

VII. EFFECTS FOUND NOT TO BE SIGNIFICANT

1. INTRODUCTION

This section of the EIR provides information regarding impacts of the Proposed Project that were determined to be less than significant by the City of Los Angeles during the Proposed Project scoping process, pursuant to Section 15128 of the *California Environmental Quality Act (CEQA) Guidelines*, as amended. According to the *State CEQA Guidelines*:

An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR.

The following presents a brief summary of Proposed Project effects found not to be significant, including reasons why they would not be significant.

2. EFFECTS FOUND NOT TO BE SIGNIFICANT

The Notice of Preparation (NOP) for the Proposed Project is provided in **Appendix I**. The Initial Study prepared for the NOP determined that the Proposed Project would result in no impact or a less than significant impact for a range of specific topics associated with agricultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services and recreation; transportation, traffic, and parking. The potential impacts of the Proposed Project identified to have no impact or a less than significant in the Initial Study are discussed below.

2.1 Agricultural Resources

As determined in the Initial Study, the following analyses were determined to result in no impact and were scoped out of the EIR analysis included in **Section IV**.

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, 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. The campus has been developed as an educational institution since the establishment in 1929 of Burns Campus, and is located in a suburban setting within a larger urbanized community. No farmland designated by the Farmland Mapping and Monitoring Program exists on the campus or in the vicinity. Implementation of the Proposed Project would not convert Prime Farmland, Unique Farmland,

or Farmland of Statewide Importance and no significant impacts on farmland would occur. No further analysis is required.

b. Would the project conflict with the existing zoning for agricultural use, or a Williamson Act Contract?

No Impact. The campus is currently zoned [Q] R4-1 Residential – Multiple Dwelling Zone and is designated “L” Low Density Residential in the General Plan. The Proposed Project seeks a zone change to R4-1 and requests an amendment of the General Plan Land Use designation to “HM” High Medium Density Residential, which would conform to the existing zoning designation. Implementation of the Proposed Project would not conflict with zoning for agricultural use or a Williamson Act contract, since no agricultural resources or activities occur on campus. No impact would occur and no further analysis is required.

c. Would the project 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. As previously stated, the campus is already developed and is located in a suburban setting. For this reason, Proposed Project implementation would not convert farmland to non-agricultural uses. No further analysis is required.

2.2 Geology and Soils

As determined in the Initial Study, the following analysis was determined to result in no impact and was scoped out of the EIR analysis included in **Section IV**.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact. Proposed Project implementation would not necessitate the use of septic tanks or alternative wastewater disposal systems. During and following Proposed Project buildout, the campus would continue to utilize existing City of Los Angeles wastewater conveyance systems to which it is currently connected, and would construct new infrastructure systems and connections as needed. No further analysis is required.

2.3 Hazards and Hazardous Materials

As determined in the Initial Study, the following analyses were determined to result in no impact or a less than significant impact and were scoped out of the EIR analysis included in **Section IV**.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?

Less Than Significant Impact. The campus is approximately 1 mile north of Los Angeles International Airport (LAX), but is not located in an airport land use plan area. Proposed Project implementation is not anticipated to affect or be affected by airport operations. Impacts related to safety would be less than significant and no further analysis is required.

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

No Impact. No private airstrips are located in the vicinity of the campus; the nearest airport is Los Angeles International Airport (LAX), approximately 1 mile to the south. No impacts related to private aviation safety hazards are anticipated and no further analysis is required.

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?

No Impact. The campus is located in a suburban setting in the midst of an urbanized part of the City of Los Angeles and is not subject to wildland fires. No risks related to wildland fires are anticipated and no further analysis is required.

2.4 Hydrology and Water Quality

b. Substantially deplete groundwater supplies or interfere 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?

Less Than Significant Impact. Although the Initial Study anticipated potentially significant impacts related to the interception of groundwater during Proposed Project-related excavation, as stated in the Geotechnical Report prepared for the Proposed Project by Mactec (June 2009; provided in **Appendix IV.E.**), groundwater was not encountered within 50-foot-deep exploratory borings conducted on the campus between 1956 and 2007.¹ Between 1937 and 2008, historic high groundwater levels in wells north of the campus ranged from 10 to 23 feet above mean sea level and levels have been declining since the

¹ Previous exploratory borings were performed on campus by MACTEC and by MACTEC's legacy companies (LeRoy Crandall & Associates and Law/Crandall) between 1956 and 2007.

1900s, according to records kept by the California Department of Mines and Geology.² Given the geology in the area, it is assumed that depth to groundwater in the campus vicinity is similar.

Elevations on LMU's campus range from approximately 66 feet above mean sea level near Lincoln Boulevard to approximately 150 feet above mean sea level along the western edge of Burns campus. Therefore, historic high groundwater levels are at least 43 feet below the surface in the low-lying portions of campus near Lincoln Boulevard and at least 50 feet below the surface elsewhere on campus. Since the Proposed Project would not excavate below or near the historic high groundwater level, impacts on groundwater would be less than significant.

As determined in the Initial Study, the following analyses were determined to result in no impact and were scoped out of the EIR analysis included in Section IV.

- g. Would the project place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*
- h. Would the project place within a 100-year flood plain structures which would impede or redirect flood flows?*

Items g and h: No Impact. The campus is located above the Westchester Bluffs and is not located within a flood zone. No waterways cross the Proposed Project site. No flooding impacts would occur and no further analysis is required.

- i. Would the project expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam?*

No Impact. Proposed Project implementation would not create the potential to expose people or structures to flooding resulting from the failure of a levee or a dam. No levees or dams are located on or upstream of the campus, which is sited atop the Westchester Bluffs,. No further study of this issue is required.

2.5 Land Use and Planning

As determined in the Initial Study, the following analysis was determined to result in no impact and was scoped out of the EIR analysis included in **Section IV**.

- a. Would the project physically divide an established community?*

² Los Angeles, County of Department of Public Works, "Hydrologic Report-Well Measurements," <http://www.ladpw.org/wrd/wellinfo/>. 2008.

No Impact. Loyola Marymount University has operated in its present Westchester location since the establishment of Burns campus in 1929, and is surrounded by suburban development to the south, east, and west, and Playa Vista mixed-use development to the north. The Proposed Project does not propose to change the present campus boundaries but instead would allow replacement of aging facilities to meet present and future university needs. For this reason, implementation of the Proposed Project would not result in the physical division of an established community and no further analysis is required.

2.6 Mineral Resources

As determined in the Initial Study, the following analyses were determined to result in no impact and were scoped out of the EIR analysis included in **Section IV**.

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project 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?*

Items a. and b.: No Impacts. Proposed Project implementation would not result in the loss of availability of a valuable mineral resource delineated in any applicable plan. No such mineral resources are known to exist on the campus. Therefore, no impact would occur and no further analysis is required.

2.7 Noise

As determined in the Initial Study, the following analyses were determined to result in no impact or a less than significant impact and were scoped out of the EIR analysis included in **Section IV**.

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?*

Less Than Significant Impact. The campus is not located within an airport land use plan area; however, Los Angeles International Airport (LAX) lies approximately 1 mile south of the campus. The airport is addressed in the Los Angeles County Airport Land Use Plan (LACALUP), a document prepared by the Airport Land Use Commission with assistance from the Department of Regional Planning and adopted on December 19, 1991. The Airport Land Use Plan delineates planning boundaries associated with Los Angeles International Airport by defining the 65 Community Noise Equivalent Level (CNEL) contour around the airport, within which land uses are subject to airport-related noise impacts, and by defining areas potentially subject to airport-related safety hazards. The Airport Land Use Plan establishes land use compatibility guidelines for areas within planning those boundaries. As illustrated in the Los Angeles

County Airport Commission's *Los Angeles International Airport – Airport Influence Area* figure dated May 13, 2003, the campus is located approximately 0.50 mile north of, and therefore beyond, the airport's 65 CNEL boundary. Therefore, noise impacts associated with the airport would be less than significant and no further analysis is required.

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. No private airstrips are located within the vicinity of the LMU campus; the nearest airport is Los Angeles International Airport (LAX), approximately 1 mile south of the campus. Implementation of the Proposed Project would not expose people residing or working in the Proposed Project area to excessive noise levels associated with the use of a private airstrip. No further analysis in an EIR is necessary.

2.8 Population and Housing

As determined in the Initial Study, the following analyses were determined to result in no impact or a less than significant impact and were scoped out of the EIR analysis included in **Section IV**.

a. Would the project 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. LMU's previously approved enrollment cap is 7,800 full-time equivalent (FTE) students.³ In Fall 2008, LMU's actual enrollment was 6,868 FTE students. The Proposed Project seeks to increase enrollment from 6,868 FTE students to the previously approved 7,800 FTE student enrollment cap and also would increase the number of FTE faculty and staff from 1,484 as of Fall 2008 to approximately 1,800 at Proposed Project buildout.

As part of the Proposed Project, LMU seeks to provide campus housing opportunities for a greater number of undergraduate students. The existing student residential population on campus represents approximately 60 percent of undergraduates FTE students. LMU seeks to accommodate up to 75 percent of undergraduate FTE students in campus housing by increasing on-campus housing from approximately 942,000 gross square feet (gsf) to 1,418,000 gsf, a net increase of approximately 476,000 gsf. Proposed new

³ FTE is a unit of measurement used to calculate enrollment for academic and master planning purposes, as opposed to student headcount. One undergraduate FTE student is defined as one undergraduate student taking 12 course units, which represents a full course load. Students taking fewer course units are considered to constitute a fraction of an FTE student, whereas students taking more than 12 units constitute more than one FTE student. One graduate FTE student is defined as one graduate student taking nine course units, which represents a full course load. Graduate students taking fewer course units are considered to constitute a fraction of an FTE student, whereas students taking more than nine units constitute more than one FTE student.

campus housing would require some infrastructure improvements on campus, but no off-campus improvements (i.e., to water supply, wastewater, or other municipal systems) are anticipated.

The increase in on-campus housing would increase the on-campus student residential population during the academic year by approximately 989 students. Based on the 2000 U.S. Census, the Westchester-Playa del Rey Community Plan projected a 2007 total population of approximately 54,534 residents in the Community Plan Area and approximately 23,475 dwelling units.^{4,5} The Proposed Project-related increase in the campus residential population would therefore constitute an approximately 2.0 percent increase over the estimated 2007 Community Plan Area resident population. This estimate is likely somewhat conservative, since it is reasonable to assume that at least some of the students that would occupy on-campus housing would otherwise live in the Westchester-Playa del Rey Community Plan Area.

By 2025, five years before projected Project buildout, the Community Plan Area is expected to have an estimated total population of 87,779 residents and a total housing supply of 39,333 dwelling units, with 5,000 of the additional dwelling units expected to be group quarters.⁶ The Proposed Project-related population increase on campus would constitute approximately 1.6 percent of the estimated 2025 total population, and the proposed increase in campus housing is already accounted for in the Community Plan's estimated increase in group quarters specifically, and dwelling units generally, in the Community Plan Area. LMU does not propose to increase the enrollment cap beyond the previously approved 7,800 FTE student enrollment cap or to house more than 75 percent of the undergraduate FTE students on campus under the Proposed Project.

Therefore, the Proposed Project would result in a less than substantial direct or indirect increase in population growth in the Community Plan, and no further analysis is required.

b. *Would the project displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?*

c. *Would the project displace substantial numbers of people necessitating the construction of replacement housing elsewhere?*

Items b and c: No Impact. Construction of new and replacement undergraduate student housing would be phased so that new housing is developed prior to the demolition of existing housing; therefore, the

⁴ City of Los Angeles. *Local Statistical Profile: Westchester Community Plan Area*, (April 2009). <http://cityplanning.lacity.org/DRU/Loc/LocPfl.cfm?geo=cp&loc=Wch>

⁵ As stated in the Local Statistical Profile for the Westchester Community Plan Area, the 2007 "Total Population" is the sum of the "Resident Population", or household residents (51,810), and the "Population in Group Quarters", or persons living in dormitories, military barracks, prisons, and health care institutions" (2,724).

⁶ City of Los Angeles. *Westchester-Playa del Rey Community Plan*, (2004 and subsequent amendments), pp. III-2 and III-3.

demolition of student housing would not result in a need for substantial off-campus housing for students during construction. Moreover, the Proposed Project would not change the present campus boundaries and no existing off-site housing would be displaced by Proposed Project implementation. No impacts related to displacement of housing would result from Proposed Project implementation and no further analysis is required.

2.9 Public Services

As determined in the Initial Study, the following analyses were determined to result in no impact and were scoped out of the EIR analysis included in **Section IV**.

c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for public schools?

No Impact. Currently, LMU's enrollment cap, as approved by the City in 2000 with a conditional use permit associated with the acquisition of Hughes Campus, is 7,800 FTE students. In Fall 2008, LMU's actual enrollment was 6,868 FTE students. The Proposed Project proposes increasing the existing enrollment from 6,868 FTE students to the previously approved enrollment cap of 7,800 FTE students and providing on-campus housing for up to 75 percent of undergraduate FTE students. Student housing is presently provided for undergraduate students only; housing is not provided for students with spouses or children and would not be provided under the Proposed Project. Project implementation would result in the addition of approximately 989 more undergraduate beds, but would not substantially increase the existing residential population in the Westchester-Playa del Rey Community Plan Area or the City of Los Angeles and therefore would not introduce new students in grades K through 12 to the local area. For this reason, no impacts on school services are anticipated and no additional analysis is required.

c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for public parks?

Less Than Significant Impact. Although the Initial Study anticipated no impacts related to public parks and scoped detailed evaluation of this impact out of EIR analysis, the Draft EIR nonetheless evaluates the Proposed Project's potential impacts on parks and recreational facilities in detail in **Section IV.J.3, Recreation and Parks**. Proposed Project implementation is not anticipated to increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of the Project site such that substantial physical deterioration would occur. The Proposed Project is intended to facilitate the replacement of aging facilities on campus, including athletic facilities, for use by the campus community. The campus currently has approximately 15 acres of outdoor athletic facilities, including two intramural

facilities, Leavey Field and Hannon Field, and the following varsity facilities: Sullivan Field, George C. Page Baseball Stadium, Smith Softball Field, Higgins Golf, the LMU Tennis Complex, the Burns Aquatic Center, and Gersten Pavilion. The Department of Campus Recreation at LMU supervises indoor facilities dedicated to student athletics. Student event facilities include the Bird's Nest, Hannon Loft, St. Robert's Auditorium, and Malone Student Center.

The Proposed Project proposes the development of approximately 4.8 net new acres of outdoor athletic facilities on campus, including intramural fields, intramural tennis courts, and a diving well. Other athletic facilities are proposed for renovations as needed. The replacement of athletic facilities would be staged so that adequate facilities are maintained throughout implementation of the Proposed Project.

Currently, LMU's enrollment cap is 7,800 FTE students. In Fall 2008, LMU's actual enrollment was 6,868 FTE students. The Proposed Project proposes increasing the existing enrollment from 6,868 FTE students to 7,800 FTE students and would increase the percentage of undergraduate FTE students living on campus by adding approximately 989 beds. Due to the population of the area, however, the Proposed Project implementation would not substantially increase the existing residential population within the Westchester-Playa del Rey Community Plan Area or the City of Los Angeles. Additionally, LMU provides sufficient open space, as well as athletic facilities, to accommodate its students. In fact, many community members use the LMU campus to recreate. Therefore, the Proposed Project would not increase use of public parks or recreational facilities. Less than significant impacts on park services are anticipated and no further analysis is required.

e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for other public facilities (libraries)?

Less Than Significant Impact. Currently, LMU's enrollment cap is 7,800 FTE students. In Fall 2008, LMU's actual enrollment was 6,868 FTE students. The Proposed Project proposes increasing the existing enrollment from 6,868 FTE students to 7,800 FTE students and seeks to house a larger percentage of the undergraduate population in on-campus housing. Student housing is presently provided for single students; housing is not provided for students with spouses or children, and would not be provided under the Proposed Project. The library needs of the campus community would continue to be served by existing campus libraries. Since Proposed Project implementation would not substantially increase the existing residential population in the Westchester-Playa del Rey Community Plan Area or City of Los Angeles, it is not anticipated to increase the use of public libraries. For these reasons, less than significant impacts on library services would occur.

2.10 Recreation and Parks

As determined in the Initial Study, the following analysis was determined to result in no impact and was scoped out of the EIR analysis included in **Section IV**.

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

Although the Initial Study anticipated no impact related to the use and associated deterioration of neighborhood and regional parks, the Draft EIR nonetheless evaluates the Proposed Project's potential impacts on parks and recreational facilities in detail in **Section IV.J.3, Recreation and Parks**. As stated therein, Proposed Project implementation is not anticipated to increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of the Project site such that substantial physical deterioration would occur. The Proposed Project is intended to facilitate the replacement of aging facilities on campus, including athletic facilities, for use by the campus community. The campus currently has approximately 15 acres of outdoor athletic facilities, including two intramural facilities, Leavey Field and Hannon Field, and the following varsity facilities: Sullivan Field, George C. Page Baseball Stadium, Smith Softball Field, Higgins Golf, the LMU Tennis Complex, the Burns Aquatic Center, and Gersten Pavilion. The Department of Campus Recreation at LMU supervises indoor facilities dedicated to student athletics. Student event facilities include the Bird's Nest, Hannon Loft, St. Robert's Auditorium, and Malone Student Center.

The Proposed Project proposes the development of approximately 4.8 net new acres of outdoor athletic facilities on campus, including intramural fields, intramural tennis courts, and a diving well. Other athletic facilities are proposed for renovations as needed. The replacement of athletic facilities would be staged so that adequate facilities are maintained throughout implementation of the Proposed Project.

Currently, LMU's enrollment cap is 7,800 FTE students. In Fall 2008, LMU's actual enrollment was 6,868 FTE students. The Proposed Project proposes increasing the existing enrollment from 6,868 FTE students to 7,800 FTE students and would increase the percentage of undergraduate FTE students living on campus by adding approximately 989 beds. Due to the population of the area, however, the Proposed Project implementation would not substantially increase the existing residential population within the Westchester-Playa del Rey Community Plan Area or the City of Los Angeles. Additionally, LMU provides sufficient open space, as well as athletic facilities, to accommodate its students. In fact, many community members use the LMU campus to recreate. Therefore, the Proposed Project would not increase use of public parks or recreational facilities. Less than significant impacts on park services are anticipated and no further analysis is required.

2.10 Transportation, Traffic, and Parking

As determined in the Initial Study, the following analysis was determined to result in no impact and was scoped out of the EIR analysis included in **Section IV**.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The campus is not located within an airport land use plan; however, the Los Angeles International Airport (LAX) lies approximately 1 mile south of the campus. The airport is addressed in the Los Angeles County Airport Land Use Plan, a document prepared by the Airport Land Use Commission with assistance from the Department of Regional Planning and adopted on December 19, 1991. The Airport Land Use Plan delineates planning boundaries associated with Los Angeles International Airport by defining the 65 Community Noise Equivalent Level (CNEL) contour around the airport, within which land uses are subject to airport-related noise impacts, and by defining areas potentially subject to airport-related safety hazards. The Airport Land Use Plan establishes land use compatibility guidelines for areas within planning those boundaries.

As illustrated in the Los Angeles County Airport Commission's *Los Angeles International Airport – Airport Influence Area* figure dated May 13, 2003, the campus is located approximately 1 mile north of the Runway Protection Zone. Moreover, the Proposed Project does not include uses that would affect air traffic patterns and the proposed maximum building heights on LMU's campus structures is below the height and elevation that could affect air operations. For these reasons, no impacts are anticipated and no further analysis is required.