

8.0 Effects Found Not To Be Significant





8.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

The City of Rancho Palos Verdes conducted an Initial Study in November 2005 to determine significant effects of the Project. In the course of this evaluation, certain impacts of the Project were found to be less than significant due to the inability of a Project of this scope to create such impacts or the absence of Project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in primary analysis sections of the Draft EIR. In accordance with Section 15128, *Effects Not Found To Be Significant*, of the *CEQA Guidelines*, the following discussion provides a brief description of potential impacts found to be less than significant, both in the Draft EIR and Initial Study. A copy of the Initial Study is provided in [Appendix 13.1, Initial Study](#).

AESTHETICS. *Would the project:*

- ***Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?***

No Impact. Palos Verdes Drive East is not a designated State or local Scenic Highway and there are no rock outcroppings or historic buildings located on the subject property. Refer to [Section 5.2, Aesthetics](#), for a discussion of the Project's potential impact with respect to Vehicular Corridors.

AGRICULTURE RESOURCES. *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

- ***Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

No Impact. No Prime, Unique, or Important farmland exists on the Project site.

- ***Conflict with existing zoning for agricultural use, or a Williamson Act contract?***

No Impact. The Project site is zoned Institutional (I) and is not subject to a Williamson Act contract.

- ***Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?***



No Impact. Farmland or agricultural uses do not exist in the Project vicinity. Project implementation would not involve changes in the environment, which would result in the conversion of Farmland.

BIOLOGICAL RESOURCES. *Would the project:*

- ***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?***

No Impact. The proposed development would occur on a previously disturbed/graded site. There are no wildlife corridors or nursery sites present on the Project site. Project implementation would not interfere with the movement of any native resident or migratory wildlife species or migratory wildlife corridors, or impact a wildlife nursery site.

- ***Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

No Impact. The City has established the Natural Overlay Control District (OC-1) to: 1) Maintain and enhance land and water areas necessary for the survival of valuable land and marine-based wildlife and vegetation; and 2) Enhance watershed management, control storm drainage and erosion, and control the water quality of both urban runoff and natural water bodies within the City. Furthermore, the City has no tree preservation ordinance. The subject property is not located within this District.

- ***Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

No Impact. There is currently no adopted Habitat Conservation Plan (HCP) for the Project area. Although, an adopted HCP exists for the Trump National project (located along the Palos Verdes Drive East switchbacks that neighbor the Project site), the adopted HCP does not include the Project Site. Therefore, Project implementation would not conflict with the provisions of the City adopted HCP.

On August 31, 2004, the City Council conceptually approved a Citywide Natural Community Conservation Plan (NCCP) Subarea Plan that establishes Biological Resource Areas. The Subarea Plan is currently being reviewed by the Resource Agencies (Federal and State). Refer to Section 5.9, *Biological Resources*, for a discussion regarding the *City of Rancho Palos Verdes Natural Communities Conservation Planning Subarea Plan*. The Project site is not located within the permanent preserve boundary limits and is not shown to contain sensitive natural resources.



CULTURAL RESOURCES. *Would the project:*

- ***Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?***

No Impact. Project implementation would not cause a substantial adverse change in the significance of a historical resource, since there are no known historical resources on the subject site or within its immediate vicinity.

- ***Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?***

No Impact. According to the Socio/Cultural Element of the *General Plan*, “the entire coastal area in Rancho Palos Verdes should be considered as ‘archaeologically sensitive’ and is designated with an Overlay Control District of the Plan.”¹ The Project site is not situated within the City’s designated Coastal District and is not considered archaeologically sensitive.

Implementation of the proposed expansion would not cause a substantial adverse change in the significance of an archaeological resource. No known archaeological resources exist on the property and the south-facing slope has historically been disturbed in association with vegetation clearing activities.

- ***Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

No Impact. The Socio/Cultural Element of the *General Plan* states the following with respect to paleontological resources:

“The two major classes of fossils that occur on the Peninsula are Foraminifer and Mollusks. Both contain species of fauna that are marine in origin.

Because of the degree of research done in this area and their wide distribution through the Peninsula, paleontological resources are not thought to be endangered. However, should a particular site exhibit a high degree of paleontological significance, ... the options discussed below relative to archaeological sites would be applicable.”²

The subject site consists of an improved/developed area located along the northern portion of the property and vacant areas located along the property’s south-facing slope and westerly area. The south-facing slope and westerly areas have been historically cleared of vegetation. The subject site does not exhibit a high degree of paleontological significance and no known paleontological resources exist in this area.

¹ *Rancho Palos Verdes General Plan*, June 26, 1975, Page 48.

² According to the General Plan Socio/Cultural Element (Page 49), implementation of the “options” noted in this statement would be required in the event “a preconstruction field investigation reveal[ed] a significant archaeological site.”



- ***Disturb any human remains, including those interred outside of formal cemeteries?***

Less Than Significant Impact. Development of the proposed Project, as well as the extent of grading, would be concentrated within the limits of existing disturbed area. It is not anticipated that Project implementation would disturb any human remains, including those interred outside of formal cemeteries. However, human remains could potentially be encountered during grading. In the event human remains are discovered during grading/construction activities, work would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the “most likely descendant”. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be considered less than significant.

GEOLOGY AND SOILS. *Would the project:*

Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- ***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.***

Less Than Significant Impact. Project implementation would result in a less than significant impact regarding the exposure of people/structures to potential substantial adverse effects associated with fault rupture. There are no known active faults crossing the Project site. Of the faults identified as active or which are considered potentially active in the Los Angeles area, none pass through the subject property. Therefore, the likelihood of fault-related ground rupture affecting the site is negligible. The Project site is not situated within an Alquist-Priolo Special Studies Zone. Refer to Section 5.6, *Geology and Soils*, for a discussion of seismic conditions in the Project area.

- ***Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?***

No Impact. The installation of septic tanks or alternative wastewater disposal systems would not be required for the proposed Project, since on-site wastewater lines are present and the public sanitary sewer system is available to the campus.



HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

- ***Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

Less Than Significant Impact. The proposed expansion of the existing campus would not create a significant hazard to the public/environment involving hazardous materials. Future uses on-site may handle materials that are considered hazardous, though these materials would be limited to solvents, paints and chemicals used for cleaning, building maintenance and those used in landscaping. These materials would not be substantially different from household chemicals and solvents. No uses would be located on-site that would be engaged in the production or disposal of hazardous materials.

- ***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?***

Less Than Significant Impact. Due to the age of the structures proposed for demolition or modification, asbestos containing materials may be present. Consistent with the National Emission Standards for Hazardous Air Pollutants (NESHAP) and prior to the commencement of any remedial work, the Applicant would be required to conduct an asbestos survey to determine the presence of Asbestos Containing Materials (ACMs). Prior to any Demolition Permit issuance, areas would be sampled as part of an asbestos survey to determine the contents of the interior of all affected structures. In addition, demolition/modifications to existing buildings would be required to comply with State law, which requires that a contractor, where there is asbestos-related work involving 100 square feet or more of ACMs, be certified and that certain procedures regarding the removal of asbestos be followed. In the event that hazardous materials were encountered, they would be properly tested and then properly disposed of prior to renovation/demolition activities and in compliance with state law. Following compliance with the local, state and federal regulatory framework, potential impacts involving the release of ACMs would be considered less than significant.

In addition, due to the age of the structures proposed for modifications, the presence of lead-based paint materials is possible. If during demolition of any of the structures paint were separated from the building materials (e.g., chemically or physically), the paint waste would be evaluated independently from the building material to determine its proper management. According to the Department of Toxic Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be disposed of as construction debris (a non-hazardous waste). The landfill operator would be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials. Following compliance with the local, state and federal regulatory framework, potential impacts involving lead based paints would be considered less than significant.



- ***Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

Less Than Significant Impact. The proposed expansion of the existing campus would not emit hazardous emissions or handle hazardous materials. Future uses on-site may handle materials that are used for cleaning, building maintenance and those used in landscaping. These materials would not be substantially different from household chemicals and solvents. No uses would be located on-site that would be engaged in the production or disposal of hazardous materials. The Project site is not located within one-quarter mile of an existing or proposed school.

- ***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?***

No Impact. According to the List of Hazardous Waste and Substances Sites for the City of Rancho Palos Verdes, the proposed Project is not located on a hazardous site.³

- ***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, result in a safety hazard for people residing or working in the project area?***

No Impact. The proposed Project site is not located within an airport land use plan or within two miles of a public use airport. The proposed expansion would not result in a safety hazard for people residing or working on the campus.

- ***For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?***

No Impact. The proposed Project site is not located within the vicinity of a private airstrip. The proposed expansion would not result in a safety hazard for people residing or working on the campus.

- ***Impair implementation of or physically interfere with an adopted emergency plan or emergency evacuation plan?***

Less Than Significant Impact. The City is part of the statewide Standardized Emergency Management System (SEMS). The SEMS coordinates police officers, firefighters and other disaster responders used in disaster events. The primary goal of SEMS is to aid in communication and response by providing a common management system and language. The basic framework of SEMS incorporates the use of the Incident Command System (ICS), multi-agency or inter-agency coordination, the State's master mutual aid agreement and mutual aid program, the operational area concept and the Operational Area Satellite Information System (OASIS).

³ This List of Hazardous Waste and Substances Sites for the City of Rancho Palos Verdes is available for review at the Rancho Palos Verdes City Hall.



By law, state agencies must use SEMS when responding to emergencies involving multiple jurisdictions or multiple agencies. Local governments are strongly encouraged to use SEMS, and they must use SEMS in order to be eligible for state funding of certain response related personnel costs. While local governments are not required to take the State Approved Courses of Instruction on SEMS, they are required to maintain minimum training competencies in SEMS. The SEMS management system provides an organizational framework and acts as the umbrella under which all response agencies may function in an integrated fashion.

According to Figure 39, *Disaster Routes*, of the General Plan Safety Element, there are no evacuation (i.e., disaster routes) located adjacent to or in the vicinity of the Project Site. Rancho Palos Verdes Drive South is the disaster evacuation route situated nearest to the Project site.

The proposed Project would not require the export of graded materials in order to accommodate the proposed development. Also, construction-related activities associated with the proposed Project would occur within the limits of the Project boundaries. Therefore, Project implementation would not physically interfere with an adopted emergency plan or the use of Rancho Palos Verdes Drive South as a disaster evacuation route.

HYDROLOGY AND WATER QUALITY. *Would the project:*

- ***Result in inundation by seiche, tsunami or mudflow?***

Less Than Significant Impact. The Project area is not subject to seiche or volcanic hazards. Further, the hazard from tsunamis is considered low given the elevation of the proposed Project site.

Mud and debris flows are potentially serious hazards to life and property in the hilly portions of the Palos Verdes Peninsula. They involve very rapid downslope movement of saturated soil, sub-soil and weathered bed-rock. Mudflows have the potential to be destructive, especially along the bottom and at the mouth of canyons. However, the hazard from mudflows is considered low on the Project site given the drainage improvements, which exist in the area and the drainage improvements proposed by the Project; refer to Section 5.7, *Hydrology and Drainage.*

LAND USE AND PLANNING. *Would the project:*

- ***Physically divide an established community?***

No Impact. The proposed Project involves the expansion of an existing educational facility within the existing property limits. Due to it's scope and location, the Project would not physically divide an established community.

- ***Conflict with any applicable habitat conservation plan or natural community conservation plan?***

No Impact. There is currently no adopted Habitat Conservation Plan (HCP) for the Project area. Although, an adopted HCP exists for the Trump National project



(located along the Palos Verdes Drive East switchbacks that neighbor the Project site), the HCP does not include the Project Site. Therefore, Project implementation would not conflict with the provisions of the City adopted HCP. Refer to Section 5.9, *Biological Resources*, for a discussion regarding the *City of Rancho Palos Verdes Natural Communities Conservation Planning Subarea Plan*. The Project site is not located within the Preserve boundary limits and is not shown to have sensitive natural resources.

MINERAL RESOURCES. *Would the project:*

- ***Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

No Impact. According to the Natural Environment Element of the *General Plan*, areas in Rancho Palos Verdes were quarried for basalt, diatomaceous earth and Palos Verdes stone between 1948 and 1958. These quarries are situated northwest of the Project site. The Element further notes that there are no mineral resources present within the community, which would be economically feasible for extraction. No known mineral resource exists on the Project site and Project implementation would not result in the loss of availability of a known mineral resource.

- ***Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

No Impact. The Project site has not been delineated as an important mineral resource recovery site within the City's *General Plan*.

NOISE. *Would the project:*

- ***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, expose people residing or working in the project area to excessive noise levels?***

No Impact. The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Project implementation would not expose people residing or working at the College to excessive noise levels.

- ***For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?***

No Impact. The Project site is not located within the vicinity of a private airstrip. Project implementation would not expose people residing or working at the College to excessive noise levels.

POPULATION AND HOUSING. *Would the project:*

- ***Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***



No Impact. The proposed Project involves the expansion of an existing educational facility within the existing property limits. Project implementation would not displace any existing housing.

- ***Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

No Impact. The proposed Project involves the expansion of an existing educational facility within the existing property limits. Project implementation would not displace any people.

PUBLIC SERVICES. *Would the project:*

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, the 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:

- ***Schools?***

Less Than Significant Impact. The Project site is located within the Palos Verdes Peninsula Unified School District (PVPUSD). Project implementation would not result in an increase in the District's student population. The proposed Project would not result in the need for construction of new school facilities or the alteration of existing facilities within the PVUSD.

- ***Parks?***

Less Than Significant Impact. The proposed Project involves the expansion of an existing educational facility. The Project does not involve the development of new park facilities. The physical impacts associated with the Project's proposed recreational components are addressed Section 5.1 through 5.7 of this EIR.

It is not anticipated that the 255 persons residing in the proposed Residence Halls would create a significant demand for park facilities. The College is considered largely self-serving in terms of recreational uses. Also, the proposed Project would provide the new recreational facilities, as described in Section 3.0, *Project Description*. The Project would not result in the need for new or physically park facilities. A less than significant impact is anticipated in this regard. (Refer also to the *Recreation* discussion below).

- ***Other public facilities?***

Less Than Significant Impact. Expansion of the existing campus, including development of the proposed Residence Halls, is not anticipated to result in a significant increase in the demand for other public facilities. Furthermore, the College's facilities (meeting rooms, etc.) are currently available to local groups for meetings, etc., and would continue to be available with Project implementation.



The potential that the 255 persons residing in the proposed Residence Halls would use the City's existing libraries is considered negligible, if any. The campus is anticipated to continue to be self-serving in terms of library facilities, since the proposed Project involves the development of a new Academic/Library Building.

RECREATION. *Would the project:*

- ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

Less Than Significant Impact. The College does not currently place significant demands on the City or area recreational resources and is considered largely self-serving in terms of recreational uses. Marymount College currently provides the following recreational facilities on site to serve the needs of the students and staff:

- 1 Swimming Pool;
- 1 Athletic Field;
- 4 Tennis/Hardball Courts;
- 2 Basketball Courts; and
- 1 Child Tot Lot (for children of College staff and students in association with the on-site day care center).

Presently, the College is a member of the Athletic Association of California Community Colleges - South Coast Conference. The College is also a member of the Peninsula Soccer League. Refer to Section 3.2, *Background and History*, for a detailed discussion of the recreational activities and events that presently take place on the campus.

Project implementation would involve the relocation of the four existing tennis/hardball courts, the removal of the child tot lot and the relocation of the existing athletic field. The proposed Project would provide the following new recreational facilities:

- 1 Athletic Field;
- 4 Tennis Courts;
- 1 Swimming Pool; and
- 1 Athletic Facility (Gymnasium) (33,243 square feet).

The proposed athletic facility would include a gymnasium, locker rooms, weight room, aerobic room, classroom area, concessions area and outdoor terrace. In addition, the existing pool would be removed and a new pool would be constructed adjacent to the proposed athletic facility.

No change to the College's existing academic operation or student enrollment limit is proposed under the current Project. The Project does not propose an increase in the frequency of the athletic events presently taking place on the campus. The proposed renovation, relocation and reconfiguration of the recreational facilities would not expand or intensify the frequency of use. Because the proposed modernization plan calls for only an upgrade of existing athletic facilities and not an expansion of the



number of the facilities or fields, the College does not anticipate any significant increase in the number of athletic events, participants or spectators. Additionally, an increase in school enrollment and College operations is not proposed.

The campus is anticipated to continue to be self-serving in terms of recreational uses. The proposed campus facilities expansion, including the 255 persons that would be residing in the proposed Residence Halls, would not place increased demands on the City or area recreational resources. Also, the increased usage would not be such that the physical deterioration of existing recreational facilities would occur or be accelerated. Therefore, impacts would be less than significant in this regard.

TRANSPORTATION/TRAFFIC. *Would the project:*

- *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?*

No Impact. Due the scale and nature of the proposed Project, a change in air traffic patterns would not occur.

MANDATORY FINDINGS OF SIGNIFICANCE. *Would the project:*

- *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

No Impact. The proposed Project would not have the potential to cause substantial adverse effects on human beings, either directly or indirectly.