INITIAL STUDY/ENVIRONMENTAL ASSESSMENT

MARYMOUNT COLLEGE FACILITIES EXPANSION
Zoning Case No. 2003-00317
(Conditional Use Permit No. 9 – Revision "E," Grading Permit, and Variance Permit)

LEAD AGENCY:

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November 17, 2005

JN 10-104089

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1.0 INTRODUCTION

On July 12, 2000, the City of Rancho Palos Verdes (City) received applications for Conditional Use Permit (CUP) No. 9 - Revision "D," Grading Permit No. 2231, and Variance No. 486 to consider amending the original CUP for proposed improvements to the Marymount College campus. Following preliminary review of the proposed Project, the City determined that it was subject to the guidelines and regulations of the California Environmental Quality Act (CEQA) and the City. The CEQA process was initiated by the City, based upon the 2002 Applications and Master Site Plan submitted by the Project Applicant. The City prepared and circulated an Initial Study and Notice of Preparation (NOP) to public agencies, special districts, and members of the public, requesting such notice for a 30-day period commencing February 26, 2002 and ending March 27, 2002. Additionally, the City conducted a Public Scoping Meeting on March 12, 2002. During the preparation of the Project's original EIR, a geotechnical issue surfaced that prompted the Applicant to reconsider its proposal. As a result, the College withdrew the original application on June 12, 2003.

On June 12, 2003, the same day the original application was withdrawn, the College submitted a new application as a placeholder, Zoning Case No. 2003-00317 (CUP No. 9 - Revision "E," a Grading Permit, and a Variance Permit) to consider amending the original CUP to allow campus improvements referred to as the Marymount College Facilities Expansion Project. In response to additional geotechnical studies and input from City officials and staff, the community, and the College's architect and engineers, the Marymount College improvement plans were redesigned. On November 18, 2004 (Revised May 25, 2005), the City received the revised architectural plans. The City deemed the application complete on August 21, 2005. As a result, the CEQA process has again been initiated by the City. This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the Marymount College Facilities Expansion Project, as proposed.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with CEQA (Public Resources Code Sections 21000-21178) and pursuant to Section 15063 of the California Code of Regulations (CCR), the City of Rancho Palos Verdes, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine if the proposed Project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the Project may cause a significant environmental effect, the Lead Agency shall further find that an environmental impact report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the Project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed Project would not have a significant effect on the environment and shall prepare a Negative Declaration for that project. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (Section 21080(c), Public Resources Code).

The environmental documentation, which is ultimately selected by the City of Rancho Palos Verdes in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the Project. The resulting document is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The Environmental Determination and supporting analysis contained herein is subject to a public review period, which will occur over a 57-day period, beginning on November 17, 2005 and concluding on January 13, 2006. During this review, comments by the public and responsible agencies on the Project relative to environmental issues should be addressed to the City of Rancho Palos Verdes. In addition, the City has scheduled public scoping sessions with the City's Planning Commission on **December 13, 2005** and **January 10, 2006** at Fred Hesse Park Community Center to provide a forum for oral comments by agencies and members of the community. The City will review and consider all written and oral comments as a part of the Project's environmental analysis, using the comments to further determine the necessary environmental document, as required in Section 15082 of the CEQA Guidelines. The comments received with regard to the NOP and Initial Study will be included in the Project environmental document, for consideration by the City of Rancho Palos Verdes.

1.2 PURPOSE OF INITIAL STUDY

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a negative declaration; (3) enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared; (4) facilitate environmental assessment early in the design of the project; (5) document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

Section 15063 of the *CEQA Guidelines* (Sections 15000–15387 of the CCR) identifies the following specific disclosure requirements for inclusion in an initial study:

(1) A description of the project including the location of the project;

(2) An identification of the environmental setting;

(3) An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries . . .;

(4) A discussion of ways to mitigate significant effects identified, if any;

(5) An examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and

(6) *The name of the person or persons who prepared or participated in the initial study.*

1.3 CONSULTATION

As soon as the Lead Agency determined that an Initial Study would be required for the Project, the Lead Agency was directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the Project, in order to obtain the recommendations of those agencies on the environmental documentation to be prepared for the Project. Following the City of Rancho Palos Verdes' receipt of any written comments from those agencies, the City would consider

any of the agencies' recommendations in the formulation of the City of Rancho Palos Verdes' preliminary findings. Following execution of this Initial Study, the City of Rancho Palos Verdes will initiate formal consultation with these and other governmental agencies as required under CEQA and its implementing guidelines.

1.4 INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the CEQA Guidelines, to eliminate the need for inclusion of voluminous engineering and technical reports within the Initial Study. Of particular relevance are those previous EIRs that present information regarding descriptions of environmental settings, future development-related growth and cumulative impacts.

This Initial Study/Environmental Assessment has incorporated by reference the City of Rancho Palos Verdes General Plan/Environmental Impact Report and the City of Rancho Palos Verdes Municipal Code.

City of Rancho Palos Verdes General Plan/Environmental Impact Report (June 26, 1975). The *General Plan* provides comprehensive planning for the future of the City. It consists of five elements: the Natural Environment Element, Socio/Cultural Element, Urban Environment Element, Land Use Plan (Element), and Fiscal Element. This document integrates the elements of the *General Plan* with the environmental impact report. The Plan is intended to serve as policy direction for planning and implementation, an analysis of the impacts of the Plan, and a benchmark to assess future environmental impact reports on projects. The analysis of the existing conditions and potential Project impacts included in this Initial Study incorporates information from the *General Plan*.

City of Rancho Palos Verdes Municipal Code (1982). The City of Rancho Palos Verdes has adopted a series of codes that regulate development within the City. Titles 16 and 17 of the Municipal Code are commonly referred to as the Development Code. Title 16 governs the subdivision of land and Title 17 contains the zoning and development regulations.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SETTING

Marymount College is situated at 30800 Palos Verdes Drive East in the City of Rancho Palos Verdes, California. The City of Rancho Palos Verdes (City) is located in southwestern Los Angeles County, along the Palos Verdes Peninsula of the Southern California coastline and approximately 25 miles southwest of downtown Los Angeles; refer to Exhibit 1 (Regional Vicinity).

As illustrated on Exhibit 2 (Project Vicinity), the Marymount College Campus is located at the southeastern portion of the City, immediately south of the intersection of Palos Verdes Drive East and Crest Road. The approximately 24.57-acre Campus is located on a site overlooking the southern tip of the Palos Verdes Peninsula and the Pacific Ocean. The subject site generally consists of an improved/developed area located at the northern portion of the property and vacant areas located along the property's south-facing slope and westerly area. The northern portion of the property consists of the existing Campus, which has been improved/developed with buildings, parking lots, paved areas, tennis/basketball courts, a soccer field, and ornamental landscaping; refer to Exhibit 3 (Existing Site Plan). The south-facing slope and westerly area contain no improvements and are seasonally cleared of vegetation. The subject site is bordered on the north and west by single-family residential neighborhoods. The areas situated south and east of the site contain single-family residential neighborhoods and natural lands.

2.2 BACKGROUND AND HISTORY

Marymount College was established by the Religious of the Sacred Heart of Mary established in 1932. Marymount Junior College, as it was named then, began as a liberal arts college for women located on Sunset Boulevard in Westwood and was the first Catholic junior college in California. In 1947, the College received accreditation as a four-year college.

The College moved to a site on the Palos Verdes Peninsula in 1960, which is the site currently occupied by the Salvation Army Training Facility/Crestmont College along Hawthorne Boulevard. In 1967, the College prepared for a merger with Loyola University of Los Angeles. In 1968, the College separated its two-year program from the four-year program. The two-year program remained on the Palos Verdes Campus; whereas, the four-year program was moved to the Loyola Campus. The two-year program remained a separate institution and received its accreditation in 1971. The College's merger was finalized in 1973, becoming Loyola Marymount University (LMU). Marymount College moved to its current location in 1975. The Weekend College component was added to the College in 1983.

EXISTING ENTITLEMENTS

On September 3, 1975, Resolution No. 75-73 was adopted by the City Council granting CUP No. 9 "to operate a non-profit, private two-year liberal arts college at the subject property." CUP No. 9 was approved subject to various conditions.

Not to Scale

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT
MARYMOUNT COLLEGE FACILITIES EXPANSION PROJECT

Regional Vicinity

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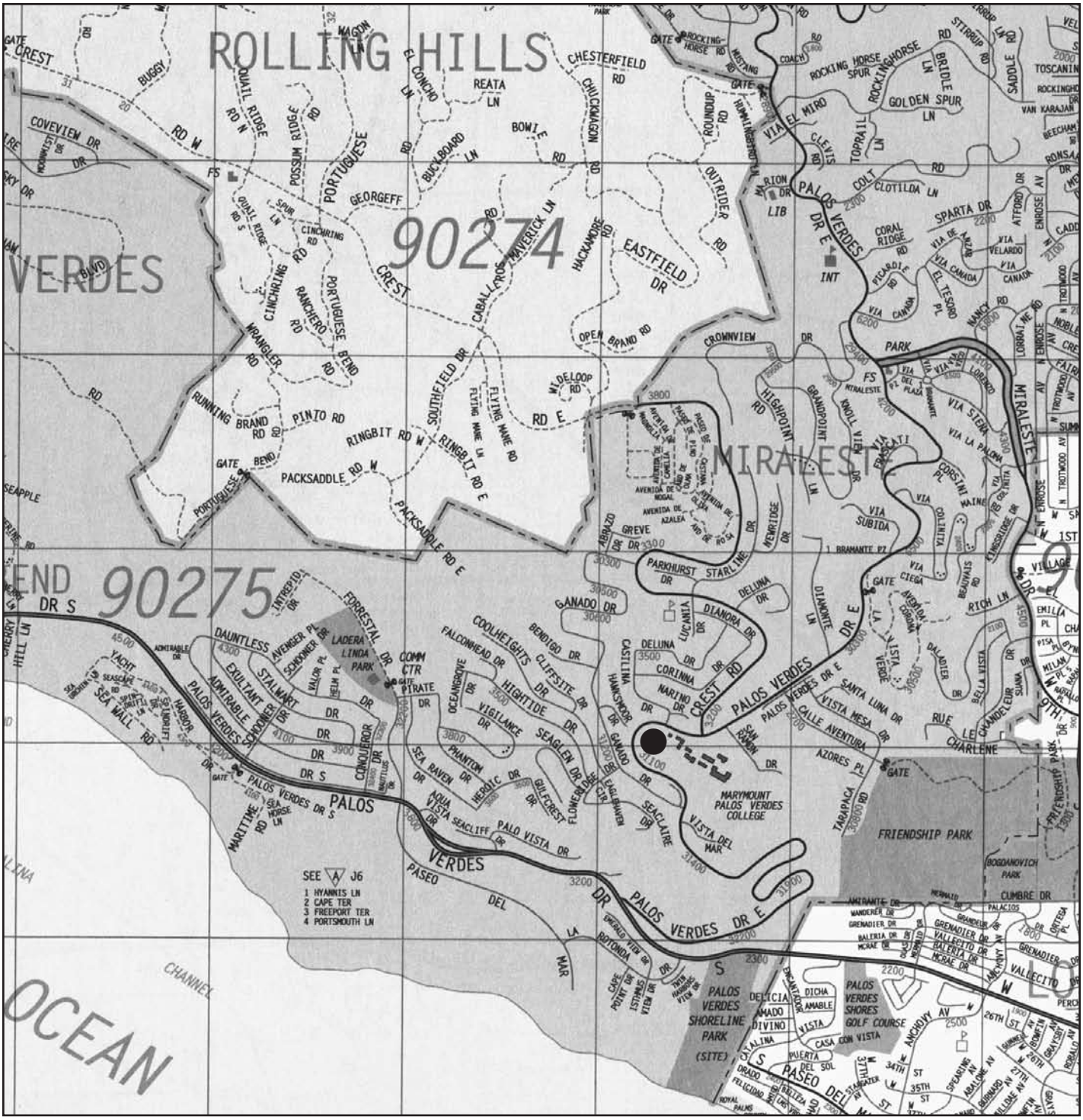
Exhibit 1



Source: The Thomas Guide 2005: Los Angeles and Orange Counties.

● = Project Site

Not to Scale

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT
MARYMOUNT COLLEGE FACILITIES EXPANSION PROJECT

Project Vicinity

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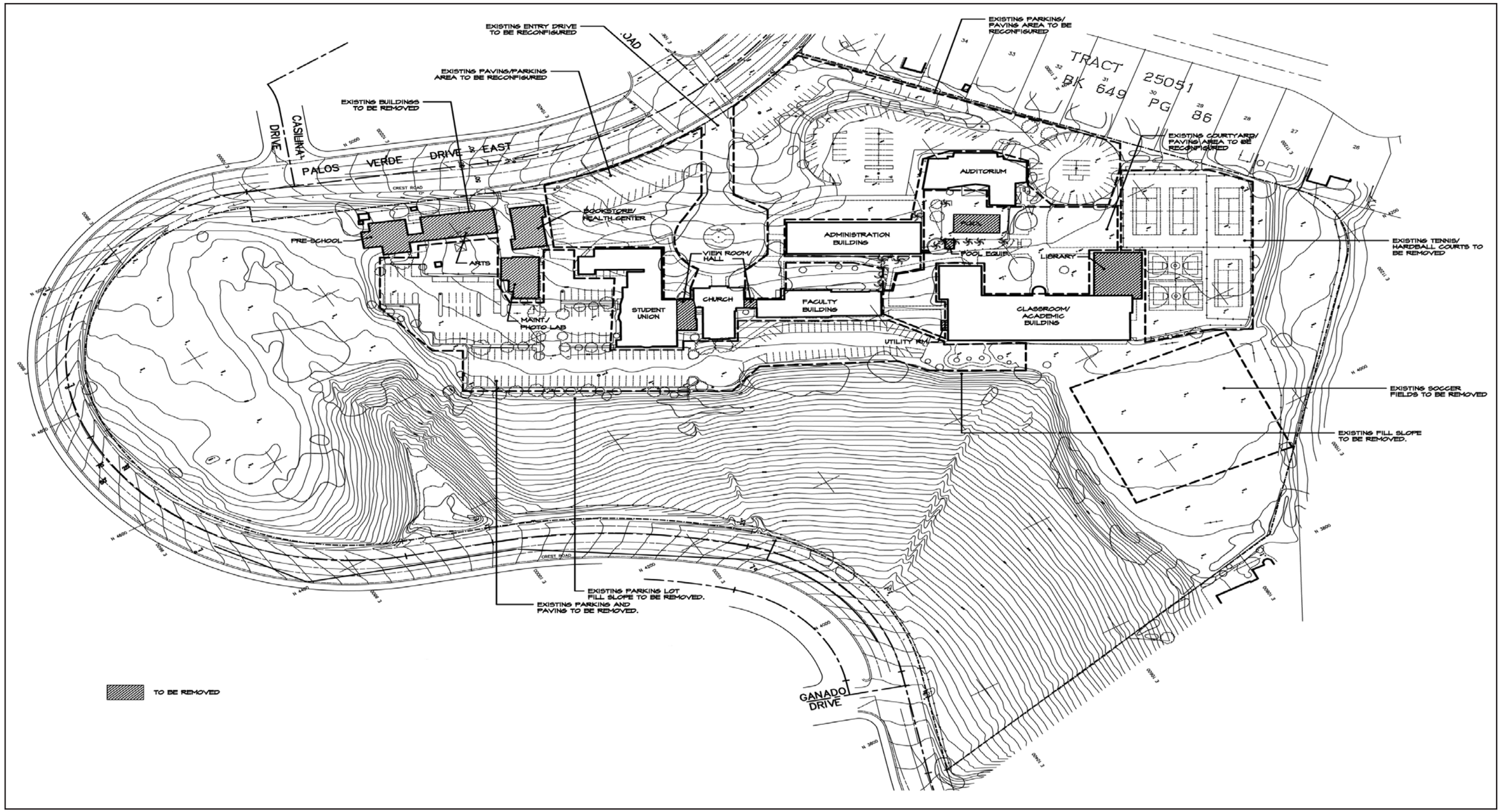
Exhibit 2



Source: Rasmussen & Associates, November 7, 2005.

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INITIAL STUDY/ENVIRONMENTAL ASSESSMENT
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Existing Site Plan

Exhibit 3

Table 1
Existing College Campus

Building I.D.	Existing Buildings	Total Space (Square Feet)
A	Classroom/Academic	26,180
B	Auditorium (Fine Arts Studio)	8,012
C	Faculty	7,346
D	Student Union	18,158
E	Administration	9,450
F	Buildings to be Removed	
	View Room/Hall	1,530
	Maintenance/Photo Lab	2,696
	Bookstore/Health Center	2,870
	Arts	3,648
	Preschool	2,998
	Library	4,072
	Pool Equipment	208
G	Church	5,100
	Total Existing	***92,268***

Source: Existing Site/Demolition Plan, Rasmussen & Associates, Revised November 7, 2005.

On November 14, 1978, the City's Planning Commission adopted Resolution No. 78-50 approving Revision "A" to Cup No. 9.[1] Revision "A" allowed 50 dormitory units (with a maximum occupancy of 200 students) four supervisor units, a common room, and 80 parking spaces along the southwestern facing slope overlooking Palos Verdes Drive East. As a result of the Fire Department's review of the proposed dormitory, Resolution No. 79-8 was adopted by the Planning Commission on March 27, 1979 to modify the approvals by allowing a 16-foot paved hammerhead turn-around. The College never constructed the approved dormitory units and the entitlements expired.

On March 28, 1989, Revision "B" to CUP No. 9 was approved by the Planning Commission to allow a 490-square foot storage room addition to the existing auditorium. The addition was constructed that same year.

On April 17, 1990, the City Council, on appeal, adopted Resolution No. 90-20 that approved Revision "C" to CUP No. 9 for Marymount College to allow a 7,084-square foot addition to the existing student lounge and snack bar, a 7,178-square foot addition to the student services building, and grading for three sand volleyball courts. With this revision to CUP No. 9, enrollment at Marymount College was

[1] Revision "A" to CUP No. 9 and CUP No. 42 are one and the same. The permit was administratively changed to reflect a revision to CUP No. 9.

limited to an average of 750 full-time day students for the Fall and Spring semesters, and a maximum of 20 part-time students each semester with a margin of difference of three percent.

As indicated in Table 1 (Existing College Campus), 13 buildings totaling approximately 92,268 square feet are located on the existing College Campus. A total of 343 on-site parking spaces are currently provided on the Campus.

The College's day enrollment in the Fall Semester 2005 was 729 full-time students.[2] The Weekend College enrollment for the Fall 2005 semester (on the Palos Verdes Campus) was 160 students.[3] The existing class schedules are as follows:

- Weekday (Monday through Thursday): 8:00 AM to 10:00 PM;
- Weekday (Fridays): 8:00 AM to 4:00 PM;
- Weekend College (Fridays): 6:00 PM to 10:00 PM;
- Weekend College (Saturdays): 8:00 AM to 6:30 PM; and
- Weekend College (Sundays): 8:00 AM to 5:00 PM.

Extra-curricular activities presently offered by the College or on the College Campus include the following:

- Chapel Service. Mass is held daily at 8:00 AM and every Wednesday at noon. Religious services are held at noon on Sundays during the Weekend College session and on Catholic holy days. These services are open to the students, staff, and community.

- Cultural Events. The College offers a variety of cultural events during the course of the school year including concerts, films, plays, and lectures. These events are typically free of charge and open to the community. Events are generally scheduled during the course of the school year, two times per week, typically beginning between 6:00 and 7:00 PM and typically ending by 10:00 PM, but no later than 11:00 PM.

- Golf, Soccer, Tennis and Athletic Events. The College is a member of the Athletic Association of California Community Colleges - South Coast Conference (SCC).

  Golf: As a SCC member, the College participates in intercollegiate golf. The golf matches are held at an off-site location.

  Soccer: The College is a member of the Peninsula Soccer League. This is a club sport at the College (i.e., the College plays other soccer clubs in the area). Approximately 20 soccer games are held on Campus each year, generally on Sundays, between the hours of 10:00 AM and 2:00 PM, August through May.

  Tennis: As a SCC member, the College competes in intercollegiate men's and women's tennis. Tennis competition begins in late January and extends into early May each year. The annual tennis schedule is set by coaches prior to the beginning of the season. The men's and women's teams each compete in between 20 and 25 matches per season, including tournament play, conference championships, etc. Of these 40 to 50 matches, between 14 and 20 are held on Campus. Matches are

[2] A full-time student is defined as one who is enrolled in 12 or more course units in an academic semester.

[3] There are three Weekend College terms per year: fall, spring, and summer. Each term consists of six sessions (or six weekends).

scheduled for Tuesdays and Thursdays from 2:00 PM until dusk. When rainouts require a match to be rescheduled, a make-up match is often scheduled on another weekday.

Periodically, the College hosts the SCC championship tournament. When this occurs, tournament play is scheduled on campus from Thursday through Saturday. Participants in the matches include eight to ten players per team plus two coaches/coordinators per team. All on-campus matches are within one other team. The total number of players and coaches/coordinators per match is approximately 20 to 24. The number of spectators varies from ten to 30 people. When the College hosts the Conference tournament the number of players and coaches/coordinators on campus at a given time is similar to regular season play. The number of spectators may increase to approximately 15 to 40 people.

Other: In addition, the College fields several intramural and club sports teams during the course of a given school year. College intramural and club sports have included basketball, softball, volleyball, lacrosse, soccer, tennis, and flag football.

- Summer Community Recreation Program. As part of this CUP Application, the College is requesting approval to operate a summer youth recreation program that would be open to the public. The program is a typical day camp format that would engage participants in outdoor sports and recreation activities, as well as classroom based enrichment programming. Typical activities would include swimming, tennis, soccer, archery, and arts and crafts. The program would include focused off-campus activities including horseback riding and golf. .

- Community Programs. The following community organizations and activities are among those supported by the College through the use of its facilities and programs:

  - Local homeowner's associations, including Mediterranean and the RPV Homeowners Association;
  - The Norris Theater Board of Directors;
  - The Legatus organization;
  - Spiritual and workshop groups, including Holy Trinity Catholic Church, Mary Star of the Sea School, St. Peter's by the Sea, and St. Andrew's Presbyterian Church;
  - Marymount College Book Club;
  - Palos Verdes Peninsula Chamber of Commerce;
  - AYSO Soccer;
  - Dance Peninsula;
  - Rotoract;
  - Boy Scouts of America – Eagle Scout Recognition;
  - Peninsula Breakfast Club;
  - The Business Leaders' Roundtable;
  - The Canyon Verde School; and
  - Election polling location (two precincts).

OFF-CAMPUS HOUSING

The College currently provides two off-campus housing facilities located outside of the City of Rancho Palos Verdes: the Palos Verdes North Living Facility and the Pacific View Housing Facility. The College has established a shuttle bus service operating on a set schedule to transport students to and from these facilities and the Campus, which is approximately six miles away. Generally, the trip to the

Campus takes approximately 20 minutes. The majority of the students living in off-campus housing, however, use their private vehicles to commute to the Campus.

Palos Verdes North. The Palos Verdes North Living Facility is an 11.04-acre site located at 1600 Palos Verdes Drive North, in the Harbor City portion of the City of Los Angeles. In April 2004, Marymount College acquired full ownership of the 86 townhomes located on this former Naval housing site. The existing buildings can house a maximum of 312 students.

Pacific View Housing. The Pacific View Housing Facility, a 30-unit apartment building, is located at 24th Street and Cabrillo Avenue in San Pedro. This Facility can house a maximum of 108 students. At present, the College intends to sell this property to help fund the modernization of the Campus.

2.3 PROJECT CHARACTERISTICS

The proposed Project involves renovation to the Marymount College Campus consisting of the modernization and expansion of existing buildings, the construction of new academic, athletic, and student housing buildings, and the relocation and reconfiguration of recreational facilities, athletic fields, and parking facilities. The proposed Project is referred to as the Marymount College Facilities Expansion Project (MCFEP) and would occur entirely within the boundaries of the existing Campus. No change to the College's existing academic operation or student enrollment limit is proposed under the current development application.

The proposed improvements to the existing College are illustrated in Exhibit 4 (Proposed Master Site Plan) and outlined in Table 2 (Proposed College Campus). As indicated in Exhibit 4 and Table 2, the Project involves the demolition of approximately 18,022 square feet of existing floor area, the construction of 136,008 square feet of new floor area, including a 14,916-square foot expansion to existing buildings. The proposed buildings/expansions would result in a total of 210,254 square feet of floor area, representing a net increase of 117,986 square feet over the existing floor area (92,268 square feet). The new floor area would be developed in the form of six new structures and the expansion of four existing structures; refer to Table 2. Additionally, the proposed Project would relocate the existing athletic courts/soccer field, tennis and basketball courts from the east side of the campus to the west side. Also, the entry drive and existing parking area would be reconfigured/reconstructed providing a total of 463 parking spaces (a net increase of 120 spaces).

Each of the key Project components is illustrated on Exhibit 4 (Proposed Master Site Plan), including the following:

- Two interconnected student residence halls (each two stories and consisting of a total of 128 rooms) with 58,504 square feet of floor area (connected by a 660-square foot Gallery);
- A two-story 33,243-square foot athletic facility;
- A one-story 26,710-square foot library;
- A one-story 1,975-square foot maintenance building;
- A one-story 1,869-square foot art studio addition to the auditorium building;
- A two-story 7,455-square foot faculty/academic building addition to an existing faculty building;
- A two-story 3,492-square foot bookstore/faculty dining addition to the existing Student Union building;
- A one-story 2,100-square foot admission office addition to the existing administration building; and;
- The reconfiguration and reconstruction of the entry drive and 463 parking spaces, including 391 full-size and 72 compact spaces.

Table 2
Proposed College Campus

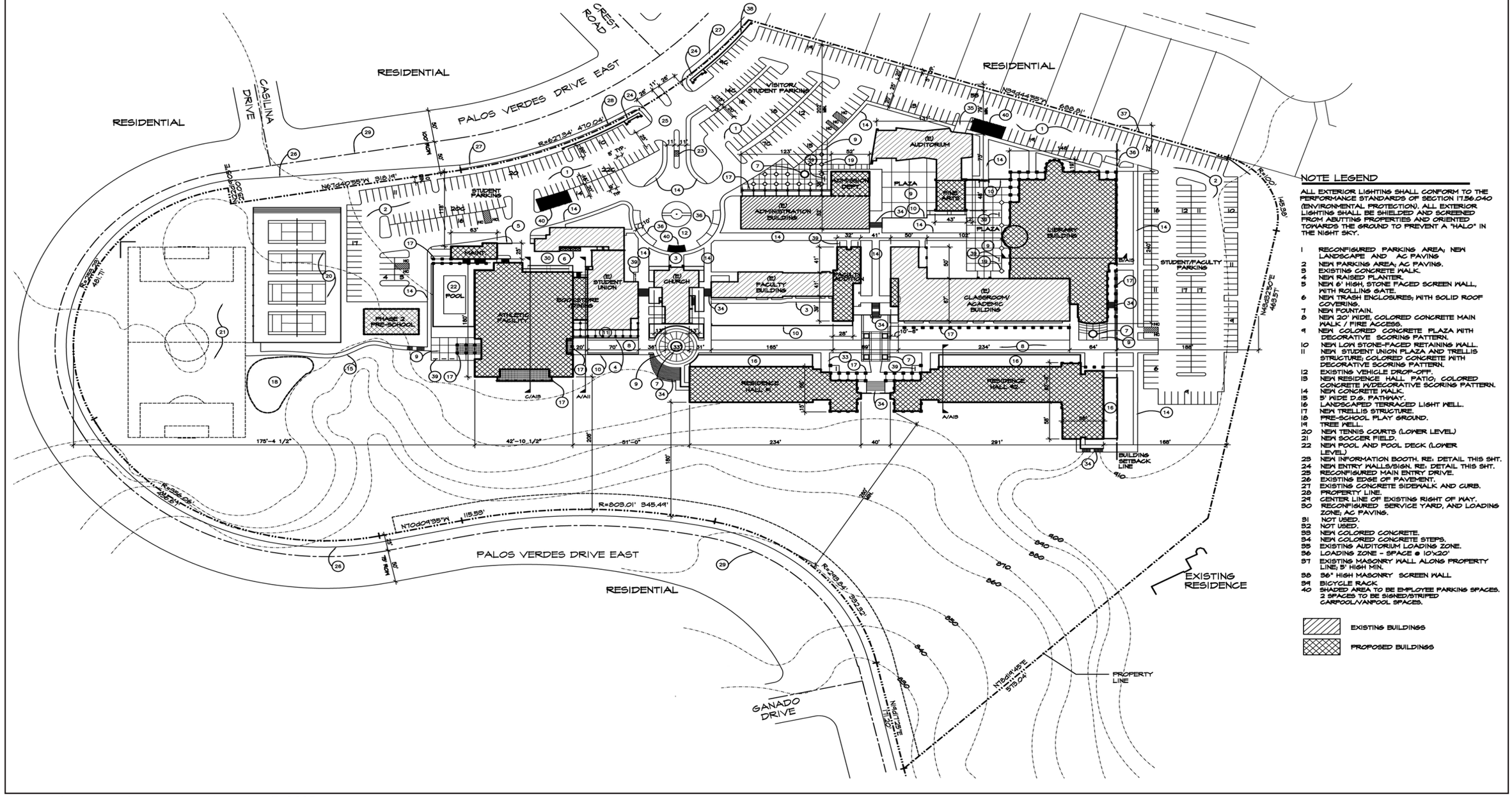
Building I.D.	Building	Total Existing Building (S.F.)	Proposed Building Demolition (S.F.)	Proposed Building Addition (S.F.)	Total Building (S.F.)
Existing Buildings					
A	Classroom/Academics	26,180	0	0	26,180
B	Auditorium (Fine Arts Studio)	8,012	0	1,869	9,881
C	Faculty	7,346	0	7,455	14,801
D	Student Union (Bookstore/Faculty Dining)	18,158	0	3,492	21,650
E	Administration/Admissions	9,450	0	2,100	11,550
F	Buildings to be Removed				
	View Room/Hall	1,530	(1,530)	0	0
	Maintenance/Photo Lab	2,696	(2,696)	0	0
	Bookstore/Health Center	2,870	(2,870)	0	0
	Arts	3,648	(3,648)	0	0
	Preschool	2,998	(2,998)	0	0
	Library	4,072	(4,072)	0	0
	Pool Equipment	208	(208)	0	0
G	Church	5,100	0	0	5,100
	Subtotal Existing Buildings	***92,268***	***(18,022)***	***14,916***	***89,162***
Buildings to be Added					
N	Library			26,710	26,710
O	Maintenance			1,975	1,975
P	Athletic Facility			33,243	33,243
Q	Residence Hall No. 1			22,878	22,878
R	Residence Hall No. 2			35,626	35,626
S	Gallery (connects proposed residence halls)			660	660
	Subtotal New Buildings			***121,092***	***121,092***
	TOTAL			***136,008***	***210,254***

Source: Proposed Master Site Plan, Rasmussen & Associates, Revised November 7, 2005.

A site for an approximately 3,000-square foot community preschool will be reserved to the west of the proposed athletic facility, but will not be constructed until funding for its construction is secured by the community. The existing pool will be removed and a new pool will be constructed adjacent to the proposed athletic building.

DEMOLITION OF EXISTING CAMPUS BUILDINGS

The project proposes demolition of seven of the existing 13 buildings, representing approximately 18,022 square feet of existing floor area, as referenced in Table 2.



NOTE LEGEND

ALL EXTERIOR LIGHTING SHALL CONFORM TO THE PERFORMANCE STANDARDS OF SECTION 17.56.040 (ENVIRONMENTAL PROTECTION). ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND SCREENED FROM ABUTTING PROPERTIES AND ORIENTED TOWARDS THE GROUND TO PREVENT A "HALO" IN THE NIGHT SKY.

1 RECONFIGURED PARKING AREA; NEW LANDSCAPE AND AC PAVING
2 NEW PARKING AREA; AC PAVING.
3 EXISTING CONCRETE WALK.
4 NEW RAISED PLANTER.
5 NEW 6' HIGH, STONE FACED SCREEN WALL, WITH ROLLING GATE.
6 NEW TRASH ENCLOSURES; WITH SOLID ROOF COVERING.
7 NEW FOUNTAIN.
8 NEW 20' WIDE, COLORED CONCRETE MAIN WALK / FIRE ACCESS.
9 NEW COLORED CONCRETE PLAZA WITH DECORATIVE SCORING PATTERN.
10 NEW LOW STONE-FACED RETAINING WALL.
11 NEW STUDENT UNION PLAZA AND TRELLIS STRUCTURE; COLORED CONCRETE WITH DECORATIVE SCORING PATTERN.
12 EXISTING VEHICLE DROP-OFF.
13 NEW RESIDENCE HALL PATIO; COLORED CONCRETE W/DECORATIVE SCORING PATTERN.
14 NEW CONCRETE WALK.
15 5' WIDE D.G. PATHWAY.
16 LANDSCAPED TERRACED LIGHT WELL.
17 NEW TRELLIS STRUCTURE.
18 PRE-SCHOOL PLAY GROUND.
19 TREE WELL.
20 NEW TENNIS COURTS (LOWER LEVEL)
21 NEW SOCCER FIELD.
22 NEW POOL AND POOL DECK (LOWER LEVEL)
23 NEW INFORMATION BOOTH. RE: DETAIL THIS SHT.
24 NEW ENTRY WALLS/SIGN. RE: DETAIL THIS SHT.
25 RECONFIGURED MAIN ENTRY DRIVE.
26 EXISTING EDGE OF PAVEMENT.
27 EXISTING CONCRETE SIDEWALK AND CURB.
28 PROPERTY LINE.
29 CENTER LINE OF EXISTING RIGHT OF WAY.
30 RECONFIGURED SERVICE YARD, AND LOADING ZONE; AC PAVING.
31 NOT USED.
32 NOT USED.
33 NEW COLORED CONCRETE.
34 NEW COLORED CONCRETE STEPS.
35 EXISTING AUDITORIUM LOADING ZONE.
36 LOADING ZONE - SPACE @ 10'x20'
37 EXISTING MASONRY WALL ALONG PROPERTY LINE; 5' HIGH MIN.
38 36" HIGH MASONRY SCREEN WALL
39 BICYCLE RACK
40 SHADED AREA TO BE EMPLOYEE PARKING SPACES. 2 SPACES TO BE SIGNED/STRIPED CARPOOL/VANPOOL SPACES.

EXISTING BUILDINGS
PROPOSED BUILDINGS

Source: Rasmussen & Associates, November 7, 2005.

Not to Scale

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INITIAL STUDY/ENVIRONMENTAL ASSESSMENT
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Proposed Master Site Plan

Exhibit 4

ADDITION/REMODEL TO EXISTING CAMPUS BUILDINGS

The Project proposes the modernization and/or remodeling of the following existing Campus buildings:

- Auditorium/Fine Arts Studio. A 1,869-square foot, one story art studio is proposed on the south side of the existing auditorium building. This structure would vary in height from a finished floor elevation of 925 feet to 942 feet (i.e., 17 feet maximum), as measured from the lowest adjacent finished grade elevation.

- Faculty Office Building. The proposed addition to the existing 7,346-square foot faculty office building involves 7,455 square feet of new floor area for a total area of 14,801 square feet. The addition consists of a classroom, storage, and lounge area that would connect the faculty office building to the academic building on the first floor and create new faculty offices and conference room space on the second floor. The proposed addition would connect with the existing roof of the building and be constructed at a height of 28 feet, as measured from the lowest adjacent finished grade elevation (912 feet) covered by structure to the top of the highest roof parapet elevation (940 feet).

- Student Union (Bookstore/Faculty Dining Addition). The proposed addition to the existing 18,158-square foot Student Union building involves 3,492 square feet of additional floor area for a total area of 21,650 square feet. The proposal consists of a 1,496-square foot bookstore addition on the first floor and a 1,996-square foot faculty dining area on the second floor. The proposed addition would be constructed at a height of 30 feet, as measured from the lowest adjacent finished grade elevation (913 feet) covered by structure to the top of the highest roof parapet elevation (943 feet).

- Administration/Admissions Building. A total of approximately 2,100 square feet of floor area would be added to the existing 9,450-square foot administration building, resulting in a total floor area of 11,550 square feet. The proposed addition includes a remodel of the existing façade, as well as the interior layout of the building. The primary entrance to the building would be on the north side, opening onto a plaza with a fountain. This plaza would provide a connection to the redesigned parking lot. The proposed improvements would be constructed at a maximum height of 25-feet, as measured from the lowest adjacent finished grade elevation (926 feet) to the top of the highest roof ridgeline elevation (951 feet).

NEW BUILDINGS

The Project proposes the addition of the following new campus buildings:

- Library. A new 26,710-square foot library and lecture hall would replace the existing 4,072-square foot library that is connected to the existing academic building. The proposed addition would include a partial remodel of the façade of the existing academic building. The proposed improvements would be constructed at a height of 44 feet, as measured from the lowest adjacent finished grade elevation (912 feet) to the top of the highest roof ridgeline elevation (956 feet).

- Maintenance Building. A 1,975-square foot maintenance building is proposed north of the proposed athletic facility.

- Athletic Facility. An athletic facility is proposed at the western facade of the existing Student Union building. The facility would be two-stories, totaling 33,243 square feet. The building

would include a gymnasium, locker rooms, weight room, aerobic room, classroom area, concessions area, and outdoor terrace. The proposed addition would be constructed at a height of 45 feet, as measured from the lowest adjacent finished grade elevation (896.75 feet) covered by structure to the top of the highest roof parapet elevation (941.75 feet). The addition has been designed to provide a low profile relative to the surrounding grade, and has also been designed to be no taller than the existing Student Union building.

Because the 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.

- Residence Halls. The proposed residence halls consist of two interconnected, two-story buildings totaling 58,504 square feet and a 660-square foot Gallery on the lower level between the residence halls. The buildings would include a total of 128 rooms that would house 250 students plus two adult supervisors (total of 252 occupants). The buildings contain lounge space, laundry facilities, activity rooms, and prayer/meditation rooms. With the creation of on-campus student housing, the College's Housing Master Plan calls for many of the townhomes at the Palos Verdes North Living Facility to be made available to faculty, staff, and visiting scholars. At present, the College intends to sell the Pacific View Housing Facility to help fund the modernization of the Campus.

  The proposed buildings would be constructed at a maximum height of 44 feet, as measured from the lowest adjacent finished grade elevation (886 feet) covered by structure to the top of the highest roof parapet elevation (930 feet). Emergency vehicle access to the residence halls would be provided along the pedestrian walkway that connects to the parking lot on the east side of the campus.

- Gallery. A 660-square foot gallery is proposed on the lower level between the residence halls; see above.

- Community Preschool (Phase II). A site for an approximately 3,000-square foot community preschool would be reserved, but the building would not be constructed until construction funding is secured.

SITE IMPROVEMENTS

Ancillary Facilities. The campus modernization plans propose a variety of site improvements to enhance the aesthetic environment of the College, as well as to provide efficient pedestrian and vehicular circulation on the campus. Proposed site improvements include the following:

- A new entry sign (6.0 feet in height);
- An information/welcoming booth at the campus entrance (48 square feet);
- A rose garden;
- Substantial new landscaping and new trees;
- Raised planters;
- Fountains;
- Multiple plazas;
- Colored and textured pedestrian walkways;
- Low retaining walls with stone finishes;
- Trellis structures;
- Loading facilities adjacent to the maintenance and athletic facility; and

- Trash enclosure in the service yard area.

Architectural Style/Theme. The proposed architectural style of the buildings is in keeping with the Mediterranean climate of Rancho Palos Verdes and the existing architectural context. The plans call for the use of Rancho Palos Verdes stone veneer, large overhangs, clay tile roofs, wood, and earth-tone stucco in order to maintain stylistic integrity with the surrounding residential neighborhoods. Moreover, the massing of the new buildings would be articulated so as to further blend the campus in with the neighborhoods. An offset or projecting roof and wall elements would create visual interest and shade/shadow variations that would also help the improvements blend with the residential community.

Grading. The plan involves approximately 84,000 cubic yards of earth movement consisting of approximately 47,000 cubic yards of cut and 37,000 cubic yards of fill. It is estimated that approximately 10,000 cubic yards of graded material would be exported. The proposed maximum depth of cut is 25-feet and the maximum height of fill is 18-feet.

Parking and Access. The existing vehicle entry access to the College would remain at its current location at the intersection of Palos Verdes Drive East and Crest Road. The current driveway is narrow and intersects Palos Verdes Drive East at an awkward angle. To improve this condition, the driveway would be widened and oriented to Palos Verdes Drive East, such that a right angle is formed.

Parking would be increased and reconfigured, and would primarily be located on the north and east portions of the campus. A total of 463 parking spaces would be provided with the proposed Project including 391 full size spaces and 72 compact spaces; refer to Exhibit 4. This would represent a net increase of 120 parking spaces over the existing of 343 spaces.

STUDENT, FACULTY, AND STAFF ENROLLMENT

On April 17, 1990, the City Council, on appeal, adopted Resolution No. 90-20 that approved Revision "C" of CUP No. 9 for Marymount College. With the 1990 revision to CUP No. 9, enrollment of students at Marymount College was limited to an average of 750 full-time day students for the Fall and Spring semesters, and a maximum of 20 part-time students each semester with a margin of difference of three percent. No change to the College's existing student enrollment is proposed under the current development application. The College currently employs 215 full and part time faculty and staff. No substantial change to the College's existing employment is proposed under the current development application.

2.4 REGULATORY CHARACTERISTICS

Implementation of the proposed Project would require the following discretionary approvals from the City of Rancho Palos Verdes under Zoning Case No. 2003-00317:

- Approval of a Conditional Use Permit (CUP NO. 9 – Revision "E") to allow the proposed development to occur on the existing College Campus consistent with the City's Institutional (I) Zoning District and existing CUP criteria.

- Approval of a Grading Permit to allow the proposed earth movement to occur for the proposed Project improvements.

- Approval of a Variance to allow a reduction in the setback requirement for the student parking lot from the proposed location of the student Residence Halls and to allow development on an extreme slope (slopes equal to or greater than 35 percent).

2.5 PROJECT OBJECTIVES

The Project Applicant seeks to expand the quality of services on the Marymount College Campus by way of implementing expansion activities referred to as the Marymount College Facilities Expansion Project. More specifically, the Applicant's Project objectives are as follows:

- To continue the development, enhancement and the effective operation of the academic programs and facilities, which ensure the College's reputation as a distinguished teaching and learning institution.

- To plan and implement the phased development of educational facilities (to meet the needs of current and future students), related student housing (to reduce College impacts on roadway infrastructure), and to support infrastructure improvements consistent with the College's current and future needs.

- To provide a high quality, academic, recreational, environmental experience in the coastal area for young people from the United States and internationally.

- To provide on-Campus housing for students where such facilities off-Campus are currently very expensive, unavailable or in short supply, and which are located to contribute to student life on Campus and to enhance the total on-Campus environment and experience.

- To construct primary and supporting facilities to minimize trip generation in compliance with the South Coast Air Quality Management District's regulations and policies, to limit development impacts to a single watershed, to locate parking facilities and pedestrian patterns in such a way as to enhance and complete Campus development, and to relocate sports and athletic fields away from adjacent residential properties.

- To contribute positively to the local economy, and to provide services helpful to the local community, such as access improvements, on-Campus housing, and long-term employment.

- To provide meaningful and gainful employment during construction and, later, operation of the College's programs.

- To take full teaching and learning advantage of the College's Campus and minimize viewshed impacts on neighbors.

3.0 ENVIRONMENTAL SUMMARY

3.1 BACKGROUND

1.	**Project Title:** Marymount College Facilities Expansion Zoning Case No. 2003-00317 (Conditional Use Permit No. 9 - Revision "E," Grading Permit, and Variance Permit)
2.	**Lead Agency Name and Address:** City of Rancho Palos Verdes Department of Planning, Building and Code Enforcement 30940 Hawthorne Boulevard Rancho Palos Verdes, California 90275
3.	**Contact Persons and Phone Number:** Mr. Ara M. Mihranian, AICP Senior Planner Telephone: 310.544.5228 E-Mail: aram@rpv.com
4.	**Project Location:** The approximately 24.57-acre Project site is located in the City of Rancho Palos Verdes, which is located in southwestern Los Angeles County, along the Palos Verdes Peninsula of the Southern California coastline, and approximately 25 miles southwest of downtown Los Angeles. More specifically, the Project site is located immediately south of the intersection of Palos Verdes Drive East and Crest Road.
5.	**Project Sponsor's Name and Address:** Marymount College 30800 Palos Verdes Drive East Rancho Palos Verdes
6.	**General Plan Designation:** Institutional - Educational (I-E)
7.	**Zoning**: Institutional (I) District
8.	**Description of the Project:** (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary support or off-site features necessary for its implementation.) Refer to Section 2.0 (Project Description).
9.	**Surrounding Land Uses and Setting:** The subject site is bordered on the north and west by single-family residential neighborhoods. The areas situated east and south of the site contain single-family residential neighborhoods and natural lands.
10.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).** To be determined as a part of the Project review.

3.2 EVALUATION OF ENVIRONMENTAL IMPACTS

This Initial Study and Environmental Assessment analyze the potential environmental impacts associated with the proposed Project. The issue areas evaluated in this Initial Study are:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines* and used by the City in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

In the evaluation of potential impacts in Section 5.0 (Environmental Analysis), the questions in the Initial Study Checklist are stated and an answer is provided based on the analysis undertaken as part of the Initial Study. The analysis considers the short-term, long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact:** The project would not have any measurable environmental impact on the environment.

- **Less Than Significant Impact:** The project would have the potential for impacting the environment, although this impact would be below established significance thresholds.

- **Potentially Significant Unless Mitigation Incorporated:** The project would have the potential to generate impacts that may be considered a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics could reduce these impacts to levels that are less than significant.

- **Potentially Significant Impact:** The project would have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures would be required, so that impacts would be avoided or reduced to insignificant levels.

3.3 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" or a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

✓	Aesthetics	✓	Land Use and Planning
	Agriculture Resources		Mineral Resources
✓	Air Quality	✓	Noise
✓	Biological Resources		Population and Housing
	Cultural Resources	✓	Public Services
✓	Geology and Soils		Recreation
	Hazards and Hazardous Materials	✓	Transportation and Traffic
✓	Hydrology and Water Quality	✓	Utilities and Service Systems
✓	Mandatory Findings of Significance		

4.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential Project impacts as identified in the Initial Study. Explanations are provided for each item.

4.1 AESTHETICS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	✓			
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	✓			

(a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. Figure 41 of the *General Plan* (Visual Aspects) illustrates the significant visual aspects that are present in the City. According to Figure 41, Project implementation may have the potential to impact one or more of the following visual features:

- Vehicular Corridor: Vehicular view corridors take into account two elements: the visual quality of a corridor and safety problems associated with visual distractions.
- Views: A view is a scene observed from a specific vantage point.
- Adjacent Land Areas To Be Preserved: Concern for the appearance of adjacent land areas which impact major viewing corridors is reflected in the indication of areas that are to be preserved, restored, or enhanced.

Further analysis is required to determine the extent of the potential impacts from surrounding areas.

Section 17.26.040 of the Rancho Palos Verdes Development Code (General Development Standards) outlines standards that apply to Institutional Zoning Districts, including setbacks, building height, roof equipment, parking/loading/access, signs, storage, and lighting. Further analysis relative to these general development standards is necessary to determine Project consistency.

(b) 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 Response 4.1(a) for a discussion of the Project's potential impact with respect to Vehicular Corridors.

(c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The proposed Project involves expansion of Marymount College, which is an existing educational use. Project implementation has the potential to result in impacts to the existing visual character of the site and its surroundings. The undeveloped slope situated at the southern portion of the Project site is a prominent visual area visible from off-site locations. This southerly slope influences the visual character of the Project site. Existing uses, which may be affected by alterations to this southern area of the property include single-family residences, as well as pedestrians, bicyclists, and motorists traveling along Palos Verdes Drive East. Additional analysis is required to ascertain the impact potential of this condition.

(d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The proposed Project involves expansion of Marymount College, which is an existing educational use within the City's designated Institutional (I) zoning district. Light and glare are presently generated at the Project site, as a result of existing operations. The proposed new development areas would take place primarily along the property's south-facing slope, where no development exists today. Implementation of the proposed Project would result in increased utilization of the Campus that would require lighting of interior and exterior spaces. In addition, the Project would include lighting for activity areas involving nighttime uses, parking, lighting around the structures (security lighting, walkways), and lighting for interiors of buildings. On-site lighting has the potential to create spillover impacts to surrounding uses. Potential impacts related to light and glare requires further analysis.

4.2 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:	**Potentially Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. 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?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

(a) 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.

(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

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

(c) 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.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?	✓			

(a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project site is located within the South Coast Air Basin (SoCAB), an area monitored by the South Coast Air Quality Management District (SCAQMD). The SCAQMD prepared the 2003 Air Quality Management Plan (AQMP) to accomplish annual emissions reduction goals. AQMP Conformity Review Procedures were provided by the Southern California Association of Governments (SCAG) for local agencies to follow when determining consistency of projects with the AQMP. Further analysis is required to determine the Project's consistency with the AQMP's indicators of conformity.

(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The proposed Project involves the demolition of approximately 18,022 square feet of existing floor area and a 121,092-square foot expansion to the existing College facility. The proposed Project is expected to contribute both short-term (construction-related) and long-term (operational) emissions to these existing air quality violations.

Development and operation of the proposed Project would result in pollutant emissions from the following sources: (1) short-term construction emissions; (2) long-term mobile emissions from trucks and vehicles traveling to and from the site once the Project becomes operational; and (3) long-term stationary emissions from power and gas consumption and machinery and equipment on-site. Additional analysis is required to quantify potential Project-related air quality impacts (both short-term and long-term) and identify appropriate mitigation that would be effective in reducing pollutant emissions.

(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. SoCAB is identified as a non-attainment region for Ozone (O_3) and Suspended Particulate Matter (PM_{10}) for State and Federal standards, and for Carbon Monoxide (CO) for Federal standards. Implementation of the proposed Project may result in a cumulatively considerable net increase of these criteria pollutants. Further analysis is required in this regard. Also, refer to Responses 4.3(a) and 4.3(b).

(d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. According to Figure 4-2 of the CEQA Air Quality Handbook (Land Uses Considered to Be Sensitive Receptors) land uses considered to be sensitive receptors include the following:

- Residences;
- Schools;
- Playgrounds;
- Child Care Centers;
- Athletic Facilities;
- Long-Term Health Care Facilities;
- Rehabilitation Centers;
- Convalescent Centers; and
- Retirement Homes.

Sensitive receptors located in the Project vicinity include the single-family residences situated immediately north, south, east, and west of the subject site. Construction and operation of the Project may increase vehicle trips on area roadways and may result in increased air pollutants. Grading and excavation operations may also have air quality impacts in the absence of mitigation. These impacts require additional analysis to assess their level of significance and to identify appropriate mitigation measures.

(e) Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact. Construction activity associated with Project development may generate detectable odors from heavy-duty equipment exhaust. In addition, long-term operational activities at the proposed facilities have the potential for creating objectionable odors. These emissions would be comparable to those anticipated with any type of dining activity (e.g., concession stand, residence hall kitchens, and cafeteria). Some uses, such as restaurants with exhaust vents, are considered "stationary point sources" and may be subject to further regulatory requirements above and beyond any requisite CEQA mitigation. While the emissions from these activities are common and not identified as being particularly hazardous, they may be subject to permitting requirements that call for the use of "best available control technology" (BACT) in order to eliminate or reduce the levels of emissions. Any potential nuisance related to odor that may occur with these activities would require mitigation under the SCAQMD's permitting requirements.

4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✓			
d. 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?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The subject site generally consists of an improved/developed area located at the northern portion of the property and vacant areas along the property's south-facing slope and westerly area. The northern portion of the property consists of the existing Campus, which has been improved/developed with buildings, parking lots, paved areas, and ornamental landscaping. The south-facing slope and westerly area contain no improvements and are seasonally cleared of vegetation.

Figure 25 of the *General Plan Safety Element* (Potential Flood and Inundation Hazards) illustrates the locations of the drainage tributaries that exist in the Rancho Palos Verdes area.[4] According to Figure 25, one drainage tributary is identified at the southwestern portion of the subject property. In addition, the U.S. Department of the Interior Geological Survey San Pedro Quadrangle Map identifies this tributary as a blue-line stream. Further analysis is required to determine the presence or absence of this drainage tributary, sensitive habitat, and/or species identified as a candidate, sensitive, or special status.

(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. Refer to Response 4.4(a).

(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. Refer to Response 4.4(a).

(d) 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. Project implementation would not interfere with the movement of any native resident or migratory wildlife species or migratory wildlife corridors.

(e) 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 for the protection of biological resources. According to Section 17.40.040 of the Municipal Code, this District is established to maintain and enhance land and water areas necessary for the survival of valuable land and marine-based wildlife and vegetation. The subject property is not located within this District.

(f) 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 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). The Subarea Plan conceptually approved by the City Council does not include the Project site. Therefore, Project implementation would not conflict with the provisions of the City adopted NCCP.

[4] *Rancho Palos Verdes General Plan Safety Element*, June 26, 1975, Page 144.

4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	

(a) 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 it's immediate vicinity.

(b) 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."5 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.

(c) 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.*

[5] Rancho Palos Verdes General Plan, June 26, 1975, Page 48.

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."[6]

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.

(d) 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.

[6] 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."

4.6 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.			✓	
2) Strong seismic ground shaking?	✓			
3) Seismic-related ground failure, including liquefaction?	✓			
4) Landslides?	✓			
b. Result in substantial soil erosion or the loss of topsoil?			✓	
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 on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✓			
d. Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?	✓			
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?				✓

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

(1) 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.

(2) Strong seismic ground shaking?

Potentially Significant Impact. Although no known active faults cross the subject property, the site is located in Southern California which is a tectonically active area. The Project may experience ground motion and effects from earthquakes generated along active faults located off-site. The intensity of groundshaking would depend upon the magnitude of the earthquake, the distance to the epicenter, and the geology of the area between the epicenter and the Project site. A strong movement along a fault may result in groundshaking effects on the Project site.

Numerous controls would be imposed on the proposed Project through the permitting process. In general, the City regulates development (and reduces potential geologic impacts) under the requirements of the California Uniform Building Code, the Alquist-Priolo Special Studies Zone Act, local land use policies and zoning, and Project-specific mitigation measures. The Project would be subject to compliance with the City's Development Code, including but not limited to Section 15.04.010, [California Uniform] Building Code and Section 15.040.040, Building Code Amended- Seismic Safety Requirements. In addition, the City requires that grading plans and erosion control measures be developed and implemented for the proposed Project. Additional analysis is required to determine the potential significance of impacts associated with seismic ground shaking.

(3) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Project implementation could expose people or structures to adverse effects involving seismic-related ground failure including liquefaction, ground lurching, lateral spreading, seismically induced settlement, and landsliding. Further analysis is required to determine the presence/absence of conditions favorable to Seismic-related ground failure.

(4) Landslides?

Potentially Significant Impact. Certain regions in the Palos Verdes area are known for being susceptible to landsliding. Although Figure 7 of the *Rancho Palos Verdes General Plan* (Slope Stability) indicates that no active or probable landslides have been identified in the immediate Project area, the City has in the past identified unstable slope conditions in the Lower San Ramon Canyon (immediately east of the Project site). Notwithstanding, a wide range of potential slope stability conditions exists within non-landslide areas and new landslides could potentially be triggered by excavation. The potential for impacts related to landslides on the Project site requires further analysis.

(b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Soil erosion is the process by which soil particles are removed from the land surface by wind, water, and/or gravity. Exposed soil after clearing, grading, or excavation is easily eroded by wind or water. Grading during construction would increase the potential for erosion. The proposed development would be subject to compliance with Code §15.04.050 (Grading), which addresses storm damage precautions. The export of soil and/or rock material is proposed by the Project. Further analysis is required to determine the significance of these potential impacts.

(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 an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. Refer to Response 4.6(a).

(d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001), creating substantial risks to life or property?

Potentially Significant Impact. Highly expansive soils can cause damage to building foundations, highways, and other surface structures. Potential impacts associated with expansive soils require further analysis to determine the presence of such soils on the Project site, the potential significance, and the necessary mitigation, if any, required to reduce the risk to a level of 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?

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

4.7 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
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?			✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
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?				✓
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?				✓
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?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✓			
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?			✓	

(a) 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.

(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?

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 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.

(c) 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. Refer to Response 4.7(a).

(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?

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.[7]

(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?

No Impact. The proposed Project site is not located within an airport land use plan or within two miles of a public airport. Further, 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.

[7] This List of Hazardous Waste and Substances Sites for the City of Rancho Palos Verdes is available at the City Hall.

(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?

No Impact. Refer to Response 4.7(e).

(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The export of approximately 10,000 cubic yards of graded material to an off-site location would be required in order to accommodate the proposed development. According to Figure 39 of the *General Plan Safety Element* (Disaster Routes), Rancho Palos Verdes Drive South is the disaster route situated nearest to the Project site. Construction-related activities associated with the proposed Project could potentially interfere with the use of this route. Further analysis is required to determine the extent of this potential impact.

(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?

Less Than Significant Impact. Wildland fire hazard areas within the City have been delineated on Figure 23 of the *General Plan Safety Element* (Fire Hazards). The concern in these areas involves the ignition of brush and woody materials in undeveloped areas. According to Figure 23, portions of the subject property are located within a Medium Fire Hazard Area. Factors affecting the hazard potential include human proximity, vegetation, wind direction, slope, and access to fire. Additionally, it is noted that the areas situated east and south of the site contain natural lands. A student/faculty parking area is proposed adjacent to the wildland area situated to the east.

The proposed Project may be subject to compliance with the County of Los Angeles Fire Department guidelines and landscape criteria relating to fuel modification planning, possibly including the requirement for a Fuel Modification Plan. Further analysis is required to determine the significance of potential exposure of people/structures to wildland fires.

4.8 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	✓			
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)?	✓			
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
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 which would result in flooding on- or off-site?	✓			
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	✓			
f. Otherwise substantially degrade water quality?	✓			
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	✓			
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	✓			
i. 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?	✓			
j. Inundation by seiche, tsunami, or mudflow?			✓	

(a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. Grading, excavation and construction activities associated with the proposed Project may impact water quality due to sheet erosion of exposed soils and subsequent deposition of particles and pollutants in drainage areas.

Development of the Project site would replace undeveloped vacant land with improvements/ development, reducing the amount of permeable surfaces on-site. Water quality issues of concern involve stormwater and nuisance water runoff. A reduction in permeable surfaces is considered a

water quality impact because permeable surfaces allow for rain and runoff to infiltrate into the ground. Infiltration both reduces the amount of flow that is capable of washing off additional pollutants and filters water removing potential pollutants. These changes have the potential to affect long-term water quality. Further analysis of impacts with respect to water quality standards/waste discharge requirements is necessary.

(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. Further analysis is required to determine the presence/absence of groundwater on the subject property and the Project's potential impact to an existing supply, if any.

(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Figure 25 of the *General Plan Safety Element* (Potential Flood and Inundation Hazards) illustrates the locations of the drainage tributaries that exist in the Rancho Palos Verdes area. According to Figure 25, one tributary is located at the western portion of the subject property. In addition, the U.S. Department of the Interior Geological Survey San Pedro Quadrangle Map identifies this tributary as a blue-line stream.

Project implementation would increase the amount of impervious surfaces on-site, which may result in a decrease in ground absorption, an increase in the quantity of surface water, and a change in existing drainage patterns. Changes in drainage patterns, altered absorption rates, and runoff from the site would be accommodated by existing or future stormwater/flood control infrastructure improvements. Further analysis is required to adequately assess impacts in this regard. Also, refer to Response 4.8(a).

(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 which would result in flooding on- or off-site?

Potentially Significant Impact. Refer to Responses 4.8 (a) and (c).

(e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. The proposed Project would be subject to City requirements regarding the provision of adequate on-site and off-site drainage facilities to ensure that existing or planned stormwater drainage systems are not adversely impacted. Further analysis is required. Refer to Responses 4.8(a) and 4.8(c).

(f) Otherwise substantially degrade water quality?

Potentially Significant Impact. Implementation of the proposed Project could result in short-term and long-term impacts to surface water quality. Short-term surface water quality impacts may occur from water erosion of soils during construction, with long-term impacts on surface water quality occurring primarily from Project-related automobile trips, which generate urban type pollutants (i.e., oil, tire

particles, etc.). However, surface water quality is not expected to be significantly affected, since the proposed Project would be required to implement best management practices (BMPs) to comply with the National Pollutant Discharge Elimination System (NPDES) stormwater quality requirements. The significance of this issue requires further analysis. Also, refer to Response 4.8(a).

(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Potentially Significant Impact. Figure 25 of the *General Plan Safety Element* (Potential Flood and Inundation Hazards) illustrates the locations of the drainage tributaries that exist in the Rancho Palos Verdes area. These canyon bottoms are potential flood hazards, given a heavy rainfall episode.[8] According to Figure 25, one Potential Flash Flood Channel is located at the western portion of the subject property. Further analysis is required to determine the potential impacts in this regard.

(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Potentially Significant Impact. Refer to Response 4.8(g).

(i) 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. Refer to Response 4.8(g).

(j) 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.

[8] Rancho Palos Verdes General Plan Safety Element, June 26, 1975, Page 145.

4.9 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

(a) 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.

(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. Development of the proposed Project would be subject to compliance with the *City of Rancho Palos Verdes General Plan* and Development Code.[9]

City of Rancho Palos Verdes General Plan

The *General Plan* Elements relevant to the proposed Project are described as follows:

Natural Environment Element. The Natural Environment Element is a composite of those areas requiring considerations of public health/safety and those areas requiring preservation of natural resources. Resource Management (RM) Districts, made up of various factors with associated degrees of capability or suitability for development, have been established throughout the City. According to Figure 14 of the *General Plan* (Natural Environment Element), portions of the Project site are situated within Resource Management (RM) Districts 3 and 9. The RM Districts relevant to the Project site and their purpose are as follows:

High Slope (RM 3): Slopes are between 25% and 35% with considerations similar to Extreme Slope, although, the lesser degree of slope enables a greater degree of use flexibility.

[9] All City Plans, including the General Plan, are available for review at the City Hall Planning Department.

Natural Vegetation (RM 9): Identifies open natural hillsides (i.e., wild flowers, low coastal sage scrub, chaparral, and grassland communities).

Refer to Sections 4.4 (Biological Resources), 4.6 (Geology and Soils), and 4.8 (Hydrology and Water Quality) for a discussion of impacts associated with the Resource Management Districts. As part of the Plan Review process, the proposed Project would be required to demonstrate compliance with the specific development criteria established for each District. Further analysis is required to determine the Project's compliance with the specified criteria.

Urban Environment Element. The Project site's land use designation is illustrated on the *General Plan* Land Use Map (June 1975). The Project site is a designated Institutional - Educational (I-E) use. The Urban Environment Element provides the following relevant policies regarding uses within the Institutional District:

Policy 5 - Encourage additional institutions of higher learning and research, particularly those related to oceanography.

Policy 6 - Review the location and site design of future institutional uses very carefully to ensure their compatibility with adjacent sites.

Further analysis is required to determine the proposed Project's compatibility with adjacent land uses.

Land Use Plan. The Land Use Plan for the City is a composite of the other Elements. The determination of appropriate land uses is derived from the natural environmental, socio/cultural, and urban environmental constraints and opportunities analyzed throughout the General Plan process. The Land Use Plan notes the following with respect to uses within the Institutional District:

The [Institutional] uses include public, educational, health, religious, and cultural activities. Recreational activities are generally compatible with institutional uses and are often part of such uses.

Environmental impacts must be mitigated through proper design.

The proposed Project involves the expansion of an existing educational activity, which would be considered consistent with the Institutional land use designation. A less than significant impact is anticipated in this regard.

City of Rancho Palos Verdes Development Code

The City of Rancho Palos Verdes Zoning Ordinance (Title 17 of the Municipal Code) identifies land uses permitted and prohibited according to the zoning category of particular parcels. According to the Rancho Palos Verdes Zoning Map, the Project site is situated within the Institutional (I) Zoning District. According to the Development Code, the Institutional District is intended to provide "for the wide range of major public and quasi-public, institutional, and auxiliary uses established in response to the health, safety, educational, cultural, and welfare needs of the City in efficient, functionally compatible, and attractively planned administrative centers, medical centers, cultural centers, educational institutions, and similar uses in conformance with the *General Plan*." Educational and outdoor active recreational uses/facilities are conditionally permitted within the Institutional Zoning District with the approval of a Conditional Use Permit. More specifically, the Code notes the following with respect to the conditional use of educational facilities:

> *"Educational facilities used and operated for educational purposes, including ancillary uses and developments which are operated by the educational institution and are part of, and necessary to, the educational program of the institution."*

The Code identifies general development standards that apply to Institutional Zoning Districts with respect to the following:

- Setbacks;
- Building Height;
- Roof Equipment;
- Parking, Loading and Access;
- Transportation Demand Management Development Standards;
- Deliveries and Mechanical Equipment;
- Signs;
- Storage;
- Lighting; and
- Buffering and Screening Techniques.

Further, the Code states the following with respect to expanding existing development:

> *"Any expansion of an existing development in the institutional district involving either a new structure or an addition to an existing structure, which creates at least five hundred square feet of additional floor area, shall require the approval of a conditional use permit."*

The proposed Project involves the expansion of an existing educational activity and new recreational facilities, which are conditionally permitted uses within the Institutional Zoning District. Further analysis is required to evaluate the proposed Project in consideration of the specified development standards and guidelines.

(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. Refer to Response 4.4(f).

4.10 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?				✓
b. 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?				✓

(a) 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 to 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.

(b) 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*. Refer also to Response 4.10 (a).

4.11 NOISE

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
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?				✓
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?				✓

(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. Project construction and operation would result in both short-term and long-term impacts. Short-term impacts would occur during grading and construction operation, and would expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source. Long-term noise impacts would be associated with vehicular traffic to/from the site (including students, faculty, employees, and visitors), outdoor activities, deliveries, and stationary mechanical equipment on-site. Additionally, the Project proposes development of two residence halls, which would introduce a new 24-hour use on the Project site. The types of activities that may occur at the residence halls that may be considered excessive or offensive to adjacent residences include parking, evening activities, loud televisions, music, and shouting. Both short- and long-term noise impacts require further evaluation.

(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Although the Project would not involve blasting or extensive on-site drilling, on-site construction (i.e., grading and excavation for utility trenches) may generate ground borne noise potentially exposing persons to excessive noise levels. Further review is required to determine the significance of this potential impact.

(c) ***A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

Potentially Significant Impact. Refer to Response 4.11(a).

(d) ***A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?***

Potentially Significant Impact. Refer to Response 4.11(a).

(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?***

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. Further, the proposed 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.

(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?***

No Impact. Refer to Response 4.11(e)

4.12 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The population estimate for the City of Rancho Palos Verdes as of January 2005 was an estimated 43,525 persons.[10] The proposed Project involves the development of two residence halls that would house 250 students and two adult supervisors. A total of 252 persons would reside in the proposed dormitories during the course of the school year. This would represent an increase of less than one percent (0.6 percent) over the City's 2005 population estimate. The change in population due to the proposed residence halls is not considered a substantial increase in the City's permanent population.

College enrollment has been limited to a maximum of 750 full-time day students since 1990. No change to the College's existing student enrollment is proposed under the current development application. The College currently employs 215 full- and part-time faculty and staff. No substantial change to the College's existing employment is proposed under the current development application.

(b) 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.

(c) 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.

[10] State of California, Department of Finance, *E-5 City / County Population and Housing Estimates, 2005, Revised 2001-2004, with 2000 DRU Benchmark*. Sacramento, California, May 2005.

4.13 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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:				
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

(a) 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:

(1) Fire protection?

Potentially Significant Impact. Fire protection for the site is provided by the Los Angeles County Fire Department (LACFD) via a county assessment district. The proposed Project may place increased demands upon fire services. Additional analysis and consultation with the LACFD is required.

(2) Police protection?

Potentially Significant Impact. The proposed Project may place increased demands upon police services. Additional analysis and consultation with the Sheriff's Department is required.

(3) 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.

The College currently employs a total of 215 persons. No substantial change to the College's existing employment is proposed with implementation of the Project. The PVPUSD would not be impacted by employment associated with the College.

(4) 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 potential exists that the 252 persons residing in the proposed residence halls would use the City's existing parks. However, the increased usage of existing parks associated with these students would be negligible. A less than significant impact is anticipated in this regard.

Refer to Responses 4.14 (a) and (b) for discussions regarding the proposed recreational facilities.

(5) 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.

The potential exists that the 252 persons residing in the proposed residence halls would use the City's existing libraries. However, the increased usage of existing libraries associated with these students would be 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.

4.14 RECREATION

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?			✓	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			

(a) 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 presently provides the following recreational facilities:

- 1 Swimming Pool;
- 1 Athletic/Soccer 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).

The Campus does not currently place significant demands on the City or area recreational resources and is considered largely self-serving in terms of recreational uses. Also, as described in Section 2.2 (Background), various athletic events presently take place on the existing Campus.

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

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

The proposed Campus facilities expansion would not place increased demands on the City or area recreational resources, since the Campus is anticipated to continue to be self-serving in terms of recreational uses. Also, the Project does not propose an increase in the frequency of the athletic events presently taking place on the Campus.

The potential exists that the 252 persons residing in the proposed residence halls would use the City's existing parks. Any increased usage of the existing parks associated with these students would be

considered negligible. Also, the increased usage would not be such that the physical deterioration of existing recreational facilities would occur or be accelerated.

(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact. Implementation of the proposed Project would involve removal of the four existing tennis/hardball courts, the child tot lot, and the athletic/soccer field. The proposed Project would provide new recreational facilities, as described in Response 4.14(a). Further analysis is necessary to determine the significance of the physical effects on the environment resulting from the proposed recreational facilities.

4.15 TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	✓			
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	✓			
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?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
e. Result in inadequate emergency access?	✓			
f. Result in inadequate parking capacity?	✓			
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	✓			

(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)?

Potentially Significant Impact. The Marymount College enrollment has been limited to a maximum of 750 full-time day students since 1990. No change to the College's existing student enrollment is proposed under the current development application. The College currently employs 215 full and part time faculty and staff. No substantial change to the College's existing employment is proposed under the current development application. However, the proposed residence halls and the introduction of a 24-hour operation may alter the College's existing trip distribution pattern. Further analysis is required to determine potential impacts resulting from modified circulation patterns.

(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. Refer to Response 4.15(a).

(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?

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

(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. The Project site plan will be reviewed by the City of Rancho Palos Verdes to evaluate the effectiveness of internal circulation in the parking areas and the driveways. The focus of this assessment is to identify any hazards to pedestrians or vehicles associated with the Project's circulation and access locations. An analysis of the Project-generated traffic on the local circulation system, parking lot facilities, driveways, emergency vehicle access, loading areas, bike paths, trails, and pedestrian walkways surrounding the site is necessary.

(e) Result in inadequate emergency access?

Potentially Significant Impact. Refer to Response 4.15(d).

(f) Result in inadequate parking capacity?

Potentially Significant Impact. The proposed Project involves reconfiguration of the existing parking area, the addition of new parking spaces, and a Joint-Use Parking Program. A total of 463 parking spaces would be provided with the proposed Project including 391 full size spaces and 72 compact spaces; refer to Exhibit 4. This would represent a net increase of 120 parking spaces over the existing of 343 spaces.

The proposed Project would be subject to compliance with Development Code Section17.50 (Non-Residential Parking and Loading Standards), which assures the provision of adequate off-street parking facilities in conjunction with any nonresidential use or development. The proposed on-site parking and Joint-Use Parking Program require further analysis to determine consistency with Code parking requirements.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Potentially Significant Impact. Impacts to alternative transportation modes such as bus facilities and bicycle access/parking requirements require additional analysis.

4.16 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓			
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?	✓			
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?	✓			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
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?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓			
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✓			

(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. The County Sanitation Districts of Los Angeles County, District No. 5 provides wastewater service to the Project site. Wastewater generated by the proposed Project would be treated at the Joint Water Pollution Control Plant (JWPCP). Further analysis is required to determine impacts associated with the available capacity of the District's treatment facility.

(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. The Los Angeles County Department of Public Works (DPW) and County Sanitation Districts of Los Angeles County maintain and operate the wastewater system within the City. The DPW is responsible for the collection of sewage from its source of origin and the County Sanitation Districts are responsible for operating and maintaining the network of trunk lines and the wastewater treatment facilities.

Project implementation would increase the quantity of wastewater, which is attributable to the Project site. The Project Applicant would have the responsibility of conveying any wastewater generated by the

Project to the nearest local sewer and/or trunk sewer. Impacts related to wastewater generation and the capacity of collection and treatment facilities to service the proposed Project require further evaluation.

The California Water Service Company (CWSC) provides water service to the Project site. The Project Applicant would be required by the CWSC to make all improvements necessary to extend water service to the Project site. The availability of water supplies and the need for new or altered facilities requires further analysis.

The required modifications, upsizing, and realignments of water and wastewater facilities require further review to determine the extent of physical impacts associated with utility improvements.

(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. Refer to Responses 4.8(a), (c), and (e).

(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. Refer to Response 4.16(b).

(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. Refer to Response 4.16(b).

(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact. The proposed Project would generate additional solid waste beyond existing conditions. Private haulers would dispose of waste at area landfills. The Project's affect upon the landfill capacity and consideration of the City's waste recycling programs require further evaluation.

(g) Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact. The Project would be required to comply with adopted programs and regulations pertaining to solid waste. Refer also to Response 4.16(f).

4.17 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			
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)?	✓			
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

(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?

Potentially Significant Impact. Further analysis is required to determine the Project's potential to impact to threatened, endangered, or non-listed sensitive species. Refer to Response 4.4(a).

(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)?

Potentially Significant Impact. A review of cumulative impacts for each issue area that has been identified, as potentially significant is required pursuant to Section 15130 of CEQA.

(c) 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.

4.18 REFERENCES

The following references were utilized during preparation of this Initial Study. These documents are available for review at the City of Rancho Palos Verdes Planning Department located at 30940 Hawthorne Boulevard, Rancho Palos Verdes, California, 90275.

CEQA and CEQA Guidelines, Office of Planning and Research, 1992.

The analysis in this Initial Study has been prepared in accordance with Section 15063 of the CEQA Guidelines, as well as Appendix G.

City of Rancho Palos Verdes General Plan/Environmental Impact Report. June 26, 1975.

The purpose of the *General Plan* is to provide a general, comprehensive, and long-range guide for community decision-making. As such, it reflects the community's goals. The *City of Rancho Palos Verdes General Plan* is organized into non-traditional elements, based on the integration of their functional relationships. These elements include the following:

- Natural Environment Element
- Socio/Cultural Element;
- Urban Environment Element;
- Land Use Plan; and
- Revised Housing Element.

City of Rancho Palos Verdes General Plan Land Use Map. June 26, 1975.

City of Rancho Palos Verdes Municipal Code 1982.

This Code consists of all the regulatory and penal ordinances and administrative ordinances of the City of Rancho Palos Verdes. It is the method the City uses to implement control of land uses, in accordance with *General Plan* goals and policies. The City of Rancho Palos Verdes Zoning Ordinance, Title 17 of the Municipal Code, identifies land uses permitted and prohibited according to the zoning category of particular parcels.

City of Rancho Palos Verdes Zoning Map. June 17, 1986.

United States Department of the Interior Geological Survey Map, San Pedro Quadrangle. Photo revised 1981.

4.19 REPORT PREPARATION PERSONNEL

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5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study and Environmental Checklist, we recommend that the City of Rancho Palos Verdes prepare an Environmental Impact Report for the Marymount College Facilities Expansion Project. We find that the proposed Project could have a significant effect on a number of environmental issues. We recommend that the third category be selected for the City of Rancho Palos Verdes' determination; refer to Section 8.0 (Lead Agency Determination).

November 17, 2005
Date

Glenn Lajoie, AICP
Vice President
Planning and Environmental Services
RBF Consulting

6.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

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

I find that, although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 5.0 have been incorporated. A NEGATIVE DECLARATION will be prepared. ☐

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

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigation incorporated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

Signature	City of Rancho Palos Verdes **Agency**
Joel Rojas, AICP Director of Director of Planning, Building, and Code Enforcement **Printed Name and Title**	November 17, 2005 **Date**