

February 2017 | **Initial Study**

NORTH SCHOOL RECONSTRUCTION

Hermosa Beach City School District

Prepared for:

Hermosa Beach City School District

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Abbreviations

AAQS	ambient air quality standards
AB	Assembly Bill
APN	Assessor's Parcel Number
AQMP	air quality management plan
CalRecycle	California Department of Resources, Recycling, and Recovery
CARB	California Air Resources Board
CBC	California Building Code
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
EIR	environmental impact report
ESA	environmental site assessment
GHG	greenhouse gases
HRD	Hermosa-Redondo District (California Water Service)
MRZ	mineral resource zone
O ₃	ozone
PCH	Pacific Coast Highway
PM	particulate matter
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SoCAB	South Coast Air Basin
UWMP	Urban Water Management Plan

Abbreviations

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1. Introduction

Hermosa Beach City School District (District) proposes to reconstruct North School and reopen it to serve the District's 3rd and 4th grade students (proposed project). As the lead agency with the principal responsibility for carrying out and approving the project, the District is required to consider the project's potential environmental consequences and determine if its benefits outweigh any significant effects. This document is an "initial study" of the effects.

1.1 ENVIRONMENTAL PROCESS

A "project," which is an activity that may cause a direct or indirect physical change in the environment, is required to undergo environmental review, which is governed by two principal regulations: California Environmental Quality Act (CEQA; Public Resources Code Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Sections 15000 et seq.).

CEQA was enacted in 1970 by the California Legislature to disclose to decision makers and the public the significant environmental effects of discretionary activities and to identify ways to avoid or reduce their environmental effects by requiring implementation of feasible mitigation measures and/or alternatives. Compliance with CEQA applies to all California government agencies at all levels, including local, regional, and state agencies, boards, commissions, and special districts, such as school districts.

1.1.1 Initial Study

This initial study has been prepared to determine if the proposed project could have a significant impact on the environment. The purposes of this initial study, as described in the State CEQA Guidelines Section 15063(c), are to

- 1) provide the lead agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration or Negative Declaration (ND);
- 2) enable the lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration;
- 3) assist the preparation of an EIR, if one is required by: (A) focusing the EIR on the effects determined to be significant, (B) identifying the effects determined not to be significant, (C) explaining the reasons for determining that potentially significant effects would not be significant, and (D) identifying whether a program EIR, tiering or another appropriate process can be used for analysis of the project's environmental effects;
- 4) facilitate environmental assessment early in the design of a project;

1. Introduction

- 5) provide documentation of the factual basis for the finding in a ND that a project will not have a significant effect on the environment;
- 6) eliminate unnecessary EIRs; and
- 7) determine whether a previously prepared EIR could be used with the project.

The findings in this initial study have determined that a focused, Project EIR is the appropriate level of environmental documentation for the proposed project.

1.1.2 Environmental Impact Report

The EIR will include information necessary for agencies to meet statutory responsibilities related to the proposed project. State and local agencies will need to use the EIR when considering any permit or other approvals necessary to implement the project. A preliminary list of the environmental topics that have been identified for study in the EIR is provided in the environmental checklist (Section 4.2, *Environmental Factors Potentially Affected*).

Following consideration of any public comments on the initial study, a Draft EIR will be completed and then circulated to the public and affected agencies for review and comment. One of the primary objectives of CEQA is to enhance public participation in the planning process, and public involvement is an essential feature of CEQA. Community members are encouraged to participate in the environmental review process, request to be notified, monitor newspapers for formal announcements, and submit substantive comments at every possible opportunity afforded by the District. The environmental review process provides several opportunities for the public to participate through public notice and public review of CEQA documents and public meetings. Additionally, lead agencies are required to respond to public comments in the Final EIR and consider comments from the scoping process in the preparation of the Draft EIR.

1.2 IMPACT TERMINOLOGY

The following terminology is used to describe the level of significance of impacts.

- A finding of *no impact* is appropriate if the analysis concludes that the project would not affect the particular topic area in any way.
- An impact is considered *less than significant* if the analysis concludes that the project would cause no substantial adverse change to the environment.
- An impact is considered *less than significant with mitigation incorporated* if the analysis concludes that the project may have a substantial adverse effect on the environment; however, with the inclusion of environmental commitments or other enforceable mitigation measures, those adverse effects would be reduced or avoided and the project would ultimately result in no substantial adverse change to the environment.

1. Introduction

- An impact is considered *potentially significant* if the analysis concludes that the project could have a substantial adverse effect on the environment. If any impact is identified as potentially significant, additional analysis and preparation of an EIR is required. The EIR need only include those potentially significant impacts identified in the Initial Study.

1.3 ORGANIZATION OF THE INITIAL STUDY

The content and format of this report are designed to meet the requirements of CEQA. The finding of this Initial Study is that the proposed project may have significant environmental impacts. This Initial Study contains the following sections:

- **Section 1, *Introduction***, identifies the purpose and scope of the initial study and the terminology used.
- **Section 2, *Environmental Setting***, describes the existing conditions, surrounding land uses, general plan designation, and existing zoning at the project site and surrounding area.
- **Section 3, *Project Description***, identifies the location and background and describes the proposed improvements.
- **Section 4, *Environmental Checklist***, presents the CEQA checklist and the significance finding for each resource topic.
- **Section 5, *Environmental Analysis***, provides an evaluation of the impact categories in the environmental checklist and identifies mitigation measures, if applicable.
- **Section 6, *References***, identifies all references and individuals cited in this initial study.
- **Section 7, *List of Preparers***, identifies the individuals who prepared the initial study and technical studies and their areas of specialty.

1. Introduction

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2. Environmental Setting

2.1 PROJECT LOCATION

The project site includes the former North School campus at 417 25th Street in the City of Hermosa Beach, Los Angeles County, California (Assessor's Parcel Number [APN] 4182-028-900) and an approximately 0.8-acre portion of APN 4182-029-902, 0.5-acre of which is vegetated hillside. The project site is north of 25th Street, east of Myrtle Avenue, south of 26th Street, and west of Valley Park. Morningside Drive dead-ends at the southeast portion of the site and picks up north of the site at the intersection of 26th Street.

Regional access to the site is provided by Pacific Coast Highway (PCH) and Interstate 405 (I-405), approximately 0.4 mile and 6.5 miles east of the site, respectively. The City of Hermosa Beach is surrounded by the cities of Manhattan Beach and Redondo Beach. Figure 1, *Regional Location*, shows the project site from a regional perspective. Figure 2, *Local Vicinity*, shows the project site and surrounding streets; it also outlines both parcels owned by the District. Figure 3, *Aerial Photograph*, shows a satellite view of the project site and outlines the project site and affected APNs.

2.2 EXISTING SETTING

2.2.1 Project Site

The project site—owned by the District—is approximately 2.55 acres and irregular in shape. Residential development on 26th Street and at the corner of Myrtle Avenue and 25th Street interject into the site. The western three-quarters is developed with the former North School campus and includes the entire APN 4182-028-900 and approximately 0.3 acre of APN 4182-029-902. The remainder of the project site consists of an approximately 0.5-acre undeveloped hillside covered with shrubs, short grasses, and trees on APN 4182-029-902.

The former North School campus is relatively flat, with a slight slope from east to west. The western portion is above grade from Myrtle Avenue and separated from Myrtle Avenue by a retaining wall. The eastern hillside slopes downgrade toward Valley Park.

The developed area of the project site was the former North School campus. It is developed with asphalt hardscape areas, a few playgrounds, a grass lawn with ornamental trees and shrubs along 25th Street, and five permanent buildings constructed between 1924 and 1958. Figure 4, *Existing Conditions*, includes photographs of the site from adjacent intersections.

The District closed North School after the 1986-87 school year due to declining student enrollment. Since then, the property and improvements have been leased to two tenants: South Bay Adult School and Children's Journey Learning Center.

2. Environmental Setting

- **South Bay Adult School** operates a satellite campus in the northern portion of the project site. Main access is through a parking lot at the Morningside Drive and 26th Street intersection. Programs offered include parent education classes, including preschool and mommy-and-me classes. Although evening classes have been offered at North School, the current programs operate between 8:00 am and 1:00 pm, Monday to Friday. There are approximately 95 students and 36 volunteers.
- **Children’s Journey Learning Center** operates in the southern and western portions of the project site. Main access is from 25th Street, although some parents access the facility via the parking lot off 26th Street. Children’s Journey is a daycare facility that offers several programs, including childcare services for infants and toddlers to children up to 12 years of age. The facility opens at 7:00 am and closes at 6:00 pm, Monday to Friday. Children’s Journey enrolls approximately 210 students with 36 staff members.

Table 1, *Existing Uses*, provides a breakdown of the existing uses on the project site.

Table 1 Existing Uses

APN	Area (acre)	Use
4182-028-900	1.75	South Bay Adult School and Children's Journey Learning Center
4182-029-902 ¹	0.3	South Bay Adult School
4182-029-902	0.5	Vegetated Hillside
Total Project Site	2.55	

1. APN 4182-029-902 is approximately 2.5 acres, of which 1.7 acres is not a part of the project site.

2.2.2 Surrounding Uses

The project site is in a residential beach community and surrounded by residences to the south, west, and north; Valley Park is to the east. The Pacific Ocean and the Strand, which is a bikeway/pedestrian trail that extends from Santa Monica to Redondo Beach between the ocean and beachfront structures, are approximately five blocks to the west. An urban trail, the Hermosa Valley Greenbelt, is approximately 550 feet east of the project site.

2.3 ZONING, GENERAL PLAN, AND LOCAL COASTAL PLAN

The City of Hermosa Beach General Plan land use and zoning maps identify two land uses on APNs 4182-028-900 and 4182-029-902. As shown in Figure 5, *Land Use and Zoning Designations*, various portions of the site are designated and zoned Unclass (School District) and OS (Open Space) (Hermosa Beach 2011, 2014). While the proposed project would be consistent with the Unclass (School District) designation, it is inconsistent with the OS designation. The Hermosa Beach Local Coastal Land Use Plan designates the project site Schools and Parks (Hermosa Beach 1975), for which the project is consistent.

2. Environmental Setting

The City is currently updating its General Plan in a document called PLAN Hermosa, which integrates the City's General Plan Update with its Local Coastal Program. Although the document has not been approved by City decision makers, the public review draft of PLAN Hermosa designates the project site Public Facility (Hermosa Beach 2016). This designation allows the development of civic-related offices, community centers, operational facilities, and educational/institutional facilities.

2. Environmental Setting

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Figure 1 - Regional Location



Source: ESRI, 2016



PlaceWorks

2. Environmental Setting

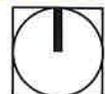
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Figure 2 - Local Vicinity



Project Site

0 500
Scale (Feet)



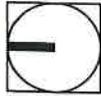
Source: ESRI, 2017

PlaceWorks

2. Environmental Setting

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Figure 3 - Aerial Photograph



0 200
Scale (Feet)

Valley Park

South Bay Adult School

Children's Journey

APN Boundaries

Project Site

Source: GoogleEarth, 2016.

2. Environmental Setting

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Figure 4 - Existing Conditions



View of the project site from the intersection of 26th Street (left) and Myrtle Avenue (right). Note the grade difference between the playground and sidewalk.



View from the northern corner of the site at the South Bay Adult School entrance on 26th Street.

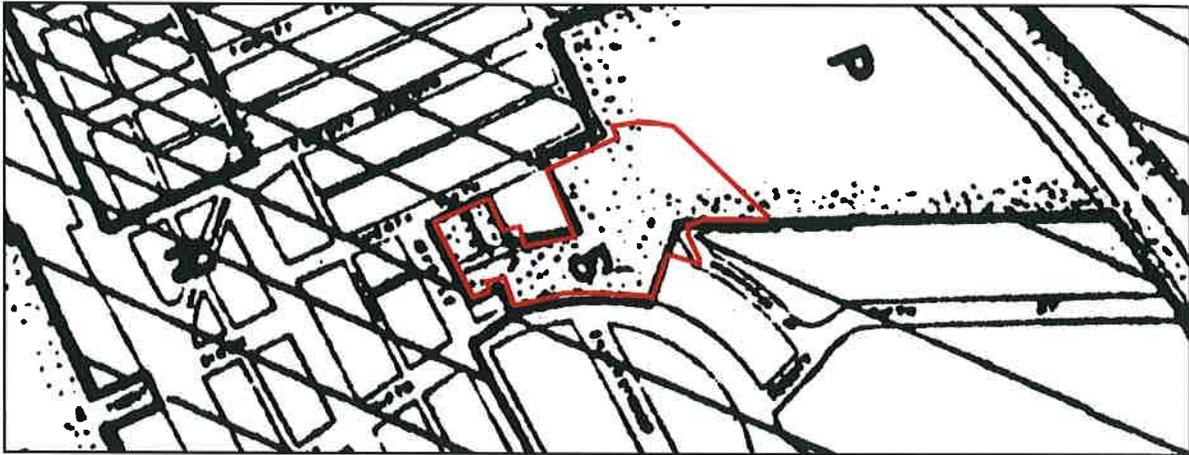


View from the intersection of Myrtle Avenue and 25th Street. Note the residences in the forefront and the existing campus behind them.

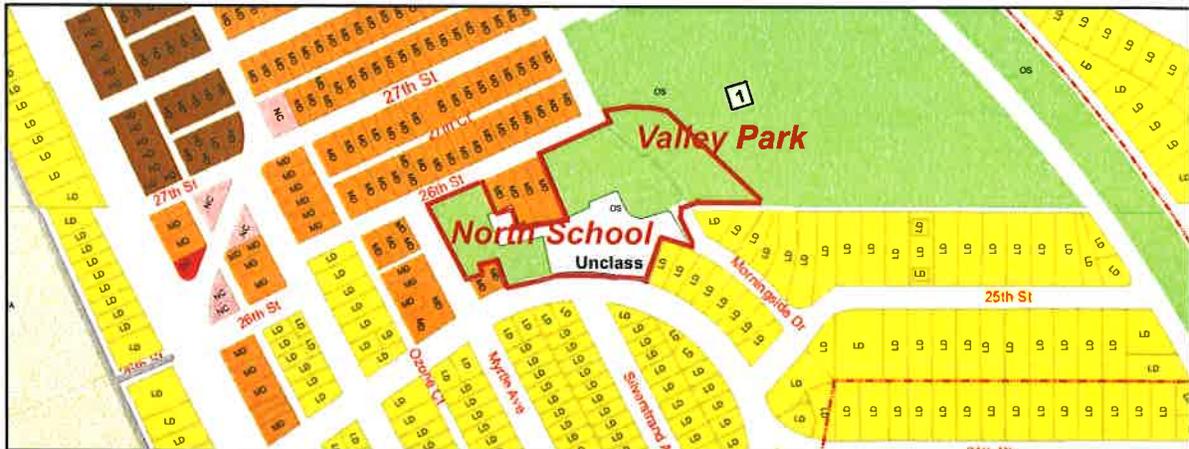
2. Environmental Setting

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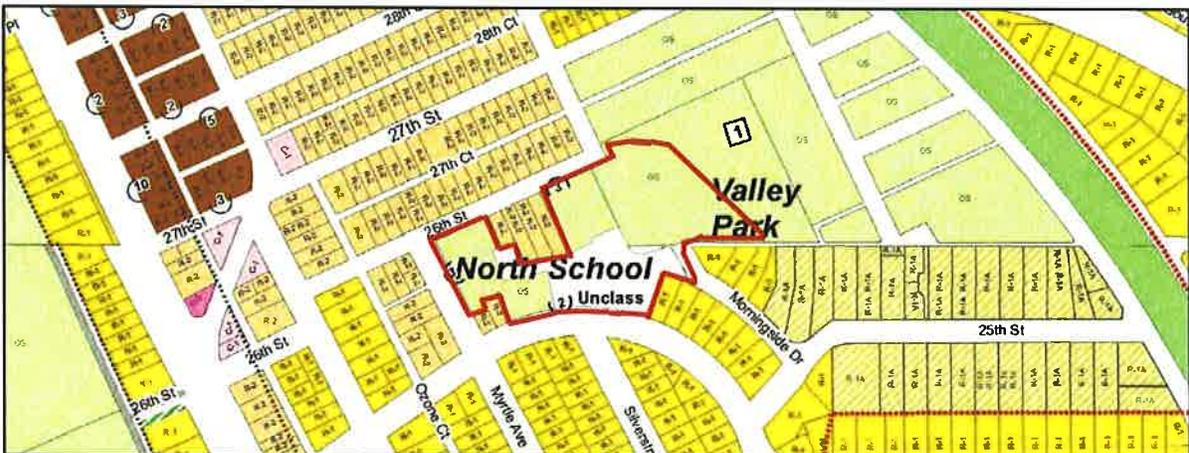
Figure 5 - Land Use and Zoning Designations



Local Coastal Program Land Use Map: The western portion of the site is designated Schools and the northeastern portion of the site is designated Parks (City of Hermosa Beach 1975).



General Plan Land Use Map: The western and eastern portions of the site are designated Open Space and the southern portion is designated Unclass (School District) (City of Hermosa Beach 2011).



City of Hermosa Beach Zoning Map: The western and eastern portions of the site are designated Open Space and the southern portion is designated Unclass (City of Hermosa Beach 2014).

2. Environmental Setting

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3. Project Description

The proposed project is the reconstruction of the project site for its reuse as a public school. The project entails demolition and removal of existing structures and vegetation onsite, extending the development footprint eastward over an approximately 0.5-acre vegetated slope, and constructing new school facilities. The proposed improvements would be funded by Measure S, which was approved by the District's constituents in June 2016; the District also plans to apply for state bond dollars through the state school facilities program.

3.1 PROPOSED FACILITIES

Project implementation would require the demolition and removal of all improvements and debris on the project site. Approximately 28,900 square feet of existing structures would be demolished, and 57,560 square feet of asphalt and concrete paving would be removed. The project would also require the importation of soil to level the hillside with the campus. A retaining wall would be built on the east side of this expanded area.

Figure 6, *Site Plan*, shows the proposed improvements. A surface parking lot with 46 stalls would be developed in the western portion of the campus, and vehicle access would be provided from 25th and 26th Streets. A two-story classroom building with an approximate height of 34 feet is proposed along 25th Street, and a multipurpose building of approximately 32 feet is proposed along 26th Street near Morningside Drive. An asphalt playground would be developed between the two buildings, and a natural turf field would be installed in the eastern portion of the campus. The new school facilities would include sustainable features, including but not limited to sensor toilets, skylights, metered sinks, dual-glazed insulated windows, cool roofing, and LED lighting. Exterior lighting would be provided for security purposes, and no high-intensity nighttime lighting would be installed. Table 2, *Summary of Improvements*, details the proposed space utilization.

Table 2 Summary of Improvements

Use	Quantity	Total Area (square feet)
Administration/Classroom Building		
Lobby/Reception	1	250
Clerical Front Office	1	350
Principal's Office	1	150
Office	1	110
Office	1	110
Conference Room	1	180
Teacher Work Room	1	320
Health Office	3	250
Lounge	1	360
Single-Occupancy Restrooms	2	160

3. Project Description

Table 2 Summary of Improvements

Use	Quantity	Total Area (square feet)
Maintenance	2	250
Typical Classrooms	15	14,400
Flex/Science Classrooms	2	2,500
Learning Lab	1	1,800
Small Instruction/Breakout	2	800
Student Restrooms	4	800
Multipurpose Building		
Multipurpose Room	1	3,600
Storage	1	340
Student Restrooms	2	400
Warming Kitchen	1	400
Lobby	1	240
Electrical	1	140
Maintenance	1	225
Lunch Shelter		
Covered Lunch Shelter	1	1,600
Total Building Area		38,000 (including circulation)

Source: SVA Architects. 2017, February. Hermosa North School Building Program.

3.2 PROJECT OPERATION

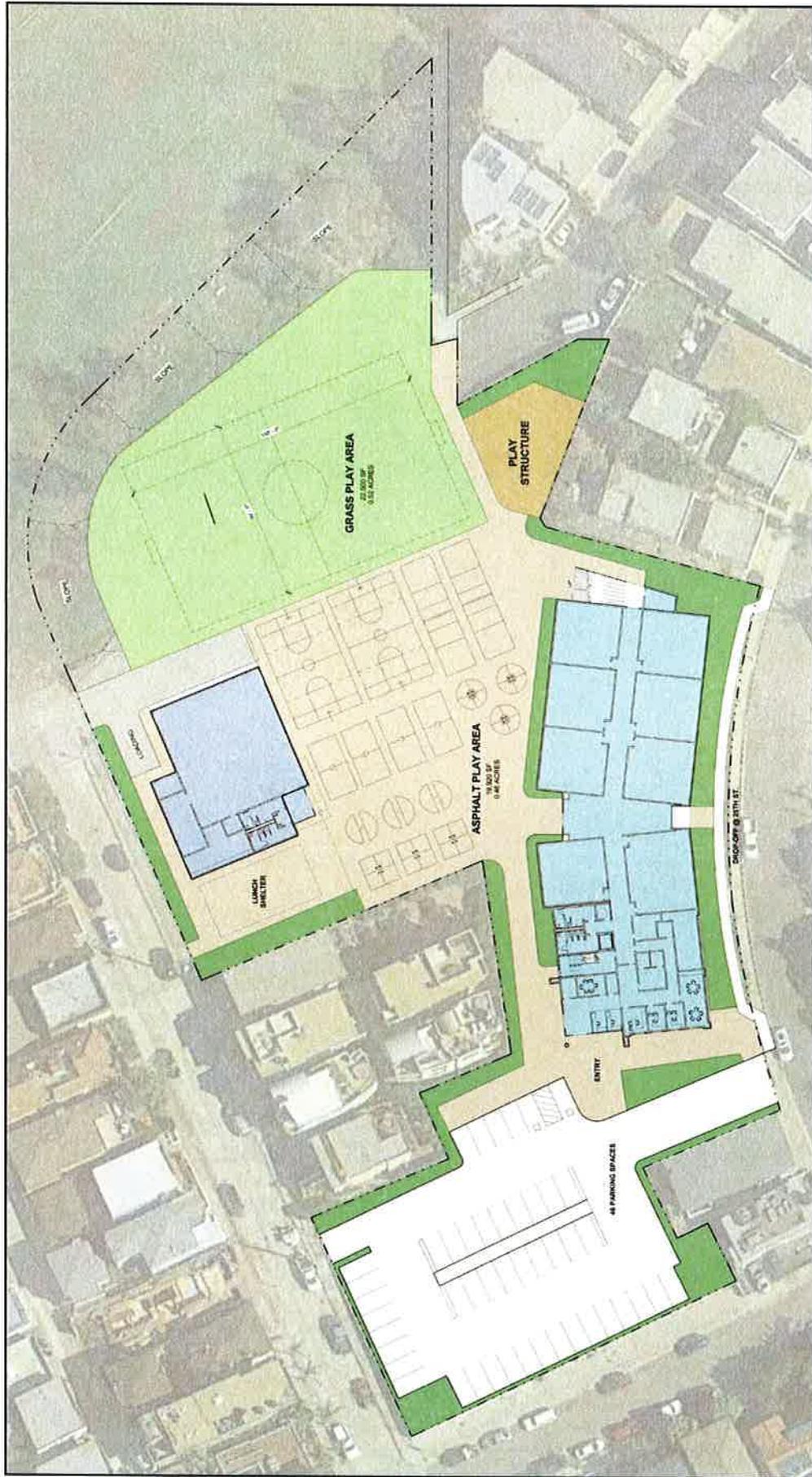
The reopened campus would have a maximum enrollment capacity of 510 seats, although the District anticipates operation with no more than 400 students. For the purposes of a conservative environmental analysis, this document and the EIR will analyze the school's operation of 510 seats.

The school would accommodate the District's third- and fourth-grade programs. With the implementation of the proposed improvement, the Hermosa View Elementary School program would be reduced from kindergarten through third grade to kindergarten through second grade. Similarly, the program at Hermosa Valley Elementary would be reduced from fourth through eighth grade to fifth through eighth grade.

North School would follow the District's calendar—generally from the end of August/beginning of September to June. School hours would be from 8:30 am to 3:00 pm on normal days, and 8:30 am to 1:45 pm on late start days. Summer school programs may also be provided at the campus. Similar to other public schools, the proposed facility would have nighttime events, such as back to school night, open house, talent shows, and awards ceremonies. The proposed facilities would also be available for community use through the Civic Center Act.¹

¹ Sections 38130 et seq. of the California Education Code, known as the Civic Center Act, state that every public school in the state must make available a "civic center" for community use. Specific uses and users of the civic center are in the Education Code.

Figure 6 - Site Plan



3. Project Description

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3. Project Description

3.3 CONSTRUCTION SCHEDULE

Construction is proposed to begin July 2017 and end August 2019. Construction activities include building and asphalt demolition and excavation, soil importation, site preparation and rough grading, utility trenching, fine grading, building construction, architectural coating, asphalt paving, and finishing and landscaping.

A construction worksite traffic control plan would be prepared and implemented by the District. The plan would identify haul routes, hours of construction, protective devices, warning signs, and access. The active construction and staging areas would be on the campus and clearly marked with barriers to separate public access from the construction zone.

3.4 PROJECT APPROVAL AND PERMITS

3.4.1 Lead Agency

Hermosa Beach City School District has the principal responsibility for carrying out and approving the proposed North School Reconstruction project. Therefore, it is the lead agency under CEQA and has approval authority over the proposed project.

3.4.2 Responsible Agencies

A public agency other than the lead agency that has discretionary approval power over a project is known as a "responsible agency," as defined by CEQA Guidelines Section 15381. Responsible agencies for the proposed project include:

- California Coastal Commission
- California Department of Education, School Facilities and Transportation Services Division
- California Department of General Services, Division of the State Architect
- Hermosa Beach Public Works Department
- Los Angeles Regional Water Quality Control Board

3.4.3 Reviewing Agencies

Reviewing agencies do not have discretionary powers to approve or deny the proposed project or actions needed to implement it, but may review the environmental analysis for adequacy and accuracy. Reviewing agencies for the proposed project may include:

- California Office of Historic Preservation
- South Coast Air Quality Management District
- Hermosa Beach Fire Department

3. Project Description

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4. Environmental Checklist

4.1 BACKGROUND

1. **Project Title:** North School Reconstruction

2. **Lead Agency Name and Address:**
Hermosa Beach City School District
1645 Valley Drive
Hermosa Beach, California 90254

3. **Contact Person and Phone Number:**
Angela Martin Jones, Business Manager
310.937.5877

4. **Project Location:**
417 25th Street, Hermosa Beach, Los Angeles County California 90254
APNs 4182-028-900 and 4182-029-902

5. **Project Sponsor's Name and Address:**
Hermosa Beach City School District
1645 Valley Drive
Hermosa Beach, California 90254

6. **Local Coastal Plan Designation:** Parks and Schools

7. **General Plan Designation:** OS (Open Space) and Unclass (School District)

8. **Zoning:** OS and Unclass

9. **Description of Project:**
The proposed project is the demolition and removal of all improvements and vegetation on the project site, and construction of new school facilities for the reopening of the site as a school. See Section 3.1, *Project Description*.

10. **Surrounding Land Uses and Setting:**
The project site is in a residential beach community and is surrounded by residences to the south, west, and north, and Valley Park to the east.

11. **Other Public Agencies Whose Approval Is Required**

- California Coastal Commission
- California Department of Education, School Facilities and Transportation Services Division
- California Department of General Services, Division of the State Architect

4. Environmental Checklist

- Hermosa Beach Public Works Department
- Los Angeles Regional Water Quality Control Board

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The San Gabriel Band of Mission Indians has identified themselves as being culturally affiliated with the surrounding region. The District will begin consultation pursuant to Public Resources Code section 21080.3.1.

4. Environmental Checklist

4.2 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," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards / Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

4.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

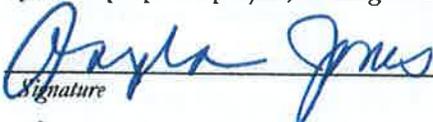
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact 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. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

ANABELA JONES
Printed Name

2/8/17
Date

HBCSD
For

4. Environmental Checklist

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analyses Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

4. Environmental Checklist

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

4. Environmental Checklist

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5. Environmental Analysis

5.1 AESTHETICS

Would the project:

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

Comments:

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

Potentially Significant Impact. A scenic vista is an expansive view of a landscape that enhances the aesthetic value of an area. The City of Hermosa Beach Local Coastal Land Use Plan establishes viewpoints and scenic corridors within the City of Hermosa Beach (Hermosa Beach 1975). The project site is within a designated viewpoint, and Valley Park, adjacent east of the site, is a designated scenic corridor. Project development would require importation of soil to expand the existing campus footprint over a vegetated hillside, which could alter the existing views into and out of the viewpoint. Therefore, impacts associated with scenic vistas are potentially significant and will be further addressed in the EIR; mitigation measures will be provided if required.

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

No Impact. There are no state-designated scenic highways in Hermosa Beach. The nearest eligible (not officially designated) state scenic highway is a segment of PCH approximately 9 miles north of the site that intersects with State Highway 187 (i.e., Venice Boulevard in the City of Los Angeles). Due to the distance and intervening structures, North School would not be within view of this segment of PCH, and project development would not impact scenic resources within a state scenic highway. No impact would occur; therefore, no further analysis is required in the EIR.

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

Potentially Significant Impact. The proposed improvements would change the visual character and quality of the project site. Development of the proposed project would result in the demolition and removal of existing facilities and vegetation on the site, importation of soil to level an existing slope with the campus, and construction of new school facilities, including a two-story building. The EIR will evaluate the proposed visual changes and their potential to impact the character and quality of the site and surrounding area. Mitigation measures will be provided if required.

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

Potentially Significant Impact. Artificial light sources can create glare effects and light pollution. The existing nighttime environment includes street lights, headlights from vehicles on Myrtle Avenue, 25th and 26th Streets, and security lighting at the surrounding residences. Limited night lighting currently exists on the project site. The proposed project would include interior and exterior building lighting. Exterior lighting would mainly be for safety purposes—walkway and building illumination and security lighting—and would not create substantial exterior lighting impacts at nearby viewers. New night lighting at the school would be similar to existing conditions. Although there would be new lighting caused by the handful of nighttime activities (back to school night, open house, talent shows, etc.), any new interior building lighting would not result in adverse nighttime views in the area. Additionally, buildings materials would be similar to those existing in that they would be nonreflective and would not create glare. As light and glare effects related to these stationary sources would be similar to those existing, their effects will not be further considered in the EIR.

The site plan, however, proposes a surface parking lot in the western portion of the site. This area is above grade from Myrtle Avenue and 26th Street and currently developed with a black asphalt playground and school building. Vehicles accessing the proposed parking lot would generate light and glare that could adversely affect day and nighttime views. This potentially significant effect will be further analyzed in the EIR.

5.2 AGRICULTURE AND FORESTRY RESOURCES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Comments:

- 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. The City of Hermosa Beach, including the project site, is not in the survey area for County of Los Angeles Farmland Mapping and Monitoring Program map of the California Resources Agency (CDC 2014). The project site is developed with educational facilities in a residential neighborhood. The proposed project would not convert any special status farmland to nonagricultural use. No impact would occur; therefore, the topic will not be addressed further in the EIR.

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

No Impact. The project site is zoned Unclass and Open Space on the City of Hermosa Beach Zoning Map (Hermosa Beach 2014). The proposed uses are consistent with the existing educational facilities and would not conflict with any agricultural use or a Williamson Act contract (CDC 2016). No impact would occur; therefore, the issue will not be addressed further in the EIR.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

No Impact. The project site is zoned Unclass and Open Space, and no rezoning of forest land or timberland would result from project implementation. No impact would occur; therefore, the topic will not be addressed further in the EIR.

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d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The project site includes educational facilities and a vegetated hillside. Project development would not result in the loss of forest land or conversion of forest land to nonforest use. No impact would occur; therefore, the topic will not be addressed further in the EIR.

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

No Impact. The proposed project is the redevelopment of a former school site for public school use. Its development would not result in the conversion of farmland to nonagricultural use or forest land to nonforest use. No impact would occur; therefore, the topic will not be addressed further in the EIR.

5.3 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:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
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)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	

Comments:

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

Less Than Significant Impact. A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the air quality management plan (AQMP). It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides

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the local agency with ongoing information as to whether they are contributing to clean air goals in the AQMP. The most recently adopted comprehensive plan is the 2012 AQMP, adopted on December 7, 2012.

Regional growth projections are used by the South Coast Air Quality Management District (SCAQMD) to forecast future emission levels in the South Coast Air Basin (SoCAB). For southern California, these regional growth projections are provided by the Southern California Association of Governments (SCAG) and are partially based on land use designations in city/county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections.

The proposed project involves reconstruction and reopening of the North School; therefore, it is not a project of statewide, regional, or area-wide significance that would require intergovernmental review under Section 15206 of the CEQA Guidelines. The project would not have the potential to substantially affect SCAG's demographic projections. Thus, the project would not affect the regional emissions inventory or conflict with strategies in the AQMP. Impacts are less than significant, and no mitigation measures are required. This issue will not be discussed further in the EIR.

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

Potentially Significant Impact. The project site is in the SoCAB, which is designated nonattainment for ozone (O₃) and fine inhalable particulate matter (PM_{2.5}) under the California and National ambient air quality standards (AAQS), nonattainment for coarse inhalable particulate matter (PM₁₀) under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS. The proposed school reconstruction and reopening may impact air quality during construction and operation and would generate an increase in vehicle trips. Air pollutant emissions associated with the increase in stationary and mobile sources of air pollution may exceed the SCAQMD regional significance thresholds and contribute to the current nonattainment status of the SoCAB. The EIR will evaluate the potential for buildout of the proposed project to generate significant air quality impacts. Mitigation measures will be identified as necessary.

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

Potentially Significant Impact. The SoCAB is designated nonattainment for O₃, PM_{2.5}, PM₁₀, and lead (Los Angeles County only) under the National and/or California AAQS. Buildout of the proposed project would increase existing levels of criteria air pollutants generated by the proposed land uses and could contribute to the nonattainment status of the SoCAB. The EIR will evaluate air quality impacts of the proposed project.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors are locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and elderly). Reconstruction and reopening of the North School may expose existing and/or new sensitive receptors to substantial pollutant concentrations. The nearest sensitive receptors to the project site are the surrounding residences. Air pollutant emissions generated by construction activities are anticipated to cause temporary

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increases in air pollutant concentrations. Operation of the proposed project would result in the use of standard onsite mechanical equipment such as heating, ventilation, and air conditioning units in addition to occasional use of landscaping equipment for project site maintenance. The EIR will evaluate the potential for construction and operation of the proposed project to exceed SCAQMD's localized significance threshold in accordance with SCAQMD's guidance methodology. Mitigation measures will be identified as necessary.

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

Less Than Significant Impact. The proposed project would not result in objectionable odors. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. School operations would not result in the types of odors generated by the aforementioned land uses. Additionally, the proposed project would be subject to and required to comply with SCAQMD Rule 402, which would minimize potential odor-related nuisances. Emissions from construction equipment, such as diesel exhaust and volatile organic compounds from architectural coatings and paving activities, may generate odors. However, these odors would be low in concentration, temporary, and are not expected to affect a substantial number of people. Therefore, impacts associated with operation- and construction-generated odors would be less than significant and no mitigation measures are necessary. This issue will not be discussed further in the EIR.

5.4 BIOLOGICAL RESOURCES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With 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 US Fish and Wildlife Service?	X			

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 US Fish and Wildlife Service?	X			
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?	X			
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?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
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?	X			

Comments:

- 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 US Fish and Wildlife Service?**

Potentially Significant Impact. Special status species include: those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society. According to the California Department of Fish and Wildlife, the project site is not in an area designated with citywide biological resources or environmentally sensitive habitat. However, the project site is approximately five blocks east of the Pacific Ocean, and project development would include removal of trees and construction over a vegetated hillside. A biological letter report is being prepared for the project, and the findings as they relate to potential impacts to sensitive habitat and species will be discussed in the EIR. Mitigation measures will be provided if required.

- 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 US Fish and Wildlife Service?**

Potentially Significant Impact. Sensitive natural communities are those considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. Riparian habitats occur along the banks of rivers and streams. It does not appear that the

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project site contains any sensitive natural communities. However, a biological resources assessment of the project site is underway to confirm. The findings of the assessment will be provided in the EIR, and mitigation measures will be provided if required.

- 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. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. It is unlikely that wetlands exist on the project. However, the biological resources assessment will confirm, and its findings will be included in the EIR. Mitigation measures will be provided if required.

- 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?**

Potentially Significant Impact. The project site is within the coastal zone. Existing vegetation on the site could potentially support migratory birds, which are protected under the Migratory Bird Treaty Act of 1918. A biological resources assessment is underway, and this topic will be addressed further in the EIR. Mitigation measures will be provided if required.

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

Potentially Significant Impact. Chapter 12.36, Trees, of the City of Hermosa Beach Municipal Code contains protections for removal of trees and parkway trees (Hermosa Beach 2016a). Project construction would result in the removal of trees on the project site. Therefore, this topic will be further addressed in the EIR, and mitigation measures will be provided if required.

- 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?**

Potentially Significant Impact. A biological resources assessment of the project site is underway. Potential conflicts with applicable habitat conservation plans will be further evaluated in the EIR, and mitigation measures will be provided if required.

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5.5 CULTURAL RESOURCES

Would the project:

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

Comments:

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

Potentially Significant Impact. Section 15064.5 of the CEQA Guidelines defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- ii) Is associated with the lives of persons important in our past.
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

The North School was constructed in phases between 1924 and 1958. The buildings on the project site are over 50 years of age and may be eligible to be listed as a National or California Historic Resource. The findings of a historical resources assessment of the project site will be included in the EIR. Mitigation measures will be provided if required.

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

Potentially Significant Impact. The project site is in an urbanized area of the city and is disturbed and developed with school facilities and an engineered slope. Project implementation would require importing soil

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onto the site and grading and excavation, which could have the potential to impact unknown archaeological and paleontological resources onsite. This topic will be addressed in the EIR, and mitigation measures would be provided if required.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. See response to section 5.5(b), above. This topic will be addressed in the EIR, and mitigation measures will be provided if required.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The project site has been previously disturbed and developed. The likelihood that human remains may be discovered during site clearing and grading activities is low. However, in the unlikely event human remains are discovered during ground-disturbing activities, California Health and Safety Code Section 7050.5 requires that disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains would be less than significant; therefore, this topic will not be discussed in the EIR.

5.6 GEOLOGY AND SOILS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With 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:				
i) 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.			X	
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
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?				X

Comments:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) 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. Based on a review of the Alquist-Priolo Earthquake Fault Zoning Map Seismic Hazard Zone Report for the Redondo Beach 7.5-Minute Quadrangle and the City of Hermosa Beach General Plan, the City of Hermosa Beach is not within an Alquist-Priolo Fault Zone. Additionally, according to the Department of Conservation Fault Activity Map of California, the project site is approximately two miles east of a Palos Verdes Fault segment and eight miles east of the Newport-Inglewood Fault (CDC 2010). Therefore, the project would not be impacted by a rupture of a known fault, and this topic will not be discussed further in the EIR.

- ii) **Strong seismic ground shaking?**

Potentially Significant Impact. A number of faults in the southern California area are considered seismically active, and the project site is expected to experience strong seismic ground shaking in the future. According to the California Department of Conservation's (CDC) Earthquake Hazard Maps, the project site is within the Palos Verdes Fault Zone and is within two and eight miles of segments of Palos Verdes and Newport-Inglewood faults. Due to the proximity of the project site to these faults and the potential for seismic ground shaking, this topic will be further analyzed in the EIR. Mitigation measures would be recommended if required.

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iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Liquefaction refers to loose, saturated sand or gravel deposits that lose their load supporting capability when subjected to intense shaking. During intense shaking, any buildings or structures on these sediments may float, sink, or tilt as if on water. Liquefaction potential varies based on three main factors: 1) cohesionless, granular soils with relatively low densities (usually of Holocene age); 2) shallow groundwater (generally less than 50 feet); and 3) moderate to high seismic ground shaking. Lateral spreading refers to lateral displacement of large, surficial blocks of soil as a result of pore pressure buildup or liquefaction in a subsurface layer.

Based on a review of the United States Geological Survey and CDC Seismic Hazard Zones Map for the Redondo Beach Quadrangle, the project site is not in a hazardous liquefaction zone (CDC 1999). The USGS and CDC maps identify liquefaction zones near the coast, approximately 550 feet west of the site. Although the project site is in close proximity to an identified liquefaction hazard zone, all structures built for the project would adhere to the 2016 California Building Code (CBC) (California Code of Regulations, Title 24, Part 2), which provides minimum standards to protect property and public welfare by regulating design and construction to mitigate the effects of seismic shaking and adverse soil conditions. Nonetheless, the findings of the geotechnical report as they related to seismic-related ground failure will be addressed in the EIR, and mitigation measures will be recommended if required.

iv) Landslides?

Potentially Significant Impact. Susceptibility of slopes to landslides and other slope failures depend on several factors, which are usually present in combination—steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zones, seismic activity, etc.

The project site is relatively flat and completely developed. Project implementation would require the site to be graded and fill to be imported into the eastern portion of the site. Based on a review of the CDC Seismic Hazard Zones Map for the Redondo Beach Quadrangle, the project site is not in a hazardous landslide zone (CDC 1999). However, a geotechnical report is being prepared and will further address landslide potential. Therefore, this topic will be address in the EIR. Mitigation measures will be provided if required.

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

Potentially Significant Impact. Erosion is a normal and inevitable geologic process whereby earthen materials are loosened, worn away, decomposed, or dissolved, and removed from one place and transported to another. Precipitation, water, waves, and wind are all agents of erosion. Ordinarily, erosion proceeds so slowly as to be imperceptible, but when the natural equilibrium of the environment changes, the rate of erosion can be greatly accelerated. This can create aesthetic and engineering problems. Accelerated erosion in an urban area can cause damage by undermining structures; blocking storm sewers; and depositing silt, sand, or mud in roads and tunnels. Eroded materials may eventually be deposited in local waters, where the carried silt can remain suspended in the water for some time, constituting a pollutant and altering the normal balance of plant and animal life.

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The proposed project would remove all improvements and vegetation on the project site and require the importation of soil. Therefore, a substantial amount of soil may be exposed to erosion. This issue will be addressed further in the EIR. Mitigation measures will be provided if required.

- 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?**

Potentially Significant Impact. Natural soils may be susceptible to expansion, consolidation, and collapse (including hydrocollapse), which are the most common forms of soil instability. Consolidation occurs when enough load is placed on soil with a low relative density to compress pore spaces and, where saturated, squeeze water out. Hydrocollapse occurs when soil that can carry more load when dry collapses upon saturation.

Subsidence of the ground surface has been reported in alluvial basins where significant amounts of groundwater (often in an overdraft condition; e.g., Lofgren 1971), oil, or natural gas are withdrawn over several decades. However, as stated in 5.6(a.iii) and (a.iv), the geotechnical report will address potential impacts associated with unstable soils in the EIR. Mitigation measures will be provided if required.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Potentially Significant Impact. Expansive soils swell when they become wet and shrink when they dry out, resulting in the potential for cracked building foundations. The findings of the geotechnical report will address expansive soils in the EIR, and mitigation measures will be provided if required.

- 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. Development of the proposed project would not require the installation of a septic tank or alternative wastewater disposal system. The project site is already connected to the local sewer system and would remain so. Therefore, no impact would result from septic tanks or other onsite wastewater disposal systems. No mitigation measures are required.

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5.7 GREENHOUSE GAS EMISSIONS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

Comments:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The State of California, through its governor and legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill 32 (AB 32), Senate Bill 32 (SB 32), and SB 375, which address GHG emissions on a statewide and cumulative basis. The proposed project's construction activities, operation, and increase in vehicle traffic have the potential to generate GHG emissions that could significantly impact the environment. The EIR will evaluate the potential for the proposed project to generate a substantial increase in GHG emissions. Mitigation measures will be provided if required.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. AB 32, the Global Warming Solution Act of 2006, requires the state to reduce GHG emissions to 1990 levels by 2020. The California Air Resources Board (CARB) adopted the Scoping Plan to identify state regulations and programs that would be adopted by state agencies to achieve the 1990 target of AB 32. The state is currently preparing the 2030 Target Scoping Plan Update to address the new 2030 interim target to achieve a 40 percent reduction below 1990 levels by 2030, established by SB 32. Also, SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted by the legislature to reduce per capita vehicle miles traveled and associated GHG emissions from passenger vehicles. The SCAG 2016 Regional Transportation Plan/Sustainable Communities Strategy identifies the per capita GHG reduction goals for the SCAG region. The EIR will evaluate consistency of the proposed project with

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the overall GHG reduction goals of AB 32, SB 32, and SB 375. Mitigation measures will be provided if required.

5.8 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With 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?			X	
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?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?	X			
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?				X
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
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?				X

Comments:

- 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. Project-related construction activities would require the short-term use of small amounts of hazardous materials such as fuels, lubricants, and greases in construction equipment and coatings used in construction. Onsite construction equipment might require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid, or other materials. However,

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the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard or environmental threat. Construction activities would be short term by nature.

Significant amounts of hazardous materials would not be transported, used, or disposed of in conjunction with the operation of the proposed project. Maintenance of the school facility would likely require the use of cleaners, solvents, paints, and other custodial products that are potentially hazardous. However, these materials would be used in relatively small quantities and would be required to be stored in compliance with established state and federal requirements. The materials used and practices conducted as a part of the proposed project's operations would be similar to those currently used by Children's Journey and South Bay Adult School. Therefore, with the exercise of normal operational safety practices, significant impacts would not occur, and this topic will not be discussed in the EIR.

- 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?**

Potentially Significant Impact. The project site has operated with educational facilities since the 1920s. Due to the age of onsite structures, they could potentially contain hazardous materials such as asbestos and lead-based paint. This topic will be further considered in the EIR, and mitigation measures will be provided if required.

- 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. Other than the existing and proposed school uses on the project site, there are no other schools within one-quarter mile of the project site. The proposed project would not include any operations that would emit hazardous emissions or handle hazardous or acutely hazardous materials that could affect the proposed school site or any other existing school use within one quarter mile. Any potential hazardous materials used and practices conducted as a part of the proposed project's operations would be similar to those currently used and practiced by Children's Journey and South Bay Adult School. Therefore, a less than significant impact from hazardous emissions and materials would occur. This topic will not be addressed further in the EIR.

- 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?**

Potentially Significant Impact. A Phase I Environmental Site Assessment (Phase I ESA) will be completed for the proposed project site to assess potential hazardous materials within site soils. The findings of the Phase I ESA will be addressed in the EIR, and mitigation measures will be provided if required.

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- 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 nearest airport is Los Angeles International Airport, approximately 4.5 miles north of the project site. The project site is not in an airport land use plan area and is not in the airport influence area of Los Angeles International Airport (ALUC 2004). No impact would occur; therefore, this topic will not be addressed further in the EIR.

- 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. The project site is not in the vicinity of any private airstrip. The closest private heliport is the Chevron Refinery Heliport, approximately 2.5 miles north of the site (AirNav 2016). Based on the distance from the school, operations from this heliport would not impact the project site. The proposed project would not result in a safety hazard for people residing or working in the project area. No impact would occur; therefore, this topic will not be addressed further in the EIR.

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

Less Than Significant Impact. The proposed project is in a coastal residential neighborhood, and project development would result in the reconfiguration of the site. The project site is within the City of Hermosa Beach Emergency Operations Plan, which provides guidance for local public agencies to follow during an emergency. Reconstruction of the site would comply with the adopted emergency operations plan and would not physically interfere with agencies' ability to execute their responsibilities. Therefore, impacts are less than significant, and this topic will not be addressed further in the EIR.

- 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. As shown in Figure 3, *Aerial Photograph*, the project site is developed with educational facilities and surrounded by residences to the north, west, and south; Valley Park is to the east. Additionally, the project site is not in a very high fire hazard severity area delineated by the CAL FIRE Very High Fire Hazard Severity Zone Map (CAL FIRE 2011). No impact would occur, and this topic will not be discussed in the EIR.

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5.9 HYDROLOGY AND WATER QUALITY

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	X			
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)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	X			
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?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?				X
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	X			

Comments:

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

Potentially Significant Impact. Development of the project would introduce new impervious surfaces on the project site. The primary water quality concern associated with the long-term operation of the proposed project would be urban runoff from impervious surfaces. Pollutants such as oil, grease, and sediment from operation of the facility could drain into the local storm drain system, resulting in adverse water quality impacts to receiving waters. Additionally, during construction, surface runoff could degrade topsoil and other

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soil disturbed by grading and excavation activities. The storage and use of hazardous materials onsite, including treated wood, paints, solvents, fuels, etc., would be potential sources of pollutants during construction. Uncontrolled urban runoff from the project site could potentially result in conflicts with water quality standards established by the Regional Water Quality Control Board. The EIR will analyze the potential water quality impacts of the proposed project, and mitigation measures will be provided if required.

- 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)?**

Less Than Significant Impact. The project site is developed with educational facilities and has not historically been used for groundwater recharge. According to the Los Angeles County Department of Public Works, groundwater near the project site is at least 50 feet below ground surface, and project construction and operation would not result in a lowering of the groundwater table beneath the site. Water for the project site is provided by the Hermosa-Redondo District (HRD) of the California Water Service. According to the HRD 2016 Urban Water Management Plan, approximately 15 to 20 percent of the water provided by HRD comes from the West Coast Basin's Silverado Aquifer groundwater supplies. The Silverado Aquifer underlies a majority of the West Coast Basin, which covers approximately 140 square miles and is directly beneath the project site. Project development and operation of the improvements would not result in the lowering of the groundwater table or depletion in groundwater supplies. The project would continue to operate with educational facilities, and water use would be similar to existing conditions. A less than significant impact to groundwater supplies would occur; therefore, this topic will not be addressed further in the EIR.

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

Potentially Significant Impact. The project would alter the existing site drainage. Potential impacts related to erosion and siltation will be disclosed in the EIR. Mitigation measures will be provided if required.

- 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. The proposed project would change the drainage pattern of the site. Potential flooding impacts caused by the project will be addressed in the EIR. Mitigation measures will be provided if required.

- e) Create or contribute runoff water 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 improvements would change the amount of pervious and impervious surfaces at the site, and could potentially increase runoff volumes. The findings of the hydrology study and drainage plans will be addressed in the EIR. Mitigation measures will be provided if required.

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f) Otherwise substantially degrade water quality?

Potentially Significant Impact. Construction and operation of the proposed improvements could potentially impact water quality. This topic will be addressed further in the EIR, and mitigation measures will be provided if required.

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?

No Impact. The project site is outside 100-year flood zones, and the project does not include development of housing. The project site is in Flood Zone X, which is defined as a 0.2 percent annual chance floodplain hazard zone (Flood Insurance Rate Map ID# 06037C1907F) (FEMA 2008). No impact would occur; therefore, the topic will not be analyzed further in the EIR.

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

No Impact. The project site is outside of the 100-year flood zone, and project development would not place structures in a 100-year flood hazard area. No impact would occur, and the topic will not be analyzed further in the EIR.

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?

No Impact. The project site is not identified as being in an area of flood risk in the City of Hermosa Beach Local Coastal Plan or by the FEMA Flood Insurance Rate Map. The grade of the surrounding area and the western portion of the project site generally slopes west toward the ocean; the hillside on the eastern portion of the site slopes east towards Valley Park. There are no dams or levees within close vicinity that could impact the project site. Project development would not increase flooding hazards at the site and would not expose people or structures to a significant risk of loss, injury, or death involving flooding. No impact would occur; therefore, this topic will not be discussed further in the EIR.

j) Expose people or structures to inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact.

- **Seiche.** A seiche is a surface wave created when an inland water body is shaken, usually by earthquake activity. There are no inland water bodies near the project site that could pose a flood hazard to the site due to a seiche. Therefore, the project site would not be at risk for impacts from a seiche and no impact would occur. This topic will not be addressed further in the EIR.
- **Tsunami.** A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. Although the project site is 0.25 mile inland from the Pacific Ocean, the project site is not identified as being in an area of tsunami risk according to the Tsunami Inundation Map for Emergency Planning for the Redondo Beach Quadrangle and the City of Hermosa Beach Potential Tsunami Inundation Zone Map (CEMA 2009; Hermosa Beach 2016b). Construction of the project

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would not exacerbate risks associated with tsunamis. A less than significant impact from tsunami would occur, and the topic will not be addressed further in the EIR.

- **Mudflow.** A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. Although the project would result in an expansion of the site over a vegetated hillside and includes soil importation, project development would not increase risks associated with mudflow at the site or surrounding area. The hillside would be engineered to support the new school facilities and would be improved so that the potential for mudflow impacts would be less than significant. Therefore, this topic will not be addressed further in the EIR.

5.10 LAND USE AND PLANNING

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
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?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

Comments:

a) Physically divide an established community?

No Impact. The proposed project would be within the confines of District-owned property. Redevelopment of the site for public school operation, which is similar to the existing daycare and parenting uses at the site, would not physically separate the surrounding community. No impact would occur, and no mitigation measures are required.

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. The project site is within the jurisdictions of the City of Hermosa Beach and California Coastal Commission. According to the City of Hermosa Beach General Plan, various portions of the site are designated Open Space and Unclass and have a corresponding zoning for Open Space and Unclass (School). The proposed project may conflict with the Open Space designation. The City is currently preparing PLAN Hermosa, which updates the City's land use map and combines its updated General Plan

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with the City's local coastal program. According to the public review draft of PLAN Hermosa, the project site is designated Public Facility, which allows development of the proposed project. PLAN Hermosa, however, is not yet effective. The project's potential conflict with the currently applicable Open Space designation and with PLAN Hermosa will be further evaluated in the EIR.

The project site is also within the coastal zone and is subject to the California Coastal Act (Public Resources Code Sections 30000 et seq.). The City of Hermosa Beach has a local coastal program and land use plan; however, it does not have an adopted local implementation plan and cannot issue coastal development permits. The existing Hermosa Beach local coastal plan designates the project site Schools, and the project is consistent with the local coastal plan land use designation. Although PLAN Hermosa includes an updated coastal land use plan, because it has not been approved, the proposed project will also be analyzed for compatibility with the remainder of the Coastal Act. This compatibility analysis will be provided in the EIR.

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

Potentially Significant Impact. A biological resources assessment of the project site is underway to determine the project's consistency with approved habitat conservation plans. This topic will be further evaluated in the EIR. Mitigation measures will be provided if required.

5.11 MINERAL RESOURCES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X

Comments:

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

No Impact. The City of Hermosa Beach has mapped its mineral resources designation pursuant to the California Surface Mining and Reclamation Act of 1975. Four mineral resource zones (MRZ) classify sand, gravel, and crushed rock resources:

- **MRZ-1.** Adequate information indicates that no significant mineral deposits are present or likely to be present.

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- **MRZ-2.** Adequate information indicates that significant mineral deposits are present or there is a high likelihood for their presence, and development should be controlled.
- **MRZ-3.** The significance of mineral deposits cannot be determined from the available data.
- **MRZ-4.** There is insufficient data to assign any other MRZ designation.

The project site is in MRZ-3 (CDC 1979), where the significance of mineral deposits cannot be determined. This mineral resource designation is intended to prevent incompatible land use development on areas determined to have significant mineral resource deposits. The project site and its surrounding areas are developed with no mineral extractions. The proposed project would be consistent with the existing use as a school, and no loss of known resources would result from project implementation. Therefore, no impact would occur, and the topic will not be further addressed in the EIR.

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 is not a locally important mineral resource recovery site delineated in the City of Hermosa Beach General Plan. Implementation of the proposed project would not result in the loss of availability of a locally important mineral resource. No impact would occur, and no mitigation measures are required.

5.12 NOISE

Would the project result in:

Issues	Potentially Significant Impact	Less Than Significant With 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?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
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?				X
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?				X

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Comments:

- 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. Demolition, construction, and operation activities associated with the proposed project have the potential to substantially increase the ambient noise levels in the project vicinity. The EIR will evaluate the existing noise conditions onsite and predict the noise conditions in the future with and without the project. It is anticipated that heavy construction equipment would create excessive short-term noise during the construction phase. The proposed project would also generate additional vehicle trips from and to the project site. It is anticipated that the greatest source of long-term noise from the project site would be from mobile sources. Applicable noise standards will be provided in the EIR, and mitigation measures will be provided if required.

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

Potentially Significant Impact. The proposed project involves excavation, grading, and construction activities that would use various heavy construction equipment that could generate excessive groundborne vibration. Therefore, short-term construction groundborne vibration impacts and applicable regulatory and environmental settings will be addressed in the EIR. Mitigation measures will be provided if required. However, normal operation of a school would not involve long-term groundborne vibration impacts, and this issue will not be addressed in the EIR.

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

Potentially Significant Impact. See above Section 3.12(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. See above Section 3.12(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 nearest public airport is Los Angeles International Airport, approximately 4.5 miles to the north. The project site is not located within an airport land use plan, and implementation of the proposed project would not expose people in the project area to excessive airport noise levels. No impact is anticipated, and this issue will not be addressed in the EIR.

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- 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. The closest private heliport is the Chevron Refinery Heliport, approximately 2.5 miles north of the site (AirNav 2016). Implementation of the proposed project would not expose people in the project area to excessive noise levels related to the heliport or other aircraft noise. No impact is anticipated, and this issue will not be addressed in the EIR.

5.13 POPULATION AND HOUSING

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With 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)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

Comments:

- 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 proposed project would serve an existing need to provide more school facilities for the elementary school-age population in the City. The project would not induce population or employment growth. No construction of homes or businesses is proposed, nor extensions of roads or other infrastructure. Project implementation would have a less than significant impact on population growth, and the topic will not be addressed further in the EIR.

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

No Impact. The proposed project would occur on the former North School campus, and no housing units would be displaced. No replacement housing construction is necessary, and no impact would occur. This topic will not be further addressed in the EIR.

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

Less Than Significant Impact. The proposed project would occur within the existing North School campus, and no people or housing would be displaced by project implementation. The existing tenants have been notified of the proposed project and termination of their leases in June 2017. No replacement housing or relocation assistance is necessary. No impact would occur, and the topic will not be addressed further in the EIR.

5.14 PUBLIC SERVICES

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:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	X			
b) Police protection?			X	
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

Comments:

- a) **Fire protection?**

Potentially Significant Impact. Fire protection and emergency medical services for North School would be provided by the City of Hermosa Beach Fire Department, located at 540 Pier Avenue, approximately 0.7 mile south of the project site. The final design of the proposed improvements would be reviewed for consistency with applicable code requirements. The Division of the State Architect would assess the new campus's structural safety and evaluate its compliance with state fire and building codes (California Code of Regulations, Title 24), and the Hermosa Beach Fire Department will review the plans for fire access and emergency response plan. However, the project would reconfigure emergency site access and would increase the capacity of the onsite facilities, which could have a potentially significant impact on the provision of fire services. Therefore, the topic will be addressed further in the EIR, and mitigation measures will be provided if required.

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b) Police protection?

Less Than Significant Impact. Law enforcement and police protection services for the site are provided by the City of Hermosa Beach Police Department at 540 Pier Avenue, approximately 0.7 mile south of the project site. Although the new facilities would increase the capacity of the site to 510 students, the students would come from the District and would not directly increase population in the area. The site would continue to operate with educational facilities. The new facilities would not result in a substantial increase in students that would increase the need for police protection services so that new or altered facilities would be required. A less than significant impact would occur; therefore, this topic will not be addressed further in the EIR.

c) Schools?

No Impact. The proposed project entails reopening the former North School campus, which was closed after the 1986-87 school year due to declining student enrollment in the Hermosa Beach City School District. The new facilities would provide a maximum seating capacity of 510 students, although the District plans to load the campus at approximately 400 seats. The new facilities would serve existing 3rd and 4th grade students from Hermosa View and Hermosa Valley elementary schools and relieve overcrowding at these two District schools. Therefore, the project would have a beneficial impact on school facilities. Implementation of the project would not adversely impact the provision of school services by the District. No impact would occur, and this topic will not be analyzed further in the EIR.

d) Parks?

No Impact. Impacts to parks are generally caused by a project's inducement of population or employment growth. The project would reconstruct school facilities and include onsite recreational space for the proposed school's program. Since the District would be required to make all improvements available for community use (pursuant to the Civic Center Act), including the asphalt ballcourts and turf field, the project would increase park and recreational opportunities. Therefore, no impact to parks would occur, and no mitigation measures are required. This topic will not be further considered in the EIR.

e) Other public facilities?

No Impact. The proposed project is the reconstruction of the North School campus. The educational facilities include a library, media, and lab room, which would supplement the North School educational program. The project would not directly or indirectly create a need for more public facilities. No impact would occur, and no mitigation measures are required.

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5.15 RECREATION

Issues	Potentially Significant Impact	Less Than Significant With 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?			X	
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?			X	

Comments:

- 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 demand for recreational facilities increases with growth-inducing projects that increase population, such as residential development. The proposed project would serve existing students at the District and would not directly contribute to population growth in the area. The new school facilities would provide adequate play areas for the North School program. Additionally, the District would be required to comply with the Civic Center Act, and the proposed improvements, including asphalt ballcourts and turf field, would be available for community use. Therefore, the project would increase park and recreational opportunities. The project would be constructed over 0.5 acre of vegetated hillside that is not used for recreation and would repurpose the area with grass playfield. The project would result in an overall increase in recreational space. Impacts to existing parklands would be less than significant. This topic will not be further considered in the EIR.

- 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?**

Less Than Significant Impact. Project development includes construction of approximately one acre of play area that would expand onto a 0.5-acre vegetated hillside. The proposed recreational facilities are required to meet the school's physical education program, not the City's park needs. The proposed facilities, however, will be made available for community use via the Civic Center Act. Impacts related to the proposed recreational facilities are addressed in this document and, where noted, will be further analyzed in the EIR. Impacts would be less than significant, and this topic will not be further considered in the EIR.

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5.16 TRANSPORTATION/TRAFFIC

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
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?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			
g) Result in inadequate parking capacity?	X			

Comments:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. The proposed project would generate vehicle trips from parents, staff, and maintenance workers. Short-term, project-related construction activities would also temporarily increase vehicle trips on nearby roadways for the duration of the construction phase. A traffic impact analysis is being prepared for the proposed project, and the method, findings, and conclusions of the analysis will be carried through to the EIR. Mitigation measures will be provided if required.

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- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. The traffic impact analysis will address whether the project conflicts with the congestion management program. This topic will be addressed in the EIR, and mitigation measures will be provided if required.

- 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. The closest public airport to the project site is Los Angeles International Airport, approximately 4.5 miles north of the site. Project development and operation would have no impact on air traffic patterns and would not increase air traffic levels. No impact would occur, and this topic will not be addressed further in the EIR.

- 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 proposed project would reconfigure onsite circulation. Student loading and onsite circulation based on the final site design will be addressed in the EIR. Mitigation measures will be provided if required.

- e) **Result in inadequate emergency access?**

Potentially Significant Impact. Three driveways would provide access to the campus: two into the parking area on the west side of the campus, and another at the northeast corner at the intersection of 26th Street and Morningside Drive. The District will require the Hermosa Beach Fire Department to review emergency access in and out of the site. Emergency access will be further addressed in the EIR, and mitigation measures will be provided if required.

- f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

Potentially Significant Impact. The City of Hermosa Beach is within the South Bay Bicycle Master Plan. Streets adjacent to the project site, including Myrtle Avenue and 25th and 26th Streets, do not include existing or proposed bicycle infrastructure or facilities as part of the master plan. Additionally, the proposed project does not include improvements to bicycle facilities at the project site; therefore, no impact to the South Bay Bicycle Master Plan would occur, and bicycle programs will not be addressed in the EIR.

There are several bus operators in the vicinity of the school site. The Los Angeles County Metropolitan Transportation Authority (Metro) operates Metro Lines 130 and 232 along Pacific Coast Highway, which is approximately one-half mile east of the school site. Beach Cities Transit (BCT) operates Route 109 on Hermosa Avenue, which is three blocks west of the school site. Project development would reconstruct the North School with a capacity for 510 students, which would increase traffic in the project vicinity. However,

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the project would not include the removal or alteration of existing Metro and BCT bus stops, and project-related traffic increases would not significantly impact public transit. Therefore, this topic will not be addressed further in the EIR.

The project site is within the City of Hermosa Beach Coastal Zone. Within the coastal zone, adequate pedestrian access to the beach must be provided. The project would reconstruct the site and would alter existing access into and out of the site, which could potentially impact coastal access. Therefore, impacts associated with pedestrian facilities will be addressed further in the EIR, and mitigation measures will be provided if required.

g) Result in inadequate parking capacity?

Potentially Significant Impact. The proposed project would include 52 parking spaces on the western portion of the project site. However, there is limited parking availability on streets near the project site including Myrtle Avenue and 25th and 26th Streets, and construction parking impacts could be potentially significant. Therefore, construction and operational parking impacts will be addressed in the EIR, and mitigation measures will be provided if required.

5.17 TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	X			

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Potentially Significant Impact. The North School was constructed in phases between 1924 and 1958. The buildings on the project site are over 50 years of age, making them eligible to be listed as a National or

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California Historic Resource (see 5.5a, *Cultural Resources*). The findings of a historical resources assessment of the project site will be included in the EIR. Mitigation measures will be provided if required.

- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. In accordance with Public Resources Code Section 21080.3.1(b), the San Gabriel Band of Mission Indians has been identified as a tribe that is culturally affiliated with the project area and has requested formal notice of the proposed project. Pursuant to Public Resources Code section 21080.3.1, the District will begin consultation with this Native American tribe. The Native American Heritage Commission has also been contacted to conduct a Sacred Lands File Search and to provide a contact list of local tribes that are affiliated with the region, and that may provide information on tribal resources in the project vicinity. The findings of the Sacred Lands File Search and information from the contacted tribes will be addressed in the EIR, and mitigation measures will be provided if required.

5.18 UTILITIES AND SERVICE SYSTEMS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
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?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
e) Result in a determination by the waste water 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?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

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Comments:

- a) **Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?**

Potentially Significant Impact. The City of Hermosa Beach is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (Region 4). Although the proposed use of the property would not substantially differ from that existing, the reopened facility would increase the intensity of the site. Therefore, additional analysis on wastewater treatment requirements will be addressed in the EIR, and mitigation measures will be provided if required.

- b) **Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Potentially Significant Impact. The proposed project would increase operational use of the site with a maximum operating capacity of 510 students. Although the project would move students from existing schools within the District, operation of the new school facilities would result in an increase in water consumption and wastewater generation at the project site compared to existing conditions. Impacts from the increase in students related to water consumption and wastewater generation will be further addressed in the EIR, and mitigation measures will be provided if required.

- 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. The findings of the hydrology study will address stormwater drainage as it relates to the proposed improvements. This topic will be addressed further in the EIR, and mitigation measures will be provided if required.

- 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. Project implementation would increase the amount of water required to serve the project site. The project site is within the Hermosa-Redondo District of the California Water Service Company service area. According to the Hermosa-Redondo District 2015 Urban Water Management Plan (UWMP), the project site receives water from a combination of groundwater wells from the West Coast Basin's Silverado aquifer, and treated surface water purchased from the Metropolitan Water District. The UWMP also projects the supply and demand totals for a normal year in five-year increments from 2020 to 2040. The Hermosa-Redondo District anticipates that both the supply and demand in 2020 will be 12,641 acre-feet and will increase to 12,747 acre-feet by the year 2040 (California Water Service 2016). Because water supply and demand are equal, increase in water consumption as a result of the project could result in a potentially significant impact to water supply availability. Therefore, this topic will be addressed further in the EIR, and mitigation measures will be provided if required.

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- e) **Result in a determination by the waste water 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. See response to Section 5.17(b), above. Impacts to wastewater facilities will be addressed further in the EIR, and mitigation measures will be provided if required.

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

Less Than Significant Impact. The project site is in the South Bay Cities Sanitation District, which is not allowed to dispose of waste at the two landfills operated by the Sanitation Districts of Los Angeles County—the Calabasas Landfill and the Scholl Canyon Landfill. Waste from the project site is collected by Athens Services and transported to the Athens Services waste processing and transfer facility at 14048 East Valley Boulevard in Industry. Waste is then likely transported to the Sunshine Canyon City/County Landfill in Sylmar. The Sunshine Canyon Landfill has a maximum daily capacity of 12,100 tons of waste per day, an average intake of approximately 9,000 tons per day, and a remaining capacity of 96,800,000 cubic yards or 72,677,162 tons (CalRecycle 2016a). Therefore, the landfill has a remaining intake capacity of 3,100 tons per day.

Most of the California Department of Resources Recycling and Recovery's (CalRecycle) sample solid waste generation rates for public venues and institutions reflect the volume of refuse generated per student, employee, or visitor (CalRecycle 2016b). The project would construct a new school facility with a maximum capacity of 501 students. Using a waste generation rate of 0.5 pound per student, project implementation would increase waste generation by approximately 250 pounds per day. This amount is less than 0.01 percent² of Sunshine Canyon City/County Landfill's daily intake capacity and could be easily accommodated by that facility. Therefore, project impacts on landfill capacity would be less than significant, and the topic will not be addressed in the EIR.

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

Less Than Significant Impact. The following federal and state laws and regulations govern solid waste disposal. The US Environmental Protection Agency administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In California, AB 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) required every California city and county to divert 50 percent of its waste from landfills by the year 2000 via recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying areas for transformation or disposal sites to provide capacity for a 15-year period for solid waste generated in the county that cannot be reduced or recycled. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects.

² $501 \times 0.5 = 250.5$ lbs divided by 3,100 tons (6,200,000 lbs) = 0.00004 percent.

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Solid waste would be generated during construction and operation of the proposed project. The District would comply with all county and state solid waste diversion, reduction, and recycling mandates, including the Countywide Integrated Waste Management Plan. To reduce the amount of waste going into local landfills from schools, the state passed the School Diversion and Environmental Education Law, SB 373, which required CalRecycle to develop school waste reduction tools for use by school districts. In compliance with this law, CalRecycle encourages school districts to establish and maintain a paper recycling program in all classrooms, administrative offices, and other areas owned and leased by the school district. Participation in this and other such programs would reduce solid waste generated from the proposed project and assist in compliance with AB 939.

The District and its construction contractor would comply with all applicable laws and regulations, and make every reasonable effort to reuse and/or recycle the construction debris that would otherwise be taken to a landfill. They would dispose of hazardous wastes, including paint used during construction, only at facilities permitted to receive them and in accordance with local, state, and federal regulations. The proposed project would comply with all applicable federal, state, and local statutes and regulations related to solid waste disposal. No significant impacts would result from implementation of the proposed project, and no mitigation measures are necessary.

5.19 MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Less Than Significant With 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?	X			
b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	X			
c) 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.)	X			
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

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Comments:

- 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. The project site contains structures that are eligible for consideration in the California Register of Historical Resources and also contains trees and other vegetation on a hillside that could provide nesting opportunities for wildlife. The EIR will address the project's potential impacts to biological, cultural, and tribal resources and to California history and prehistory.

- b) **The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?**

Potentially Significant Impact. The proposed project would be developed to support both short-term and long-term environmental goals by complying with established policies, laws, and regulations. The EIR will analyze potential residual environmental impacts that may occur after complying with the applicable systems and will identify mitigation measures to ensure that short-term and long-term environmental impacts are feasibly mitigated if required.

- c) **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. The EIR will further consider the project's contribution to known improvements near the site and region.

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

Potentially Significant Impact. All of the potentially significant impacts identified in this Initial Study could have direct or indirect substantial adverse impacts on human beings. These impacts will be addressed in the EIR, and mitigation measures will be provided if required.

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