City of Rancho Palos Verdes

Zone 2 Landslide Moratorium Ordinance Revisions

Initial Study

December 2010

rincon

Environmental Scientists Planners Engineers

Initial Study

Zone 2 Landslide Moratorium Ordinance Revisions

Prepared by:

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December 2010

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INITIAL STUDY

Project Title: Zone 2 Landslide Moratorium Ordinance Revisions

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Department of Planning, Building and Code Enforcement
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Rancho Palos Verdes, CA 90275

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Project Location: The proposed ordinance revisions would apply to the approximately 112-acre "Zone 2 Landslide Moratorium Ordinance" area (also referred to in this Initial Study as the "project area"), located north of the intersection of Palos Verdes Drive South and Narcissa Drive in the Portuguese Bend area of the Palos Verdes Peninsula, within the City of Rancho Palos Verdes, County of Los Angeles, California. This area, located on the hills above the south-central coastline of the City, is within the City's larger (approximately 1,200-acre) Landslide Moratorium Area (LMA). Zone 2 consists of 111 individual lots. Of these, 64 are developed with residences and accessory structures and 47 are either undeveloped or underdeveloped (i.e. structures may be present, but only accessory structures, not residences). These latter 47 are the focus of this Initial Study.

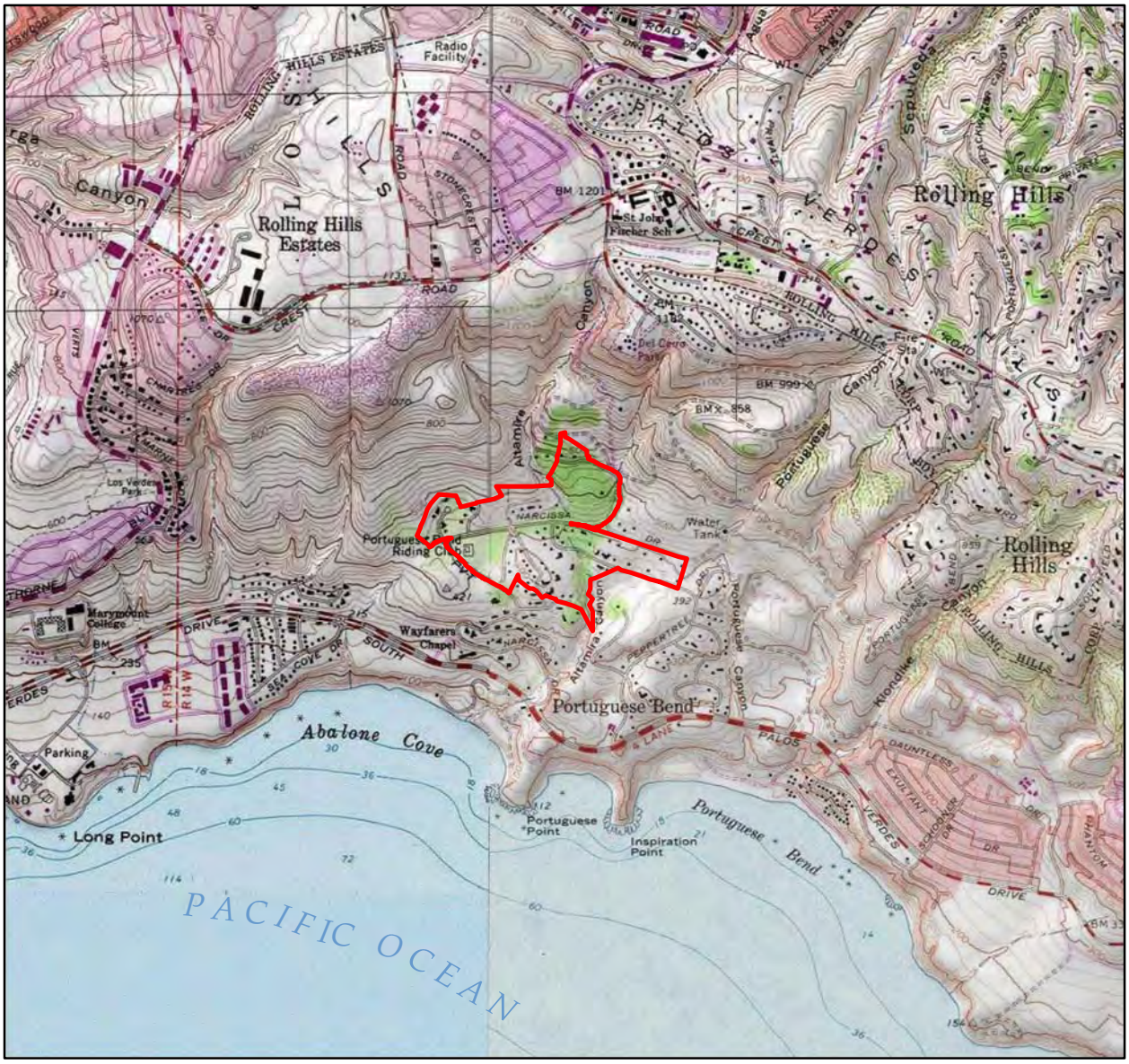
Figure 1 shows the regional vicinity of the Zone 2 area within Los Angeles County. Figure 2 shows the site's location in the City of Rancho Palos Verdes and also shows the 47 undeveloped lots within the Portuguese Bend community.

Project Sponsor's Name and Address: City of Ranchos Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

General Plan Designations: Residential, 1 Dwelling Unit/acre and Residential, 1-2 Dwelling Units/acre

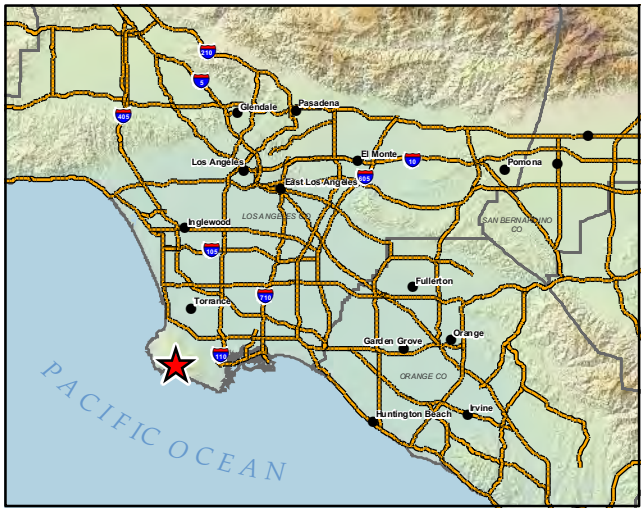
Zoning: RS-1 (Residential, minimum lot size of one acre) and RS-2 (Residential, minimum lot size of two acres)

Overlay Control Districts: Natural and Socio/Cultural



N 0 0.25 0.5 Miles

★ Project Location



Project Location Map

Figure 1

Legend

- Project Boundary
- Vacant or Underdeveloped, Potentially Developable under Proposed Ordinance Revisions
- M *Monks* Plaintiff Lot

N

0 290 580 Feet

Project Area and Affected Parcels

Figure 2

Current Land Use:

Of the 111 lots in the 112-acre project area, the vast majority of the developed lots are improved with single-family residences, most dating from the 1950s, and related accessory structures and uses. The largest developed lot in Zone 2 is occupied by the Portuguese Bend Riding Club, a nonconforming commercial stable that was established prior to the City's incorporation in 1973. Private streets within Zone 2 are maintained by the Portuguese Bend Community Association. The majority of the undeveloped lots contain non-native vegetation and some have small, non-habitable structures (e.g., sheds, stables, fences, etc.) for equestrian or horticultural uses. The lots are generally between ¼-acre and one acre or more in size. Figures 3 through 5 show existing conditions in the project area.

In 2002, a group of Portuguese Bend property owners filed applications to exclude their undeveloped lots within the area known as "Zone 2" from the LMA. Shortly after this application was deemed incomplete for processing, the applicants filed suit against the City. As part of the decision on the case (*Monks v. City of Rancho Palos Verdes*), the City has been ordered to remove regulatory impediments in its Municipal Code that prevent the development of the 16 *Monks* plaintiffs' lots. The City began this process with an Ordinance to allow the *Monks* plaintiffs to apply for Landslide Moratorium Exceptions (LMEs) for their lots. As of December 2010, seven (7) *Monks* plaintiffs have obtained Planning entitlements to develop their lots, while the remaining *Monks* plaintiffs are at various stages in obtaining Planning entitlements for the balance of nine (9) lots.

Surrounding Land Uses:

The approximately 112-acre Zone 2 area is primarily surrounded by open space and semi-rural residential development. To the northeast of the project area are developed residential lots in the Portuguese Bend community as well as City-owned open space in the Portuguese Bend Reserve of the Palos Verdes Nature Preserve, both of which are within Zone 1 of the Landslide Moratorium Area. To the northwest and west of the project area are developed residential lots in the Portuguese Bend community and vacant, residentially-zoned land (Upper and Lower Filiorum), which are located in Zone 1 of the Landslide Moratorium Area. To the south, southeast and east of the project area are developed and undeveloped residential lots in the Portuguese Bend community. These lots are located in Zone 5 (the area affected by the 1978 Abalone Cove landslide), Zone 6 (the active Portuguese Bend landslide area) and Zone 3 (located between Altamira Canyon and the westerly edge of the Portuguese Bend landslide area). Individual lots that would gain development potential as a result of the proposed project are located throughout Zone 2 and are, therefore, surrounded by the uses described above as well as other lots, both developed and undeveloped, in Zone 2.

Description of Project:

Landslide Moratorium Ordinance Revisions. Section 15.20.040 of the Rancho Palos Verdes Municipal Code establishes the process for requesting exceptions from the City's landslide moratorium regulations. The current (amended in 2009) Municipal Code Section 15.20.040(P) includes the following category of exception to the moratorium on "the filing,

Photo 1 - View of undeveloped lots in the eastern portion of the Zone 2 area, looking northeast from Sweetbay Road.

Photo 2 - View of undeveloped lot in the northern-central portion of the Zone 2 area, looking northwest from Cinammon Lane/Narcissa Drive.

Existing Conditions in the Project Area

Figure 3

Photo 1 - View of undeveloped lot in the northern-central portion of the Zone 2 area, looking west from Cinammon Lane.

Photo 2 - View of undeveloped lot in the northern-central portion of the Zone 2 area, looking northwest from Cinammon Lane.

Existing Conditions in the Project Area

Figure 4

Photo 1 - View of Undeveloped lot in the northwestern portion of the Zone 2 area, looking northeast from Plumtree Road/Narcissa Drive.

Photo 2 - View of undeveloped lots in the southern-central portion of the Zone 2 area, looking north from Cinnamon Lane.

Existing Conditions in the Project Area

Figure 5

processing, approval or issuance of building, grading or other permits" within the existing landslide moratorium area:

> *The moratorium shall not be applicable to any of the following:…*
>
> *…P. The construction of residential buildings, accessory structures, and grading totaling less than one thousand cubic yards of combined cut and fill and including no more than fifty cubic yards of imported fill material on the sixteen undeveloped lots in Zone 2 of the "Landslide Moratorium Area" as outlined in green on the landslide moratorium map on file in the Director's office, identified as belonging to the plaintiffs in the case "Monks v. City of Rancho Palos Verdes, 167 Cal. App. 4th 263, 84 Cal. Rptr. 3d 75 (Cal. App. 2 Dist., 2008)"; provided, that a landslide moratorium exception permit is approved by the Director, and provided that the project complies with the criteria set forth in Section 15.20.050 of this Chapter. Such projects shall qualify for a landslide moratorium exception permit only if all applicable requirements of this Code are satisfied, and the parcel is served by a sanitary sewer system. Prior to the issuance of a landslide moratorium exception permit, the applicant shall submit to the Director any geological or geotechnical studies reasonably required by the City to demonstrate to the satisfaction of the City geotechnical staff that the proposed project will not aggravate the existing situation.*

The proposed landslide moratorium ordinance revisions would revise the language of this section to encompass all 47 undeveloped lots in Zone 2, rather than restricting it to only the *Monks* plaintiffs' lots. This would allow for the future submittal of LMEs for all of these undeveloped lots. It should be noted, however, that the granting of an LME does not constitute approval of a specific project request. Rather, it simply grants the property owner the ability to submit the appropriate application(s) for consideration of a specific project request.

Future Development Potential. The potential granting of up to 47 LME requests under the proposed ordinance revisions would permit individual property owners to then apply for individual entitlements to develop their lots. The undeveloped lots within Zone 2 are held in multiple private ownerships so the timing and scope of future development is not known. For the purposes of this EIR, it is assumed that development would occur over a period of at least 10 years from adoption of the ordinance revisions in a manner consistent with the private architectural standards adopted by the Portuguese Bend Community Association and the City's underlying RS-1 and RS-2 zoning regulations. Therefore, the future development assumptions for Zone 2 include the following:

- Forty-seven single-story, ranch-style residences with attached or detached three-car garages, with minimum living area of 1,500 square feet and maximum living area of 4,000 square feet or 15% of gross lot area, whichever is less;
- Less than 1,000 cubic yards of grading (cut and fill combined) per lot, with no more than 50 cubic yards of imported fill per lot;
- Maximum 25% (RS-1) or 40% (RS-2) net lot coverage;
- Maximum building height of 16 feet for residences and 12 feet for detached accessory structures;

- Minimum front setbacks of 20 feet, minimum rear setbacks of 15 feet, minimum street-side setbacks of 10 feet, and minimum interior side setbacks of five feet, with setbacks along private street rights-of-way measured from the easement line rather than the property line; and
- No subdivision of existing lots within Zone 2.

As noted above, the City has been ordered to remove regulatory impediments in its Municipal Code that prevent the development of the 16 *Monks* plaintiffs' lots. This was accomplished by the 2009 addition to the moratorium exceptions, cited above. As of December 2010, seven (7) *Monks* plaintiffs have obtained Planning entitlements to develop their lots, while the remaining *Monks* plaintiffs are at various stages in obtaining Planning entitlements for the balance of nine (9) lots. However, to provide a conservative analysis, this document considers the potential environmental impacts of buildout of all 47 undeveloped and underdeveloped lots (16 Monks lots plus 31 additional lots) under the parameters listed above.

Other Agencies Whose Approval is Required:

None. Depending on the location of proposed improvements on properties adjacent to Altamira Canyon within the project area, California department of Fish and Game approval may be required for specific development that could be facilitated by adoption of the proposed ordinance revisions.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology/Soils
☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials	☒ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☒ Utilities/Service Systems	☒ Mandatory Findings of Significance

DETERMINATION:

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 potential 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.

Kit Fox, AICP
Associate Planner
City of Rancho Palos Verdes

12/20/10
Date

Environmental Checklist

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

a-b. The project area encompasses approximately 112 acres of highly variable topography, with relatively flat areas as well as moderately to steeply sloping land that is bordered by residential land uses and open space. Of the 111 lots on the 112 acre project area, the vast majority of the developed lots are improved with single-family residences, most dating from the 1950s, and related accessory structures and uses. The largest developed lot in Zone 2 is occupied by the Portuguese Bend Riding Club, a nonconforming commercial stable that was established prior to the City's incorporation in 1973. Private streets within Zone 2 are maintained by the Portuguese Bend Community Association. The majority of the undeveloped lots contain non-native vegetation, and some have small, non-habitable structures (e.g., sheds, stables, fences, etc.) for equestrian or horticultural uses. The proposed project would involve revisions to the Landslide Moratorium Ordinance that would allow for the processing of applications for 47 residences on undeveloped or underdeveloped lots throughout Zone 2. Adding up to 47 residences to the project area could potentially have an adverse effect on scenic views from public and private viewpoints, and could involve removal of trees or other scenic resources. **Impacts are potentially significant and these issues will be studied further in an EIR.**

c. The proposed project involves revisions to the Landslide Moratorium Ordinance that would allow for the processing of applications for 47 residences in Zone 2. Adding 47 residences to the project area would increase the development intensity in Zone 2 and would incrementally alter the existing visual character of the site. **Impacts are potentially significant and this issue will be studied further in an EIR.**

d. The project could result in the construction of up to 47 new residences in an existing residential area, which would increase night lighting in the area. This potential development

could also increase glare on the sites. Increased lighting and glare would have the potential to result in adverse aesthetic impacts that **would be potentially significant, and will be further analyzed in the EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) 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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a-c. The project area is located within a residential zone (RS-1 and RS-2) and, therefore, is not zoned for agricultural uses, nor is the site subject to a Williamson Act contract (California Department of Conservation-Los Angeles County Williamson Act Map, 2006). Moreover, the project area is not located in an area designated as Prime or Unique Farmland, or within Farmland of Statewide Importance (California Department of Conservation FMMP, 2008). The project site is not located adjacent to agricultural operations, and currently contains no significant agricultural operations. As such, no impact would occur with respect to Prime or Unique farmland, or Farmland of Statewide Importance, or conflicts with a Williamson Act contract or existing zoning for agricultural use. **This impact would be less than significant and further discussion in an EIR is not warranted.**

d. The project area is located in a residential neighborhood that is designated for residential uses by the General Plan and the Municipal Code. The project would not involve conversion of

forest land to non-forest uses. **No impacts would occur and further discussion in an EIR is not warranted.**

e. The proposed project would not involve other changes that could result in conversion of Farmland to non-agricultural uses. **No impact would occur and further discussion in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a-d. The project area is located within the South Coast Air Basin (Basin). The additional development that would be facilitated in the Portuguese Bend area would incrementally increase the population of Rancho Palos Verdes, with a corresponding increase in air pollutant emissions. Increased emissions would occur on temporary basis due to construction activity and in the long-term due to increased motor vehicular activity and energy use. The increased air pollutant emissions could expose new and existing residents in the area to unhealthy air quality. Emissions and localized air pollutant concentrations could also potentially exceed locally adopted thresholds of significance. **Therefore, air quality impacts would be potentially significant and these issues will be studied further in an EIR.**

e. The proposed revisions to the Landslide Moratorium Ordinance would allow for potential development of up to 47 new residential units. However, the proposed project would not generate objectionable odors that would affect a substantial number of people. Residential uses are not included on Figure 5-5 *Land Uses Associated with Odor Complaints* of the 1993 SCAQMD CEQA Air Quality Handbook. Therefore, it is unlikely that the proposed project would

generate objectionable odors affecting a substantial number of people. **No impact would occur and further analysis is not warranted.**

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

a, b, d. The project area consists of 111 lots on 112 acres. The majority of the project area has been highly modified by road construction, ornamental landscaping and structural development. The majority of the approximately 47 undeveloped lots contain non-native

vegetation, and some have small, non-habitable structures (i.e., sheds, stables, fences, etc.) for horse-keeping or horticultural uses.

Altamira Canyon contains natural vegetation and lots that are adjacent to this drainage are subject to the development standards and performance criteria established in the City's Urban Appearance Overlay Control District; nonetheless, development on these lots may have a significant effect on sensitive biological resources. Some lots in the northern end of the project area, such as those north of Cinnamon Lane, contain native vegetation and abut the City's Natural Communities Conservation Plan (NCCP) Preserve, which contains sensitive plants and animals, most notably the federally listed California gnatcatcher and the habitat of the endangered Palos Verde blue butterfly. While most of the developed portions of the project area have been excluded from designated critical habitat for the California gnatcatcher, portions of the project area are potentially within this designation and patches of suitable habitat are present. In addition, although the Palos Verde blue butterfly is potentially extirpated from this specific location, patches of suitable habitat may be present on individual lots. As such, development of up to 47 residential units in the project area has the potential to impact special-status species, species of local importance, and migration corridors present on or adjacent to the project area. **Impacts related to these issues are potentially significant and will be further discussed in an EIR.**

c. The proposed revisions to the Landslide Moratorium would facilitate the potential for development of residences on approximately 47 lots; construction activity associated with this development has the potential to cause increased erosion with subsequent downstream sedimentary effects on the Abalone Cove Ecological Reserve. Therefore, **the proposed project could result in a potentially significant impact to coastal resources and this potential impact will be further analyzed in an EIR.**

e. The City has not adopted a tree preservation ordinance. The City has established the Natural Overlay Control District (OC-1) to "Maintain and enhance land and water areas necessary for the survival of valuable land and marine-based wildlife and vegetation" and "Enhance watershed management, control storm drainage and erosion, and control the water quality of both urban runoff and natural water bodies within the City" (Rancho Palos Verdes Municipal Code Section 17.40.040). According to the City's General Plan Natural Environment Element, portions of the project area are located within Resource Management (RM) District 9 – Natural Vegetation and RM District 4 – Active Landslide. **The project's consistency with these policies will be further analyzed in an EIR.**

f. The Rancho Palos Verdes City Council conceptually approved the Citywide Natural Communities Conservation Planning (NCCP) Subarea Plan in 2004. That plan identifies Biological Resource Areas and establishes the Palos Verdes Nature Preserve primarily for habitat preservation purposes. The Rancho Palos Verdes NCCP provides for conservation and protection of the Palos Verdes blue butterfly and other special-status species through conservation of potential habitat, while permitting limited impacts from development to potential habitat for the covered species, including Coastal Sage Scrub habitat. Several of the undeveloped lots in the project area abut the City-owned Portuguese Bend Reserve or the privately-owned Plumtree property, both of which contain more substantial and cohesive patches of coastal sage scrub habitat. The Portuguese Bend Preserve is currently a part of the

City's larger Palos Verdes Nature Reserve, and the City has recently completed the acquisition of a portion of the Upper Filiorum property for inclusion in the Reserve. As such, construction of residential units within the project area could potentially impact sensitive coastal sage scrub habitat, either through the direct removal of habitat during construction or as a result of Fire Department-mandated fuel modification on- and/or off-site in the Palos Verdes Nature Reserve. **Impacts related to conflicts with the NCCP Subarea Plan will be further analyzed in an EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

a. Historic designation may be given to a property by National, State, or local authorities. In order for a building to qualify for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a locally significant property in the City of Rancho Palos Verdes, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

The proposed revisions to the Landslide Moratorium Ordinance would facilitate potential development of up to 47 new residential units on lots that are currently undeveloped or underdeveloped. Based on the type of structures that may be demolished for construction of residences on the 47 lots, mostly small sheds or equestrian accessory buildings, impacts to historical resources are not expected. **No impact would occur and further discussion in an EIR is not warranted.**

b-c. According to the City's General Plan (1975), portions of the project area located north and east of Narcissa Drive in upper Portuguese Bend are located within a possible area of archaeological resources. Although the likelihood of finding intact significant cultural resources is low due to historic grading and development on many properties, construction activity for the residential units that could be allowed under the proposed revisions to the Landslide

Moratorium Ordinance would involve earthwork such as grading and trenching which has the potential to unearth yet to be discovered archaeological and paleontological resources. **The potential to damage previously unknown archeological and/or paleontological resources during construction and grading activities would be a potentially significant impact and will be further discussed in the EIR.** The EIR analysis will include a records search performed by Historical Environmental Archaeological Research Team (H.E.A.R.T.) as well an analysis to determine the likelihood of finding intact paleontological resources within the project area.

d. The likelihood of finding intact significant cultural resources, including any human remains, is low. No known burial sites have been identified within the project area or in the vicinity. In addition, Health and Safety Code § 7050.5, Public Resources Code § 5097.98 and § 15064.5 of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the County coroner or medical examiner can determine whether the remains are those of a Native American. Note that § 7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony. Nevertheless, **the potential to disturb human remains during construction and grading activities would be a potentially significant impact and will be further discussed in the EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. GEOLOGY and SOILS – Would the project:				
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?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☒	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. GEOLOGY and SOILS – Would the project:				
landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	☒	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

a(i). There are no Alquist-Priolo Earthquake Fault Zones within the City (Ranch Palos Verdes General Plan, 1975). The project area is located approximately five miles southeast of the Palos Verdes Fault, and approximately 1.5 miles southwest of the inactive Cabrillo Fault (Southern California Earthquake Data Center, November 2010). As the nearest active fault is located approximately six miles from the project area, the potential for surface rupture at the project area is considered low. **The potential impact from fault rupture within the project area would be less than significant and further discussion in an EIR is not warranted**.

a(ii). Although the nearest active fault is located approximately five miles from the project area, as with any site in the southern California region, the project area is susceptible to strong seismic ground shaking in the event of a major earthquake. Future onsite structures would need to be constructed to withstand potential peak accelerations as defined by the California Building Code (CBC). In addition, the design of individual structures would be subject to review by the City's Building and Safety division, including review by the City Geologist and City Engineer. **Nevertheless, ground shaking may result in potentially significant impacts to proposed habitable structures and this issue will be further examined in the EIR.**

a(iii). Liquefaction describes the phenomenon in which groundshaking works cohesionless soil particles into a tighter packing which induces excess pore pressure. These soils may acquire a high degree of mobility and lead to structurally damaging deformations. Liquefaction begins below the water table, but after liquefaction has developed, the groundwater table will rise and cause the overlying soil to mobilize. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand.

According to the Department of Conservation Seismic Hazard Zones Map, Zone 2 is located within an area that has low to no potential for liquefaction (DOC, 1999). In addition, the Rancho

Palos Verdes General Plan Safety Element shows that Zone 2 is located in an area that has low to no potential for liquefaction (City of Rancho Palos Verdes, 1975). **Therefore impacts related to liquefaction would be less than significant and further discussion in an EIR is not warranted**.

a(iv). The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. In order to fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and, shaking of marginally stable slopes during earthquakes.

The project area is located within an area that is subject to the City of Rancho Palos Verdes Landslide Moratorium Ordinance. The Rancho Palos Verdes General Plan Safety Element shows that Zone 2 is located in an area that has potential for active landslides (Figure 14, City of Rancho Palos Verdes, 1975). In addition, according to the Department of Conservation Seismic Hazard Zones Map, portions of the project area are located within an area that has potential for seismically induced landslides (DOC, 1999). The proposed project involves revisions to the Landslide Moratorium Area that would facilitate potential development of up to 47 undeveloped lots to be developed with residential units. **The impact related to seismically induced landslides is potentially significant and will be further analyzed in the EIR.**

b. The proposed project involves revisions to the City's Landslide Moratorium Ordinance that would facilitate potential development of up to 47 residential units on the undeveloped lots in the project area. Site preparation would involve grading and drainage improvement that could alter the existing drainage pattern of the area, which has the potential to increase the amount of surface runoff and may have the potential to cause substantial erosion or the loss of topsoil on the undeveloped lots. **This impact would be potentially significant and will be further analyzed in the EIR.**

c. According to the California Department of Conservation Seismic Hazard Zones Map, Zone 2 is not located in an area that is subject to settlement due to seismic shaking, liquefaction, or lateral spreading (DOC, 1999). However, Zone 2 is located in an area that has the potential for earthquake-induced landslides as a result of the steep topography (DOC, 1999). The proposed project involves revisions to the City's Landslide Moratorium Ordinance that would facilitate potential development of up to 47 residential units on the undeveloped lots in the project area. **Since there is the potential for landslide hazards in the project area, impacts are potentially significant and will be further analyzed in the EIR.**

d. The soils of the Palos Verdes Peninsula are known to be expansive and occasionally unstable (City of Rancho Palos Verdes, 1975). Because soils on the approximately 64 developed lots have been previously disturbed and compacted to accommodate existing development, the potential for expansive soils is considered low in these areas. However, the 47 undeveloped lots to accommodate up to 47 residential units may contain soils that have the potential for expansion. **Impacts are potentially significant and will be further analyzed within the EIR.**

e. The City has constructed a sanitary sewer system that serves the Portuguese Bend community. This system was designed to reduce the amount of groundwater within the Landslide Moratorium Area by eliminating the use of private septic systems, thereby attempting to slow goal or stop land movement. New residences that may be constructed in the project area would be required to connect to either the existing sanitary sewer system or to a City approved holding tank system if the sanitary sewer system is not available at the time of building permit issuance. In such cases, when the sanitary sewer system becomes available, the holding tank system shall be removed and a connection would be made to the sanitary sewer system. **With these requirements, any impacts related to septic systems would be less than significant. No further analysis of this issue in an EIR is warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a-b) The accumulation of greenhouse gases (GHG) in the atmosphere regulates the earth's temperature. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. In response to an increase in man-made GHG concentrations over the past 150 years, California has implemented AB 32, the "California Global Warming Solutions Act of 2006." AB 32 requires achievement by 2020 of a statewide GHG emissions limit equivalent to 1990 emissions (essentially a 25% reduction below 2005 emission levels) and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions.

The proposed project involves revisions to the City's Landslide Moratorium Ordinance that would facilitate potential development of up to 47 residential units on the undeveloped lots in the project area. The proposed project would increase the intensity of development in the project area compared to existing conditions and as described above, the proposed project would also increase the amount of vehicle trips associated with residents in the project area. As such, the project could potentially contribute to cumulative impacts relating to global climate change. **The proposed project's potential contribution to cumulative impacts related to global climate change will be further discussed in an EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS and HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☒	☐	☐	☐

a. The proposed project involves revisions to the City's Landslide Moratorium Ordinance that would facilitate potential development of up to 47 residential units on the undeveloped lots in the project area. By their nature, the proposed use residential uses would not involve the

transport, use, or disposal of substantial quantities of hazardous materials and would not introduce any unusual hazardous materials to the area. **Therefore, impacts would be less than significant and further analysis of this issue in an EIR is not warranted.**

b - d. The following databases (pursuant to Government Code Section 65962.5) were checked (November 8, 2010) for known hazardous materials contamination within the project area:

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database;
- Geotracker search for leaking underground fuel tanks;
- Investigations- Cleanups (SLIC) and Landfill sites, Cortese list of Hazardous Waste and Substances Sites; and
- The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields (Envirostor) Database.

The project area does not appear on the CERCLIS, Geotracker, DTSC's Envirostor Database or the Cortese list. Therefore, no known soil or groundwater contamination is currently present. The nearest school in the vicinity of the project area is the Portuguese Bend Nursery School at Abalone Cove Shoreline Park, approximately one-third of a mile from the project area. However, the project would not emit hazardous emissions or involve handling of hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school.

Development of the 47 lots over time may increase water runoff and increase the potential for water quality impacts which could affect resources downstream including the Pacific Ocean, which is located ¼ mile from the Portuguese Bend Nursery School. The proposed project would increase the number of onsite visitors and vehicular activity over current conditions. Proposed impermeable surfaces such as driveways would accumulate deposits of oil, grease, and other vehicle fluids and hydrocarbons. In addition, proposed new landscaping, such as lawn areas, could introduce chemical inputs such as pesticides and herbicides. During storms, these deposits would be washed into and through the drainage systems and to the Pacific Ocean within ¼ mile of the Portuguese Bend Nursery School. Urban runoff can have a variety of deleterious effects. Oil and grease contain a number of hydrocarbon compounds, some of which are toxic to aquatic organisms at low concentrations. Heavy metals such as lead, cadmium, and copper are the most common metals found in urban storm water runoff. These metals can be toxic to aquatic organisms, and have the potential to contaminate drinking water supplies. Nutrients from fertilizers, including nitrogen and phosphorous, can result in excessive or accelerated growth of vegetation or algae, resulting in oxygen depletion and additional impaired uses of water. Therefore, the increased impervious surface area, vehicular activity and use of fertilizers onsite could incrementally increase the amount of pollutants in onsite runoff, which could adversely affect the water quality of receiving waters including the Pacific Ocean. However, due to the dispersed locations of the subject lots and the opportunity for infiltration of runoff from the initial flows as part of a rain event, the incremental increase in impervious surfaces would not be expected to result in significant concentrations of hazardous substances, near the nursery school or elsewhere.

Because the project would not be located in an area with known soil or groundwater contamination and would not emit hazardous emissions or involve handling of hazardous materials, **the proposed project's impact related to release of hazardous materials would be less than significant and further discussion in an EIR is not warranted.**

e, f. The project area is located approximately 14 miles from both the Los Angeles International Airport and the Long Beach Airport, and more than 2 miles from Torrance Municipal Airport, and is not included within an airport land use plan. Therefore, significant airport safety hazards are not anticipated. **No impact would occur and further discussion in an EIR is not warranted.**

g. The proposed project involves revisions to the City's Landslide Moratorium Ordinance that would facilitate potential development of up to 47 residential units on the undeveloped lots in the project area. Future development would be on existing lots, and would be served by existing road networks. Evacuation routes from the project area to Palos Verdes Drive South would include Cinnamon Lane and Fruitree Road to Narcissa Drive and Sweetbay Road to Peppertree Drive. The project would not interfere with any emergency response plan or evacuation route. **No impact would occur and further discussion in an EIR is not warranted.** As discussed below under Section XVI *Transportation/Traffic*, however, the capacity of these roads to handle additional project-generated traffic will be studied in the EIR

h. According to the Los Angeles County Fire Department, the City of Rancho Palos Verdes, including the project area, is identified as a High Fire Hazard Area. The proposed project involves revisions to the City's Landslide Moratorium Ordinance that would allow up to 47 residential units on the undeveloped lots in the project area. Development of the proposed residential units may expose people or structures to risk involving wildland fires. **Risk due to wildland fires is considered potentially significant and will be further discussed in an EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY and WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☒	☐	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY and WATER QUALITY – Would the project:				
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?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☒	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☒	☐	☐	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☒	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

a - f. Of the 111 lots in the Zone 2 area, 64 are developed with residences and accessory structures and 47 lots are undeveloped or underdeveloped. The majority of the undeveloped lots contain non-native vegetation, and some have small, non-habitable structures (e.g., sheds, stables, fences, etc.) for equestrian or horticultural uses. The proposed project would involve revisions to the Landslide Moratorium Ordinance that would facilitate potential development of up to 47 residences on the approximately 112-acre project area.

The proposed project would intensify the overall development in Zone 2, and would increase impermeable surface area on the subject lots, potentially introducing new residences and driveways. This may incrementally reduce groundwater recharge. Additionally, the proposed project would allow for grading and drainage improvements that may alter the existing drainage pattern of individual lots, which has the potential to increase the amount of surface runoff within Zone 2. Construction activities such as grading may generate additional pollutants that could adversely affect the quality of surface runoff. Additionally operational impacts typically associated with residential uses, such as pollutants from vehicles and landscaping, may generate additional pollutants that could adversely affect the quality of surface runoff. Therefore, buildout of the project area has the potential to adversely affect groundwater supplies, and the amount and quality of surface runoff. **Impacts are potentially significant and this issue will be further analyzed in an EIR.**

g, h. The Federal Emergency Management Agency (FEMA) has defined the 100-year flood hazard areas through the publication of Flood Insurance Rate Maps (FIRM). The FIRM for Zone 2 and the surrounding area (Map ID 06037C2026F) indicates that the site and surrounding area are contained within Zone X and Zone D. Zone X designates an area with a minimal risk of flooding (not within the 100-year flood zone) and Zone D designates an area with areas in which flood hazards are undetermined, but possible. The proposed project involves potential construction of 47 single family housing units. Because flood hazards are undetermined, but possible in portions of Zone 2, **impacts are potentially significant and will be analyzed in an EIR.**

i. No dams or levees are located in the vicinity of the project area. In addition, the project area does not lay within any known dam inundation zones (City of Rancho Palos Verdes General Plan Safety Element, 1975). **Thus, the potential for flooding due to dam failure is low. No impact would occur and further discussion in an EIR is not warranted.**

j. The Safety Element of the City of Rancho Palos Verdes General Plan states that south-facing coastal strips should observe special caution during a tsunami alert (General Plan Safety Element, 1975). However, the project area sits inland of steep coastal bluffs above the Pacific Ocean at an average elevation of approximately 350 feet above sea level. In addition, according to the Department of Conservation Tsunami Inundation Map for the Redondo Beach (South) Quadrangle, the project area is located outside a tsunami inundation area (DOC, March 2009). **Therefore, risks from inundation from a tsunami wave or seiche would be less than significant and further discussion in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the proposal:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan,	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the proposal:				
policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

a. The project would facilitate potential development of 47 existing residential lots within a residential subdivision. No new roads are proposed, and no changes in land uses patterns would result. The project would not physically divide an established community. **No impacts would occur and further analysis in an EIR is not warranted.**

b. The project area has City of Rancho Palos Verdes General Plan designations of Residential, ≤1 Dwelling Unit/acre and Residential, 1-2 Dwelling Unit/acre. As specified in the General Plan, areas within the Residential 1 dwelling unit per acre designation "possess one or both of the following conditions: natural areas delineated in the Natural Environment element as possessing significant habitats (this density is also compatible with the surrounding areas and reflects the general treatment that has been used in the past under similar conditions); areas where governmental bodies (Coastal Commission) and community organizations will possibly have input into the intensity and type of land use to take place, but at this time it is undetermined as to exact definition of this control. A Specific Plan District (see Specific Plan District section) is denoted on the latter areas in order to indicate that further input from other agencies may affect their final use, and that the City must prepare more detailed analysis and plans. The 1-2 Dwelling Units per Acre Land Use Designation includes "Areas containing low or moderate physical constraints with little or no natural significance were denoted within this general density range. This is the density that the original Palos Verdes Project called for and represents a density which is most compatible with the Peninsula's environment."

The following selected policies of the Residential 1 Dwelling Unit per Acre and Residential 1-2 Dwelling Units per Acre Land Use designations from the Urban Environment Element of the City of Rancho Palos Verdes General Plan (1975) would apply to any new construction that would be facilitated by adoption of the proposed Landslide Moratorium Ordinance revisions, as well as the revisions themselves:

- *1 - Retain the present predominance of single-family residences found throughout the community, while continuing to maintain the existing variety of housing types.*

- *2 - Require all new housing developed to include suitable and adequate landscaping, open space, and other design amenities to meet the community standards of environmental quality.*
- *3 - Encourage and assist in the maintenance and improvement of all existing residential neighborhoods so as to maintain optimum local standards of housing quality and design.*
- *10 - Require all developments which propose open space to be held in private ownership to provide legal guarantees to protect these areas from further development.*
- *11 - Control the alteration of natural terrain.*
- *12 - Encourage energy conservation in housing design.*
- *13 - Require proposals for development of areas which impact corridor related views to analyze the site conditions and address the preservation of such views.*
- *14 - Prohibit encroachment on existing scenic views reasonably expected by neighboring residents.*
- *15 - Enforce height controls to further lessen the possibility for view obstructions.*
- *16 - Require proposed housing to show how it ensures the existence of neighboring site privacy, while simultaneously providing privacy to the occupants of the proposed units.*
- *17 - Make an effort through zoning, cooperation with other governmental entities, and acquisition to preserve the rural and open character of the City.*
- *18 - Allow no further development involving any human occupancy within the active landslide area.*

The proposed project would not involve changes to the existing residential land use and zoning designations. The potential residences facilitated by the proposed ordinance revisions would maintain the existing rural and open character of the area by being limited to the existing lot configurations and allowed densities, i.e. one to two units per acre. The proposed residential uses would be compatible with existing residential land uses and development in Zone 2. All residential development would be required to comply with the same existing General Plan policies as development on the other lots in Zone 2.

As listed in the Rancho Palos Verdes Municipal Code (Section 17.02), the following uses may be constructed or conducted in residential districts:

A. *Single-family residential buildings, mobile homes on city approved foundations, as provided in California Government Code Sections 65852.3 and 65852.4 and associated accessory structures for the residential use and occupancy of not more than one family and not more than one dwelling unit per lot, with the exception of second units approved pursuant to Chapter 17.10 (Second Unit Development Standards);*
B. *Home occupations pursuant to Chapter 17.08 (Home Occupations);*
C. *Private outdoor recreational uses, such as tennis courts, swimming pools and basketball courts, which are incidental to the residential use of the property;*
D. *Residential planned development (RPD), pursuant to Chapter 17.42 (Residential Planned Development);*
E. *The keeping of animals customarily referred to as household pets and small domestic animals for noncommercial purposes;*

F. The keeping of large domestic animals, pursuant to Chapter 17.46 (Equestrian Overlay (Q) District);
G. The keeping of a maximum of five bee hives for noncommercial purposes, except for the RS-A-5 residential zoning district, where a maximum of ten bee hives may be kept upon approval by the director of a site plan review application, which shall be appealable to the planning commission pursuant to Chapter 17.80 (Hearing Notice and Appeal Procedures);
H. The growing of crops and/or fruits on one acre or less for noncommercial purposes;
I. Small family day care;
J. Temporary special uses and developments, if a special use permit is first obtained, pursuant to Chapter 17.62 (Special Use Permits);
K. Commercial filming or photography, if a city film permit is first obtained, pursuant to Chapter 9.16 (Still Photography, Motion Picture and Television Productions) of this code;
L. Any other use which specifically is required to be permitted in a single family residential district by state or federal law; and
M. Other uses as provided in any applicable overlay or special district.

The following uses are allowed in the residential districts with approval of a Conditional Use Permit:

A. The growing of crops and/or fruits on more than one acre or for commercial purposes;
B. Flower and produce stands, wholesale plant nurseries, horse stables and similar commercial/agricultural uses;
C. Bed and breakfast inns;
D. Residential care facilities involving seven or more patients;
E. Large family day care, pursuant to Section 17.76.070 (Miscellaneous Permits and Standards);
F. Commercial antennas, pursuant to Section 17.76.020 (Miscellaneous Permits and Standards);
G. Golf courses, driving ranges and related ancillary uses;
H. Government facilities;
I. Private educational uses, not including nursery schools and day nurseries;
J. Public utility structures;
K. Outdoor active recreational uses and facilities; and
L. Such other uses as the director deems to be similar and no more intensive. Such a determination may be appealed to the planning commission and the planning commission's decision may be appealed to the city council pursuant to Section 17.80.050 (Hearing Notice and Appeal Procedure). If a proposed use or development is located in the coastal specific plan district, the city's final decision regarding such other use may be appealed to the California Coastal Commission for a determination that the uses are similar and compatible with the local coastal program.

The project would involve revisions to the landslide Moratorium Ordinance that would facilitate potential development of 47 new residences in Zone 2. As noted above, this use is permitted under the City's Municipal Code, but for the current moratorium. Any new development would be required to adhere to all existing Municipal Code standards.

Any development potentially facilitated by adoption of the proposed ordinance revisions would be also be required to adhere to the provisions of two overlay control districts as set forth

in the Rancho Palos Verdes Municipal Code. Municipal Code Chapter 17.40 introduces these districts as providing "criteria which further reduce potential impacts which could be directly created or indirectly induced by proposed and existing developments in sensitive areas of the city." The overlay districts that are applicable to the project area include the following:

- **Natural Overlay Control District (OC-1).** The purposes of the Natural Overlay Control District are to "Maintain and enhance land and water areas necessary for the survival of valuable land and marine-based wildlife and vegetation," and "Enhance watershed management, control storm drainage and erosion, and control the water quality of both urban runoff and natural water bodies within the city."

- **Socio-Cultural Overlay Control District (OC-2).** The purposes of the OC-2 District are to "Preserve, protect and maintain land and water areas, structures and other improvements which have significant historical, archaeological or cultural importance," and to "Provide for the designation, protection and maintenance of land and water areas and improvements which may be of unique scientific or educational value."

It should also be noted that any proposed residences on the lots that would become potentially developable under the ordinance revisions would also have to adhere to the specific regulations proposed under the revisions themselves to address safety and other concerns. These include requirements that a landslide moratorium exception permit be approved by the City; that the parcel is served by a sanitary sewer system; and that the applicant shall submit geological or geotechnical studies to demonstrate safety in relation to landslide hazards, among other standards. **Impacts would be less than significant and further discussion in an EIR is not warranted.**

c. In 2004 the Rancho Palos Verdes City Council conceptually approved the Citywide Natural Communities Conservation Planning (NCCP) Subarea Plan, which identifies Biological Resource Areas and establishes habitat preserves. The Rancho Palos Verdes NCCP provides for conservation and protection of the Palos Verdes blue butterfly and other special-status species, while permitting impacts from development to potential habitat for the covered species, including Coastal Sage Scrub habitat. Portions of the project area are within Coastal Sage Scrub habitat, Exotic Woodland, Disturbed, and Grassland areas. **Consistency with the NCCP will be discussed in the biological resources section of an EIR**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a-b. According to the Natural Environment section of the Ranchos Palos Verdes General Plan (1975), from 1948 to 1958 specific areas in Rancho Palos Verdes were quarried for basalt, diatomaceous earth, and Palos Verdes stone. The General Plan states that there are no mineral resources present within the community that would be economically feasible for extraction (Rancho Palos Verdes General Plan, 1975). Potential buildout of 47 residences on lots within an existing residential subdivision would not result in the loss of the availability of a known mineral resource that would be of value locally, regionally, or to the State (California Geological Survey/U.S. Geological Survey, 2003). **There would be no impact and further discussion in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	☒	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	☐	☐	☐	☒

a-d. The project area currently contains residential uses and vacant land. Current noise sources in Zone 2 include traffic on the streets within the area and noise from residential and equestrian uses. The proposed project would include the potential for 47 homes to be constructed. Construction of these residences could temporarily increase noise levels for nearby residents. Operation of the project would increase ambient noise due to an increase in traffic and residential activities. Therefore, noise impacts during construction and operation of the project are **potentially significant and will be analyzed further in an EIR.**

e, f. The project area is not included within an airport land use plan, and is approximately 14 miles from the Los Angeles and Long Beach airports, and more than 2 miles from Torrance Municipal Airport. The project is also not within the vicinity of a private airstrip. **Thus, no impact related to aircraft noise would occur and further discussion in an EIR is not warranted.**

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

a. The proposed project involves revisions to the landslide moratorium ordinance, which would facilitate potential development of up to 47 new residences within Zone 2. The anticipated population increase due to the project would be 130 new residents, based upon the 2010 California Department of Finance's Population and Housing estimates (2.751 persons per household in Rancho Palos Verdes x 47 housing units). Currently, the estimated population of the City is 42,893 (Department of Finance, January 2010). Therefore, with implementation of the proposed project, the population in the City would total 43,023. The population projections for Rancho Palos Verdes anticipate a population of 43,246 in 2015 and 43,251 in 2020 (Southern California Association of Governments, Integrated Growth Forecast, 2008). Therefore, the increase in residents would not exceed planned growth forecasts in the City. **Impacts are less than significant and further analysis of this issue is not warranted.**

b,c. The proposed project would involve revisions to the landslide moratorium ordinance that could permit up to 47 new residences within Zone 2. Existing residences in Zone 2 would remain and the project would not displace existing housing or people. **No impacts would occur and further analysis of these issues is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

a (i.). The City of Rancho Palos Verdes is served by the Los Angeles County Fire Department (LACFD). There are six County fire stations serving the City, including three stations located within City limits. In the event of major fires, the County has "mutual aid agreements" with cities and counties so that additional personnel and firefighting equipment can augment the County Fire Department. The fire station nearest to the project area is Fire Station #53, located

at 6124 Palos Verdes Drive South, approximately 0.5 miles east of the project area (LA County Fire Department Website). Station #53 operates three shifts per day and currently utilizes a "three-man crew" with at least three staff members on duty per shift (nine total staff) (Captain Avila, LA County Fire Station #53, December 2009). Station #53 services an area that extends from San Pedro to below the Trump National Golf Club.

Zone 2 is within a developed area currently served by the LACFD and residential development accommodated by the proposed revision to the landslide moratorium would not substantially increase the population in the City. As discussed above in Section VIII, *Hazards and Hazardous Material*, the site is located in High Fire Hazard Area and those issues will be discussed further in an EIR. However, the addition of 47 residences in Zone 2 would not require new or expanded fire facilities (Captain Avila, November 17, 2010). In addition, the project area's close proximity to Fire Station #53 would ensure an adequate response time by the Fire Department in emergency situations. Buildings constructed would also be required to comply with the Fire Code and LACFD standards, including specific construction specifications and design requirements. Therefore, residential development accommodated by the project would not significantly affect community fire protection service and would not result in the need for construction or expansion of fire protection facilities. **Impacts would be less than significant and further discussion of this issue in an EIR is not warranted.**

a (ii.). The City of Rancho Palos Verdes contracts with the Los Angeles County Sheriff's Department (LACSD) to provide law enforcement services to the City. The Lomita Station, located at 26123 Narbonne Avenue in Lomita, provides service to the areas within the city limits of Rancho Palos Verdes, Lomita, Rolling Hills and Rolling Hills Estates as well as unincorporated Los Angeles County areas around Rancho Palos Verdes (LACSD Homepage). The Lomita Station is located approximately 3.75 miles from the project area. The Lomita Station currently has 95 sworn officers on staff. During the daytime shift, approximately 8-10 officers are on duty in the vicinity of the Palos Verdes Peninsula and approximately 3-4 are on duty within the City of Rancho Palos Verdes. During the night shift approximately 6-8 total officers are on duty in the vicinity and approximately 2-3 officers are on duty in Rancho Palos Verdes. The proposed project is not anticipated to require additional police services, as the project area is within a developed area currently served by the LACSD. Although the project would increase the number of residents in the project area, it is not expected to adversely affect police services. The LACSD has sufficient resources to accommodate the proposed project. Therefore, the project would not significantly affect police protection services and would not result in the need for construction or expansion of new police facilities. **Impacts would be less than significant and further discussion of this issue in an EIR is not warranted.**

a (iii). The proposed ordinance revisions could result in the construction of 47 residences, which would increase the population in the City by 130. Therefore, additional school children would likely be introduced into the student population as a result of implementation of the project. In accordance with State law, the developer(s) of the project would be required to pay school impact fees. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Thus, payment of the development fees is

considered full mitigation for the project's impacts under CEQA and no additional mitigation is required. **Impacts to public schools would be less than significant with payment of mandatory fees and further analysis of this issue in an EIR is not warranted.**

a (iv-v). The Rancho Palos Verdes Recreation and Parks Department is responsible for maintaining and planning for parkland in the City of Rancho Palos Verdes. The City currently maintains approximately 334 acres of parklands and 1,400 acres of open space (City of Rancho Palos Verdes Recreation and Parks Department Staff, December 2010). The public park closest to the project area is the Abalone Cove Shoreline Park, a 53-acre park located approximately 0.35 miles southwest of the project area. Based on the City's current population of 42,893 (Department of Finance, January 2010), there is approximately 7.79 acres of parkland per 1,000 residents. With the addition of approximately 130 new residents (as described above in Section XVIII, *Population and Housing*), the City's parkland to population ratio would be approximately 7.76. The addition of new residents as a result of the proposed project would not significantly decrease the parkland to population ratio and would not result in the need for additional recreation facilities. Therefore, **impacts to parks would be less than significant and additional analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. RECREATION —				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a-b. The proposed project involves revisions to the landslide moratorium ordinance that would potentially facilitate development of up to 47 new residences within Zone 2. These residences would increase the City's population by approximately 130 people, which could increase the use of recreational facilities in the project vicinity. However, as described above in Section XIV, *Public Facilities*, the population increase would not cause substantial physical deterioration of recreational facilities. As discussed above under Item XIV *Public Services*, the project area contains existing residential uses and is adequately served by recreational facilities. Additionally, the project would not include recreational facilities or require the construction or expansion of recreational facilities. **Impacts to recreational facilities would be less than significant and additional analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. TRANSPORTATION / TRAFFIC — Would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
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?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☒	☐	☐	☐
e) Result in inadequate emergency access?	☒	☐	☐	☐
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☒	☐	☐	☐

a-b, d-f. The proposed project would involve revisions to the Landslide Moratorium Ordinance that would potentially add an additional 47 residences to the Zone 2 area. As no new or reconfigured roads are proposed, and as the land uses in the project area would not change, the project would not increase hazards due to a design feature or incompatible use. Because the proposed project would intensify the use of the project area compared to the existing conditions, traffic to and from the project area would increase. The additional residential traffic could adversely affect emergency access by adding volume to the private road network in the Portuguese Bend area. **These impacts are potentially significant and will be further evaluated in the EIR.** A traffic study will be conducted to analyze and evaluate the project's potential impacts to traffic, circulation, parking and hazards due to design features, and site access.

c. The proposed project involves revisions to the Landslide Moratorium Ordinance, which would facilitate development of up to 47 new residences within Zone 2. The project by its nature would not result in a change in air traffic patterns by increasing traffic levels or a change in location that results in substantial safety risks. **No impact would occur and further discussion in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☒	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

a, b, e. The City has constructed the Abalone Cove Sewer System, which serves the Portuguese Bend community including the 47 undeveloped lots in Zone 2 that could become developable with implementation of the proposed ordinance amendments. The Abalone Cove system is intended to reduce the amount of groundwater within the Landslide Moratorium Area by eliminating the use of private septic systems, with the ultimate goal or slowing or stopping land

movement. The Abalone Cove system was originally intended to serve the 110 developed and the 47 undeveloped lots in the Abalone Cove area or the Portuguese Bend community, which includes the undeveloped lots in Zone 2 (City of Rancho Palos Verdes, "Monks Lots MND", August 2009). As such, the potential future development of up to 47 new residences in Zone 2 would be consistent with the planned sewer system capacity, although the approval of the proposed project would not directly grant any entitlement to develop these lots. The City's Public Works Department has recently confirmed, as a part of the update to the City's Sewer Master Plan, that the Abalone Cove system does have adequate capacity to serve the undeveloped lots. Therefore, the proposed project may significantly affect the existing wastewater conveyance or treatment system and therefore new or expanded facilities may be required. **Impacts are potentially significant and this issue will be further discussed in an EIR.**

c. As discussed in Section VIII, *Hydrology and Water Quality*, currently, the project area contains 111 lots. Of these, 64 are developed with residences and accessory structures and 47 lots are undeveloped or underdeveloped. The majority of the undeveloped lots contain non-native vegetation, and some have small, non-habitable structures (e.g., sheds, stables, fences, etc.) for equestrian or horticultural uses. The proposed project would involve revisions to the Landslide Moratorium Ordinance that would allow up to 47 residences on the approximately 112-acre project area.

The proposed project would represent a more intense use of the project area as compared to the current use, and would increase impermeable surface area onsite, including residences, driveways, and access roads. This may incrementally reduce groundwater recharge. Additionally, the proposed project would allow for grading and drainage improvements that would alter the existing drainage pattern of the Zone 2 area, which has the potential to increase the amount of surface runoff. In addition, construction activities, such as grading, and operational impacts typically associated with residential uses, such as pollutants from vehicles and landscaping pesticides, which may generate additional pollutants that could adversely affect the quality of surface runoff. Therefore, potential buildout of the project has the potential to adversely affect groundwater supplies, and the amount and quality of surface runoff. **Impacts are potentially significant and this issue will be further analyzed in an EIR.**

d. The Rancho Dominguez District of the California Water Service Company (CWSC) is the local purveyor of domestic water. CWSC serves domestic customers in Rancho Palos Verdes, Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, and a portion of Lomita. The Rancho Dominguez District's water supply for the City of Rancho Palos Verdes is 100% reliant on imported water supplies (Colorado River and State Water Project) from the Metropolitan Water District (MWD) of Southern California, which are purchased through the West Basin Municipal Water District (WBMWD). There is no local groundwater extraction for use by the CWSC on the Palos Verdes Peninsula and there are no local supplies currently available to the WBMWD (CWSC Homepage). As a result, the availability of water is dependent on the supply conditions of the MWD. The Rancho Dominguez District's Palos Verdes water system includes 350 miles of pipeline, 18 storage tanks, and 31 booster pumps. CWSC proactively maintains and upgrades its facilities to ensure a reliable, high-quality supply (CWSC Homepage).

The potable water supply for the proposed project would be delivered by the Rancho Dominguez District of CWSC, which in turn purchases all of its supply from WBMWD via MWD sources (the Colorado River and State Water Project). Assuming that water demand is approximately 120% of wastewater generation, the proposed project would require approximately 10,998 gpd, or 12.3 AFY (based on the estimated wastewater generated as shown in Table 1). As shown in Table 1, WBMWD's total water supply currently has an estimated 14,500 AFY greater than the current demand (WBMWD, 2005). In addition, the projected water supply is anticipated to be 260,297 AFY in 2030, which is approximately 42,800 AFY greater than the projected demand for retail, municipal and industrial uses (217,497 AFY) (WBMWD, 2005). As such, the proposed project's demand of approximately 12.3 AFY would represent approximately 0.085% of the current available supply (approximately 14,500 AFY) and approximately 0.029% of the projected available supply in 2030 (approximately 42,800 AFY).

Table 1
Current and Projected WBMWD Water Supply and Demand (AFY)

Water Sources	Current Supply	Current Demand	2030 Supply	2030 Demand
Imported – MWD	129,315	129,315	101,747	101,747
Groundwater	41,535	41,535	52,000	52,000
Recycled Water	13,065	13,065	43,750	43,750
Ocean Desalination	-	-	20,000	20,000
Conservation	14,500	-	42,800	-
Total Water Supply	***198,416***	***183,916***	***260,297***	***217,497***

Source: 2005 Urban Water Management Plan, WBMWD, 2005.

Since the City of Rancho Palos Verdes's water supply via the Rancho Dominguez District is reliant on imported water supplies from MWD, it is important to note that MWD's estimated water supply is expected to meet the demands of its member agencies such as WBMWD. MWD has engaged in substantial water supply projection and planning efforts. In its 2003 Blueprint Report and 2005 Regional Urban Water Management Plan, MWD has consistently found that its existing water supplies, when managed according to its water resource plans, such as the Water Surplus and Drought Management Plan and Integrated Resources Plan, are and will be 100% reliable for at least a 20-year planning period. Since publication of those reports, MWD has continued to implement its water supply programs, as reported in its annual Implementation Reports, the most recent of which was published in February 2009. Although water supply conditions are always subject to uncertainties, MWD has maintained its supply reliability in the face of such uncertainties in the past, and is actively managing its supplies to ensure the same 100% reliability for the future (MWD, February 2009).

It is anticipated that sufficient water will be available to meet demand associated with the proposed project. Impacts related to water supply would be less than significant and further discussion in an EIR is not warranted.

f, g. Solid waste collection service in Rancho Palos Verdes is provided by various haulers who have exclusive agreements with the City to provide disposal service for solid waste generated within the City. Residential solid waste collection within the project area is provided exclusively by Universal Waste Systems (UWS). In addition, for construction waste there are ten authorized commercial haulers who provide dumpster and roll-off service throughout the City. Solid waste generated in the City of Rancho Palos Verdes could be taken to four different landfills; however, Puente Hills Landfill is the primary landfill used by the City. This landfill is operated by the County Sanitation Districts of Los Angeles County within which an independent special district provides water pollution control and solid waste management services under the authorization of the Sanitation Act of 1923. Table 2 summarizes the permitted throughput, estimated capacity, and estimated closure date for these facilities.

Table 2
Solid Waste Disposal Facilities

Facility	Permitted Daily Throughput (tons/day)	Estimated Remaining Capacity (CY)	Estimated Closure Date
Puente Hills Landfill	13,200	35,200,000	10/31/2013
Downey Area Recycling and Transfer Facility [a]	5,000	N/A	N/A
South Gate Transfer Station [a]	2,200	N/A	N/A
Commerce Refuse-to-Energy Facility [a]	1,000	N/A	N/A

Source: California Integrated Waste Management Board Website, http://www.calrecycle.ca.gov/SWFacilities/Directory/search.aspx, accessed on 11/15/2010.
cy=cubic yards
Note: [a] The estimated remaining capacity/estimated closure date is not applicable to this Transfer/Refuse-to-Energy facility

As shown in Table 2, the Puente Hills Landfill has a maximum permitted capacity of 13,200 tons/day and receives on average 9,000 tons/day. There is approximately 4,200 tons of available capacity at the Puente Hills Landfill. Solid waste from Rancho Palos Verdes may also be disposed of at the following facilities: City of Commerce's Waste to Energy Incinerator, the Downey Area Recycling and Transfer Facility, and the South Gate Transfer Station.

The City has completed a comprehensive waste reduction and recycling plan in compliance with State Law AB 939, which required every city in California to reduce the waste it sends to landfills by 50% by the year 2000. The City's Source Reduction and Recycling Element (SRRE) is the solid waste reduction planning document for the City of Rancho Palos Verdes, and establishes goals and policies for the City regarding source reduction, recycling and composting and environmentally safe solid waste management alternatives to land disposal. The SRRE also helps the City in maintaining the 50% diversion rate requirement specified by AB 939. As of 2002 (the last verified date by the CIWMB), the City was recycling 51% of its solid waste, thereby complying with the standards established by AB 939 (CIWMB Waste Stream Profile).

As shown in Table 3, development that could occur within the project area would generate an estimated 575 pounds of solid waste per day or 209,875 pounds of solid waste per year. In keeping with the City's recycling program, approximately 49% of this waste, or 282 pounds per day would be deposited in landfills. The Puente Hills Landfill has a maximum permitted capacity of 13,200 tons/day and receives on average 9,000 tons/day. Therefore, the 282 pounds per day is within the available capacity (4,200 tons per day) at the Puente Hills Landfill and the project impact to solid waste disposal would be less than significant.

Table 3
Solid Waste Generated

Land Use	Size	Generation Rate	Total (lbs/day)	Total (lbs/year)
Residential	47 Residential Units	12.23 lbs/ household/day *	575	209,875
Total Project Solid Waste Generation Increase			**575**	**209,875**

Notes: SF = square feet
*** Source: CalRecycle, 2010*

Although the project would incrementally increase solid waste generation, project area development would be required to comply with local regulations regarding solid waste reduction. **Impacts to the City's solid waste collection and disposal system would be less than significant and further discussion in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —				
a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. As discussed in Section IV, *Biological Resources*, the project's impacts on biological resources are potentially significant. As discussed in Section V, *Cultural Resources*, although no known cultural resources are located in the project area, the proposed project has the potential to disturb previously unknown subsurface archaeological and paleontological resources. Therefore, the project could potentially affect or eliminate important examples of California history or prehistory. **These potentially significant impacts will be further discussed in the EIR.**

b. The project has potential impacts to aesthetics, biological resources, cultural resources, geology, hydrology and water quality, noise, and traffic impacts that could be significant and cumulatively considerable. **These potentially adverse cumulative impacts will be explored and discussed in more detail in the EIR.**

c. The proposed project has potential for adverse effects on human beings due to potential impacts related to aesthetics, geology, hydrology and water quality, noise, and traffic. **The potential for adverse effects on human beings will be explored and discussed in more detail in the EIR.**

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