos Verdes	Demo Existing 1,430 SF Service Bays, Construct 2,754 SF Convenience Store	Planning Commission (PC) approved February 28, 2006. Under construction.
9	Chevron Gas Station	29421 Western Avenue City of Rancho Palos Verdes	Convert 2,000 SF Service Bays Into Convenience Store	PC approved June 27, 2006. Plan Check submittal pending.
10	Single-Family Residential Development	Gaffey Street/Basin Street City of Los Angeles	135 SFR DU	Approved, construction pending
11	Green Hills Master Plan Revision	27501 Western Avenue City of Rancho Palos Verdes	Additional Mausoleums, Grading and Ground Burials	PC approved on April 24, 2007.
12	Rolling Hills Covenant Church	2221 Palos Verdes Dr. North City of Rolling Hills Estates	1,650 Seat Sanctuary, 500 Space Parking Garage and Conversion of Auditorium to Multipurpose Room/Gym	Project revisions pending
13	Butcher Subdivision	Palos Verdes Drive North and Montecillo Drive City of Rolling Hills Estates	13 SFR Lots	Review process pending
14	Seaport Condominiums	28000 S. Western Avenue City of Los Angeles	136 MFR DU	Under construction
15	Ponte Vista Planned Development	Former Navy Housing Site Western Avenue City of Los Angeles	2,300 MFR DU (575 Senior and 1,725 Standard)	Currently being reviewed by City of LA; revisions pending.



**Table 4-1 [continued]  
Cumulative Projects List**

Key Map	Project Type	Location	Description	Status
16	Mary Star of the Sea	2500 North Taper City of Los Angeles	650 Students	Approved, construction pending
Source: City of Rancho Palos Verdes, Electronic Correspondence: Ara Mirharian, Principal Planner, May 8, 2007.				
SFR = Single-Family Residential; DU = Dwelling Units; MFR = Multi-Family Residential				
Note:				
<sup>1</sup> The Point Vicente Interpretive Center has been included as a cumulative project, because traffic counts were conducted in November 2005, prior to it's opening, and thus were not included in the background traffic data.				

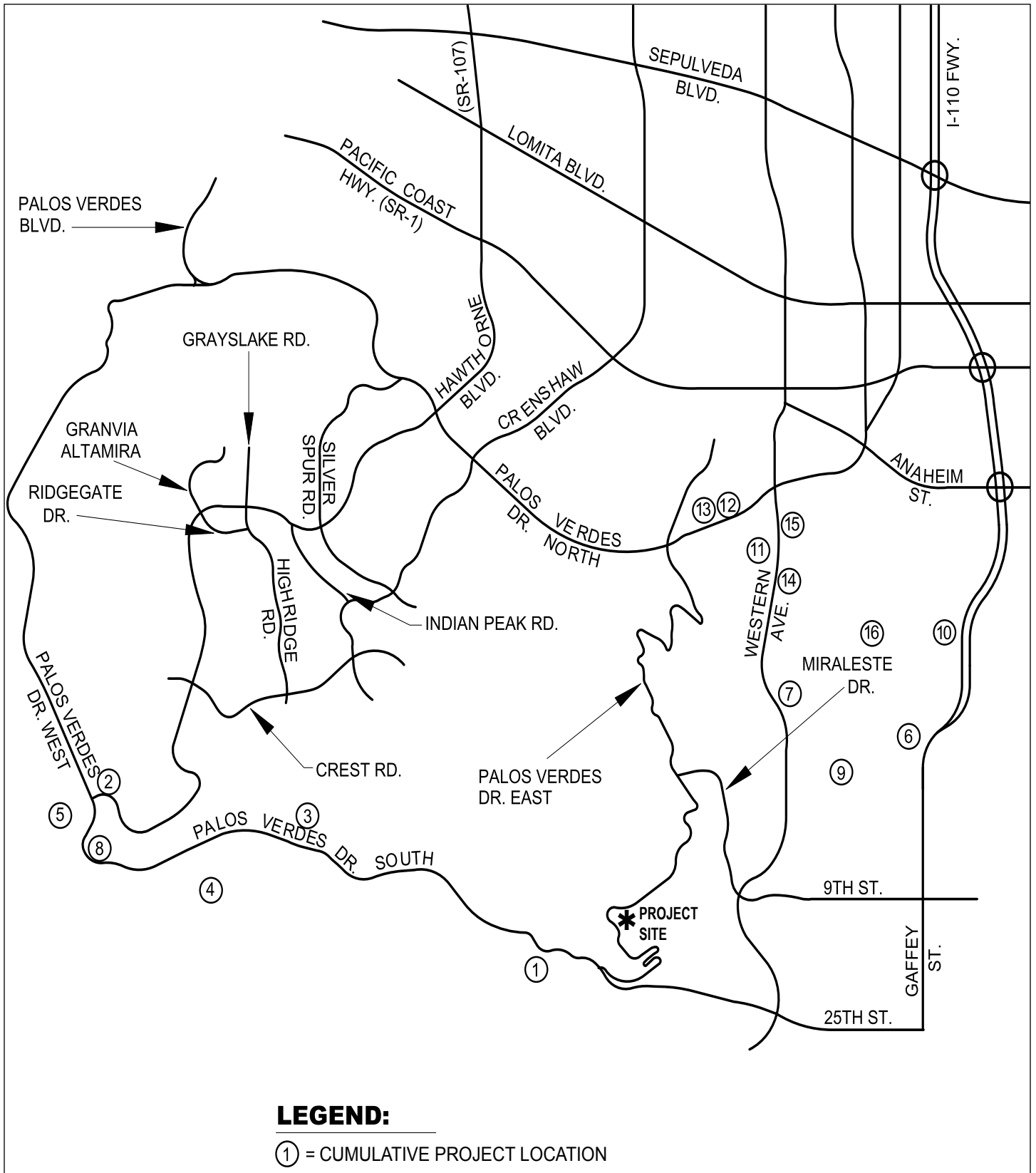
In summary (and based on the cumulative projects outlined in Table 4-1), cumulative development would result in the following land uses:

- 362 Single-Family Dwelling Units;
- Various Recreational Uses (i.e., 2 Golf Courses, 2 Clubhouses, Driving Range, Practice Facility);
- 582-Room Hotel with Banquet Facilities, Restaurants and Spa;
- 7,000 Square Feet of Office Uses;
- 164,354 Square Feet of Commercial Uses;
- Various Cemetery Uses;
- Institutional Uses (Church and Educational Facilities); and
- 2,436 Multi-Family Dwelling Units.

It is noted that quantification of cumulative impacts is difficult and often requires speculative estimates of impacts including, but not limited to, the following:

- The geographic diversity of impacts in the planning area (impacts of future development may affect different areas);
- Variation in timing of impacts (many of the Project's future impacts, especially the short-term construction related impacts, would occur at different times and would be reduced or removed before other short-term impacts occurred);
- Complete data is not available for all future development; and
- Data for future development may change during subsequent approvals.

However, every reasonable attempt has been made to provide a qualitative judgment regarding the combined effects of and relationship between, the different land uses.



Not to Scale



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ENVIRONMENTAL IMPACT REPORT  
 MARYMOUNT COLLEGE FACILITIES EXPANSION PROJECT  
**Cumulative Projects Location Map**