

6.0 Long-Term Implications of the Proposed Project





6.0 LONG-TERM IMPLICATION OF THE PROPOSED PROJECT

6.1 THE RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

As described in Section 3.5, *Phasing*, construction of the proposed Project would be phased over an approximately eight-year period, with the anticipated commencement of construction occurring in 2008 and completion in 2015. More specifically, construction is proposed to occur over three phases: Phase I (Year 1, is anticipated in 2008), Phase II (Years 2 to 4, is anticipated between 2009 and 2012), and Phase III (Years 5 to 8, is anticipated between 2013 and 2015).

If the proposed Project is approved and constructed, a variety of temporary construction-related impacts would occur on a local level during each of the three phases of construction. Portions of surrounding uses may be impacted by dust and noise during grading and construction occurring during each phase of construction. Short-term erosion may occur during grading. There may also be an increase in dust and vehicle emissions caused by grading and construction activities. However, these disruptions would be limited to the construction phase and may be mitigated to a large degree through mitigation cited in this report and the standards for construction, as cited in the City of Rancho Palos Verdes Development Code; refer to Section 5.1 through Section 5.9.

Ultimate development of the Project site would create long-term environmental consequences that are associated with the expansion of an existing facility. The long-term effects of the proposed Project and subsequent development may impact the physical, aesthetic and human environments. Long-term physical consequences of development include: increased traffic volumes, additional mobile and stationary noise sources, incremental increased demands for public utilities, and increased energy and natural resource consumption. Long-term consequences associated with grading, construction and landscaping would also include the replacement of on-site vegetation with pavement and other plant varieties. Long-term visual/aesthetic impacts include alterations in views across the Project site, as well as of the Project site. Incremental degradation of local and regional air quality would also be a long-term impact.

6.2 IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

Approval of the proposed Project would cause irreversible environmental changes. Implementation of the proposed Project would result in the following changes:



- Commitment of land, which would be physically altered.
- Vegetation removal for grading and construction activities.
- Alteration of the human environment as a consequence of the development process. The Project represents an enhanced commitment to institutional uses, which intensifies land uses on the Project site.
- Utilization of various new raw materials, such as lumber, sand and gravel for construction. Some of these resources are already being depleted worldwide.
- Incremental increases in vehicular activity in the surrounding circulation system, resulting in associated increases in air emissions and noise levels.

6.3 GROWTH INDUCING IMPACTS

Section 15126(d), *Growth Inducing Impact of the Proposed Project*, of the *CEQA Guidelines* requires that an EIR “discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” The *CEQA Guidelines* also indicate that it must not be assumed that growth in any area is necessarily beneficial, detrimental or of little significance to the environment. This section analyzes potential growth-inducing impacts, based on criteria suggested in the *CEQA Guidelines*.

In general terms, a project may foster spatial, economic or population growth in a geographic area if it meets any one of the following criteria:

- Removal of an impediment to growth (e.g., establishment of an essential public service and provision of new access to an area);
- Fostering of economic expansion or growth (e.g., changes in revenue base and employment expansion);
- Fostering of population growth (e.g., construction of additional housing), either directly or indirectly;
- Establishment of a precedent-setting action (e.g., an innovation, a change in zoning and general plan amendment approval); or
- Development of or encroachment on an isolated or adjacent area of open space (being distinct from an in-fill project).

Should a project meet any one of the above-listed criteria, it may be considered growth inducing. The potential growth-inducing impacts of the proposed Project are evaluated below against these criteria.



Note that the *CEQA Guidelines* require an EIR to “discuss the ways” a project could be growth-inducing and to “discuss the characteristics of some projects that may encourage...activities that could significantly affect the environment.” However, the *CEQA Guidelines* do not require that an EIR predict (or speculate) specifically where such growth would occur, in what form it would occur or when it would occur. The answers to such questions require speculation, which CEQA discourages; refer to Section 15145, *Speculation*, of the *CEQA Guidelines*.

POPULATION

County of Los Angeles

The City of Rancho Palos Verdes is located in the County of Los Angeles, one of the six counties that comprise the Southern California Associations of Governments (SCAG) region. According to SCAG, since the Census 1990, population in the six-county region (Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial Counties) has grown from 14.6 million to 16.5 million persons, an increase of 12.8 percent. All of the counties in the SCAG region experienced at least 12 percent growth in population, with the exception of Los Angeles County, which grew by 7.4 percent.¹ The SCAG region’s population is projected to grow to 22.89 million by 2030, an increase of 6.26 million from 2000. Among the six counties, Los Angeles County is projected to capture the largest share of the population growth (35 percent).

The County of Los Angeles’ 2000 population was an estimated 9,519,338 persons, representing a 7.4 percent increase over its 1990 population of 8,863,164 persons; refer to Table 6-1, *Population, Housing and Employment Estimates*. In 1990, the County’s population represented approximately 65 percent of the Region’s total population.² The County’s estimated population as of January 2007 is 10,331,939 persons. The County is anticipated to continue the population growth trend.

City of Rancho Palos Verdes

In 1990, the City’s population was an estimated 41,659 persons, while in 2000, the City’s population was an estimated 41,145 persons. The City’s population decrease between 1990 and 2000 represented a total change in population of approximately, or –1.23 percent (-544 persons). The population decrease experienced by the City is most likely due to relocation of the City’s aging population, as well as children moving out. As of January 2007, the City’s population was estimated at 43,092 persons. The City’s population is projected to grow to 47,217 persons by 2030, an increase of 5,558 (13.34 percent) from 2000.

Census Tracts

The Project site is located within the limits of the City of Rancho Palos Verdes. However, the U.S. Census reports data for a wide variety of geographic types,

¹ Southern California Association of Governments Region, www.scag.ca.gov/census/index.htm, Accessed on May 29, 2007.

² Ibid.



ranging from the entire country down to states, counties, county subdivisions, cities, census tracts, etc. Accordingly, the geographic unit that has been utilized to describe the characteristics of the Project area is the census tract (CT). More specifically, the Project area is located within CT 6707.02 and is immediately adjacent to CT 6706. Therefore, for analysis purposes, the characteristics of the Project area are described as CT 6706 and CT 6707.02. It is noted that the California Department of Finance reports data for counties and cities, but not for census tracts. Therefore, the Census 2000 data is the most recent data available for CTs 6706 and 6707.02.

**Table 6-1
Population, Housing and Employment Estimates**

Year	County of Los Angeles	City of RPV	Census Tracts 6706 & 6707.02 ¹
Population			
1990 ²	8,863,164	41,659	12,690
2000 ³	9,519,338	41,145	12,688
Change	+ 7.40%	- 1.23%	-0.02%
2007 ⁴	10,331,939	43,092	NA ⁵
Housing			
1990 ²	3,163,343	15,468	4,750
2000 ³	3,270,909	15,709	4,945
Change	+ 3.40%	+ 1.56%	+4.11%
2007 ⁴	3,382,356	15,833	NA
Persons/Household	3.134 ⁴	2.769 ⁴	2.64 ³
Percent Vacant	4.2% ⁴	2.88% ⁴	3.92% ³
Employment (Civilian Labor Force)			
1990 ²	4,538,364	21,886	6,535
2000 ³	4,307,762	18,890	5,864
Change	- 5.08%	- 13.69%	-10.27%
2007	NA	NA	NA
1. Census tract boundaries did not change between Census 1990 and Census 2000. 2. U.S. Census 1990. 3. U.S. Census 2000. 4. State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark</i> . Sacramento, California, May 2007. 5. Not Available.			

The 2000 population in CTs 6706/6707.02 was an estimated 12,688 persons, representing approximately 31 percent of the City's population of 41,145 persons; refer to [Table 6-1](#).

Marymount College

Student enrollment at Marymount College is presently limited to an average of 750 full-time students for the Fall and Spring semesters, and a maximum of 20 part-time students each semester, with a margin of difference of 3.0 percent. Refer to [Section](#)



3.0, *Project Description*, for further discussion regarding the educational programs (i.e., night, summer, weekend, etc.) offered at the College.

The College currently provides two off-campus housing facilities: the Palos Verdes North Living Facility and the Pacific View Housing Facility, both located in the City of Los Angeles. The Palos Verdes North Living Facility can house a maximum of 312 persons, and currently houses 305 students and 7 staff/employees/family. The Pacific View Housing Facility can house a maximum of 108 persons, and currently houses 106 students and 2 staff/employees. The total population associated with the two off-campus housing facilities is approximately 420 persons. The total resident student/staff/employee population currently associated with the College is 420 persons; refer to Table 6-2, Existing College Population and Housing.

**Table 6-2
Existing College Population and Housing**

Location	Facility	Dwelling Units	Resident Students	Resident Staff/ Employee/ Family	Total Resident Population
City of RPV	Marymount College	0	0	0	0
City of LA	PV North Facility	86	305	7	312
City of LA	Pacific View Facility	30	106	2	108
Total Existing		116	411	9	420
1. No change is proposed to the existing dwelling units at the PV North Facility.					

HOUSING

County of Los Angeles

The County of Los Angeles' housing supply totaled 3,382,356 housing units as of January 2007; refer to Table 6-1. The residential vacancy rate, a translation of the number of unoccupied housing units on the market, is a good indicator of the balance between housing supply and demand in a community. Los Angeles County's vacancy rate was 4.22 percent as of January 2007. The average number of persons per household in the County was 3.134.

City of Rancho Palos Verdes

The housing supply in the City totaled 15,833 housing units as of January 2007. The vacancy rate in the City as of January 2007 was 2.88 percent (456 vacant housing units). The City's vacancy rate was less than the County's vacancy rate of 4.22. The number of persons per household in the City was 2.769, which is less than the County's estimate of 3.134 persons.



Census Tracts

In 2000, the total housing stock in CTs 6706/6707.02 was an estimated 4,945 housing units, or approximately 31 percent of the City's total housing stock of 15,709 units; refer to [Table 6-1](#). According to Census 2000, the vacancy rate in CTs 6706/6707.02 was 3.92 percent and the number of persons per household was 2.64 persons. Comparatively, the average household size within CTs 6706/6707.02 was slightly less than the average household size within City (2.66).

Marymount College

As previously noted, the College currently provides two off-campus housing facilities located in the City of Los Angeles: the Palos Verdes North Living Facility and the Pacific View Housing Facility. The Palos Verdes North Living Facility is an approximately 11-acre site located at 1600 Palos Verdes Drive North, in the Harbor City portion of the City of Los Angeles. The Palos Verdes North Living Facility includes a total of 86 townhomes located at 1600 Palos Verdes Drive North, in the Harbor City portion of the City of Los Angeles. The Pacific View Housing Facility is a 30-unit apartment building located at 24th Street and Cabrillo Avenue in the San Pedro portion of the City of Los Angeles. The total housing associated with the College is 116 dwelling units; refer to [Table 6-2](#).

EMPLOYMENT

County of Los Angeles

The Census 2000 reported a total civilian labor force of approximately 4,307,762 in the County. Approximately 8.23 percent of the County's civilian labor force was unemployed at the time of the Census. The majority (approximately 34.3 percent) of the County's labor force was employed in management, professional and related occupations. The majority (approximately 18.3 percent) of the County's labor force filled positions in the educational, health and social services industry.

City of Rancho Palos Verdes

The Census 2000 reported a total civilian labor force of approximately 18,890 in the City. Approximately 2.6 percent (491 persons) of the City's civilian labor force was unemployed at the time of the Census. Over one-half (approximately 63 percent) of the City's labor force was employed in management, professional and related occupations. Similar to the County, the majority (approximately 21 percent) of the City's labor force filled positions in the educational, health and social services industry.

Census Tracts

In 2000, the civilian labor force in CTs 6706/6707.02 consisted of approximately 5,864 persons, or approximately 31 percent of the City's total civilian labor force of 18,890 persons. At the time of the Census 2000, an estimated 2.15 percent (126 persons) of the civilian labor force in CTs 6706/6707.02 was unemployed. Comparatively, the unemployment rate in CTs 6706/6707.02 was slightly greater



than the City's overall unemployment rate of 6.5 percent. According to the Census 2000, the largest occupation group in CTs 6706/6707.02 was management, professional and related occupations. Similar to the County, the majority of the residents in CTs 6706/6707.02 filled positions in the educational, health and social services industry.

Marymount College

The College currently employs 215 full and part time faculty and staff at its campus in the City of Rancho Palos Verdes.

IMPACT ANALYSIS

As outlined in Table 3-2, *Proposed College Campus*, the Project involves the demolition of approximately 18,022 square feet of existing floor area, the construction of 121,092 square feet of new floor area and a 14,916-square foot expansion of existing buildings. With the proposed buildings/expansions, the floor area on the College campus would be total of 210,254 square feet, representing a net increase of 117,986 square feet over the existing floor area (92,268 square feet).

Housing

Table 6-3, *Existing Plus Project Population and Housing*, summarizes the housing and resident population associated with the proposed Project. The proposed Project involves the development of two interconnected Residence Halls that would provide a total of 128 rooms on the College campus. With the creation of on-campus student housing, the College's Housing Master Plan proposes changes to the existing off-site housing. At the Palos Verdes North Living Facility, approximately 20 of the existing 86 townhomes would be provided for faculty/staff housing.³ The Master Plan also calls for the sale of the Pacific View Housing Facility. Thus, the College would not be providing student housing at this facility. Overall, a total of 214 dwelling units would be associated with the College upon implementation of the proposed Project, representing an increase of 98 dwelling units over the existing 116. Of the 214 dwelling units associated with the College, 128 units would be located on-campus within the City of Rancho Palos Verdes and 86 would be located off-campus at the Palos Verdes North Living Facility in the City of Los Angeles.

The 128-unit housing increase generated by the Project (within the City of Rancho Palos Verdes) would result in a less than one percent (0.81 percent) increase in the City's 2007 housing supply of 15,833 housing units. As previously noted, the characteristics of CT 6706 combined with CT 6707.02 have been utilized to describe the Project area. Accordingly, the 128-unit housing increase generated by the Project would increase the housing supply in CTs 6706/6707.02 (4,945 units) by approximately 2.6 percent.

It is noted that the proposed Project involves construction, expansion or intensification of nonresidential uses (i.e., Institutional) and includes an application

³ Estimate was derived as follows: 62 persons (staff/employee/families) / 3.134 persons per household (County of LA) = 20 units.



for a CUP whereby more than 10,000 square feet of space would be created. The Project is subject to the requirements of Code Section 17.11.140, *Affordable Housing Requirements for Nonresidential Project*, because based on information from the Applicant, there would be up to 27 potential new employment opportunities for persons of low or very low income created as a result of the Project. The Applicant has offered to incorporate up to ten affordable housing units into the Project, regardless of the actual number of units required under Code Section 17.11.140.

Population

The Project does not propose the development of permanent housing, which would result in a direct growth in the City of Rancho Palos Verdes' permanent population. Additionally, no change to the College's existing academic operation or student enrollment limit is proposed under the current development application. However, a total of 255 persons would reside in the proposed dormitories during the school year. The Project's on-site population increase of 255 persons would temporarily (i.e., during the school year) increase the City's 2007 population of 43,092 persons by less than one percent (0.59 percent). Similarly, the Project's population increase of 255 persons would temporarily increase the population in CTs 6706/6707.02 (12,688 persons) by approximately 2.0 percent.

**Table 6-3
Existing Plus Project Population and Housing**

Location	Facility	Dwelling Units	Resident Students	Resident Staff/ Employee/ Family	Total Resident Population
Existing Facilities					
City of RPV	Marymount College	0	0	0	0
City of LA	PV North Facility	86	305	7	312
City of LA	Pacific View Facility	30	106	2	108
Total Existing		116	411	9	420
Upon Project Implementation					
City of RPV	Marymount College	128	250	5	255
City of LA	PV North Facility	86	250	62	312
City of LA	Pacific View Facility	0	0	0	0
Total Project		214	500	67	567
Net Change					
City of RPV	Marymount College	+128	+250	+5	+255
City of LA	PV North Facility	0	-55	+55	0
City of LA	Pacific View Facility	-30	-102	-2	-108
Total Change		+98	+89	+58	+147
1. No change is proposed to the existing dwelling units at the PV North Facility.					



The secondary changes that would occur at the two off-campus housing facilities (e.g., the Palos Verdes North Living Facility and the Pacific View Housing Facility) would not significantly impact the City of Los Angeles' populations. At the Palos Verdes North Living Facility, no new housing would be developed, thus, a maximum of 312 persons would continue to reside at the facility. Approximately 20 townhomes would be occupied by approximately 62 faculty/staff/families, rather than approximately 62 students. Further, although the College would not be providing student housing at the Pacific View Housing Facility, it is assumed these units would remain occupied, although, not in association with the College. Overall, no net change in the City of Los Angeles population is anticipated.

Employment

The College currently employs 215 full- and part-time faculty and staff. No change to the College's existing employment is proposed under the current development application.

SUMMARY

In summary, Project implementation is not anticipated to result in significant growth inducing impacts upon the City of Rancho Palos Verdes or CTs 6706/6707.02, based on the following factors:

- The proposed Project is an expansion of existing facilities within the boundaries of an existing campus. The Project site is located in an area that is served by all utilities (i.e. water, sewer and storm drains) and other public services (i.e., police, fire and solid waste). Also, the existing facilities can be readily upgraded and/or extended onto the site to serve the proposed development. Project implementation would not establish a new public service or provide new access to the area. The proposed Project would not remove an impediment to growth and is not considered growth inducing in this regard.
- The potential exists that the Project's resident population (255 persons) would result in increased sales at nearby commercial uses (i.e., Miraleste Center). However, potential changes in the City's revenue base from increased sales are not anticipated to be significant, because the population growth associated with the proposed Project would only occur while school is in session and would represent a less than significant increase over existing conditions (2.0 percent or less).⁴ Therefore, the population increase associated with the proposed Project would not foster significant economic expansion or growth through changes in the City's revenue base.
- A project could foster population growth in an area either directly (through the development of new homes) or indirectly (through the development of employment-generating land uses). The proposed Project does not involve the development of new homes; therefore, would not foster direct growth in

⁴ The Project's population increase of 255 persons would temporarily increase the population in CTs 6706/6707.02 (12,688 persons) by approximately 2.0 percent.



the City's permanent population. The proposed Project would add approximately 27 new full- and part-time employees to the campus, which is not considered sufficient to warrant the construction of new housing. The proposed Project does not involve the development of significant new employment-generating land uses; therefore, would not foster an indirect growth in population. The proposed Project does, however, involve the development of two Residence Halls that would provide a total of 128 rooms on the College campus. The resident housing would result in temporary increases in the City's population of 255 persons while school is in session. This temporary population increase would represent approximately 0.59 percent increase over the City's 2007 population of 43,092 persons and approximately 2.0 percent increase over CTs 6706/6707.02 population of 12,688 persons. Because the population growth associated with the proposed Project would occur only during the school year and would represent a less than significant increase over existing conditions (2.0 percent or less), it would not result in a significant impact regarding substantial population growth in the City.

- Project implementation would not result in the establishment of a precedent-setting action. No Zone Change or General Plan Amendment is proposed.
- The proposed Project would not be growth-inducing with respect to development or encroachment into an isolated or adjacent area of open space. The Project site is surrounded to the north, northeast, south and west by residential development. It is unlikely that development of the proposed Project has the potential of encouraging the intensification of land uses on adjacent properties. Additionally, the vacant lands situated to the southeast include hillsides containing extreme slopes. The City does not consider these lands suitable for development.