

From: [SUNSHINE](#)
To: [CC](#); [So Kim](#); [Elias Sassoon](#); [Cory Linder](#)
Cc: [momofyago@gmail.com](#); [cicoriae@aol.com](#); [pvpasofino@yahoo.com](#)
Subject: General Plan discussion Sept 18. The Trails Network is not the only topic at risk
Date: Monday, September 10, 2018 6:13:41 PM

MEMO

FROM: SUNSHINE

TO: RPV City Council

DATE: September 10, 2018

RE: Making an end to the RPV General Plan Update

As much as I would like to see RPV functioning under a nice and tidy General Plan so that we can go back to conducting our local affairs in an orderly fashion, the draft version in circulation isn't it.

The best way I can describe what I am feeling is like trying to sleep with a lot of cracker crumbs in between the sheets. Sweep away a few in one place and bunches more appear in another.

Council needs to find a way to have a specific Public Hearing on a few major topics with an emphasis on pulling together a consistent directive even though the "topic" appears in many different Elements and influences overlapping sub-Plans. Think Complete Roadways Act.

Trails and Pathways is a perfect example. There has never been an actual, Council level discussion about whether or not this City wishes to continue to coordinate with and pursue the Peninsula's network of off-road circulation corridors for emergency, civil defense, recreation, transportation and wildlife anti gene pool isolation purposes.

This is of regional significance and deserves a conscientious and publicly made decision. Obviously, Staff is against it. Given the sprawling

nature of RPV's geography, the draft General Plan Update, as presented, will facilitate the disappearance of the whole network by attrition.

It has been a subtle attack. Under **Infrastructure Goals**, the General Plan Steering Committee (in their Final Adopted Modifications of November 4, 2004) recommended the reduction of the concept to a recreational amenity. This would be a big change which deserves further discussion.

B. It shall be a goal of the City to provide **and maintain** residents with a safe, and efficient **and comprehensive** system of roads, ~~trails and paths~~.

Committee Note: The Committee directed Staff to have the Recreation Sub-committee also review this Goal in

its original format as it addressed trails and paths.

Under the **Circulation Element**, the Consultant, Willdan Engineering, was given only the trail map from the Public Use Master Plan (PUMP) and the draft Vision Plan which only shows the trails (existing and conceptual) that are in what had become nature reserves up until August 2008 and the Coastal Zone. To put it bluntly, the "circulation" represented by the Peninsula Wheel Trails Network Plan were not included in the draft Traffic Impact Analysis of July 2010 which is included in the draft General Plan Update. Is that an error or sabotage on the RPV Trails Network Plan?

Here are three other points that indicate that Staff is not "complying" with the Current General Plan. The term "conceptual" is used to indicate the bigger Goal. When the 1975 General Plan was written, RPV had no "public trails". The "figures" show what physically existed with a direction to preserve and enhance the circulation opportunities. Per So Kim, (in red) these are Staff's interpretations:

The Goals and Policies included in the proposed General Plan reflects the Steering Committee's modifications and further changes by the Planning Commission and City Council. Staff recommended changes are to the general text.

See the problem? What Staff is proposing in the text goes way beyond what is stated in the goals and some "policies" cause redirection. Wasn't it Staff who originated the change to an Open Space HILLSIDE land use designation? This "change" needs to be more thoroughly vetted before all of the little consequences get implemented.

This “interpretation” is what caused the need to visit the definitions of Active and Passive Activities. Staff’s interpretations of the language in the text has taken their proposed definitions in a whole different direction. (Notice that Eva Cicoria has objected, too.)

Trails identified in the CTP are “conceptual”. Similar to other trails in the City, once applicable easements are acquired and funding is made available, trails may be designed and improved.

Staff has it backwards. The trail connection across the “Bronco Area” exists and the CTP says so. There are so many properties involved that the CTP recommends that an “ideal pathway” be designed *point-to-point* so that easement offers can be collected where the desired TYPE of trail can be improved. Staff has developed a nasty habit of recommending that the Council accept easements where a trail is either inadvisable or physically impossible. That is what was done in relation to 10 Chaparral. This piece of Spoke #2 in the Peninsula Wheel Trails Network is back in “opportunity mode”. Should Council choose to keep the Infrastructure Goal of

IT SHALL BE A GOAL OF THE CITY TO PROVIDE RESIDENTS WITH A SAFE AND EFFICIENT SYSTEM OF ROADS, TRAILS AND PATHS.

As opposed to the recommended change,

It shall be a goal of the City to provide **and maintain*** ~~residents with a safe, and efficient and~~ **comprehensive** system of roads, ~~trails and paths.~~

Staff will have to track down a whole bunch of new text which is not supportive and get back to implementing the Trails Network Plan.

While it may be a good idea to modify the trail policy to simply reference documents to reduce the amount of text, the Trails Network Plan (TNP) is currently pending and to reference existing documents that will be folded into the TNP would quickly make said policy outdated.

The RPV Trails Network Plan is not “pending”. A City Council Adopted it in 1984. Then, in 1990, a City Council approved replacing the existing text under Conceptual Trails Plan and Conceptual Bikeways Plan with the new text. The CTP and CBT were never intended to be used as independent documents. “Folding” them into the TNP as originally intended will not make the policy outdated. In fact, referencing our sub-documents should encourage Staff to treat our sub-documents as “living

documents”, as in having a Council Policy which directs Staff to process Amendments and individual updates as word-processing exercises. The TRAILS DEVELOPMENT / MAINTENANCE CRITERIA of July 4, 2012 was recommended to replace the current text under STANDARDS. If Staff had been doing that all along, the Trump Maintenance Agreement would not be such a mess. And, I’m thinking that this “by reference” methodology would also work for the Coastal Specific Plan, the Parks Master Plan and the NCCP. (The PUMP is getting folded into the NCCP, right?) General Plan Amendment 22 can come out. It was to be in the CTP Section of the TNP update but, Staff was ignoring it. Having it in the General Plan didn't give it any more clout. Save us lots of redundant and potentially conflicting text in the General Plan.

Please don't get tired or, bored. The future of what we love as RPV is at stake.

* Speaking of maintenance, do you suppose the General Plan Steering Committee felt the need to add “and maintain” to the term “provide” because up until at least 2004 a lot of roadway maintenance was not getting done? Here is another cracker crumb. If you do make the recommended change to roadways, who is going to check and see if maintenance has been added to all of the other “provide something” Goals? I am looking for consistency and this draft update is not giving it to us.

From: [Barbara Sattler](#)
To: [So Kim](#); [Eva Cicoria](#); [Vona, Andrea](#); [Barbara Ailor](#); [Adrienne Mohan](#)
Cc: [Matt Waters](#); [Ara Mhuranian](#)
Subject: Re: Passive and Active Recreation Definitions
Date: Monday, September 10, 2018 3:46:07 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Ms. Kim,

Thank you for this update.

I am deeply disappointed that the City intends to retain these confusing and problematic definitions in the General Plan.

I have served on a number of City Committees over the years, going back to the Forrestal Committee and the early NCCP Planning Group. In every case, the City's odd definitions of the terms "Active" and "Passive" has required lengthy interpretations and explanations by Staff because the definitions are so far out of line with common usage of the English language. It has been my impression that no one is ever satisfied or comfortable with those explanations.

"Active" and "Passive" are both commonly understood to refer to a level of intensity of activity.

The General Plan should be written in terms that are straightforward and easy to understand without having to resort to a glossary to check whether commonly used terms are used with an unexpected meaning. Furthermore, the definitions of terminology used in the General Plan should not conflict with commonly used definitions that might be used in other governing documents by local, state or federal entities.

General Plan updates are an opportunity to correct flaws and weaknesses.

If the city's intent is only to define "structured" vs. "unstructured" facilities, or "formal" vs "informal" areas, why does it not simply use those terms without twisting the meaning of other terms?

Please take this opportunity to restore common usage of "Active" and "Passive" to refer to intensity of activity rather than to structures.

Barbara Sattler

On 9/5/2018 6:27 PM, So Kim wrote:

Good Afternoon,
The Community Development Dept and Park/Recreation Dept Staff considered your input and modified the definitions of Passive and Active Recreation definitions. As the General Plan is meant to be general in nature, the definitions are also general. Staff's opinion is that permitted or prohibited uses in different areas of the City are more appropriate in policies, park rules, or Preserve rules, etc. for those specific areas. Below are the revised definitions:

Active Recreation: Recreational activities generally found within formal and structured facilities.

Passive Recreation: Recreational activities generally found within informal and unstructured areas that do not require specialized facilities.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: [SUNSHINE](#)
To: [Nathan Zweizig](#); [Lukasz Buchwald](#)
Cc: [CC](#); [So Kim](#); [Kit Fox](#)
Subject: Thank you for the directions plus a few suggestions
Date: Saturday, September 08, 2018 5:53:05 PM

Hi guys,

Thank you for helping me find the current General Plan. This brought up some Customer Service suggestions.

The 1975 General Plan document file includes the Amendments Log only up to #16 which is when the Land Use Map was last updated. Three things about that. One, there have been a lot more Amendments since then. Since the first page of the Log is in this file, the second should be too. Second, in her Agenda Reports to Council, So Kim keeps referring to updates to the 1975 Land Use Map instead of the 1984ish one. And, I can no longer find the 1984ish one in the archives. That is where I must have gotten the 8 ½ x 11 one that is hanging on my wall. #15 is when the “Eastview area” was annexed in. Poof? Third, the Planning Commission is considering an annexation of three lots. Has that been logged in as a pending General Plan Amendment so that it will appear when you insert the second page of the log? An aside to that. Some years ago, the Planning Dept. changed the format of the Amendment Log. I, for one, find the new format to be much more difficult to reference and to figure out what was changed. I have no clue who could influence putting them back in a simple, numerical order. I'll copy So Kim on this and maybe, she will add it to her other “update” accomplishments.

I was working with Dan Landon to try and get the people who write Listserve Notices to follow a template to be sure all the basic info is included. Who, what, when, where, why and a named contact should one have questions. Not only is it usual for some info to be missing, I really question why the City Clerk's office is the contact for engineering projects.

Lastly, notice the difference in your solutions to my problem. I had been chatting with Dan about this and he didn't seem to be having any impact on the Listserve Notice writers.

Subject: City's General Plan

Date: 9/4/2018 5:42:41 PM Pacific Standard Time

From: lbuchwald@rpvca.gov

To: sunshinerpv@aol.com

Sent from the Internet (Details)

Sunshine,

Please go to <http://www.rpvca.gov/769/Existing-Documents> and click 1975 GENERAL PLAN under EXISTING DOCUMENTS. I think this is the document you are looking for.

Please let me know if you have any other questions.

Thank you,

Lukasz Buchwald

Information Technology Manager

Subject: General Plan (1975)

Date: 9/4/2018 5:31:42 PM Pacific Standard Time

From: NathanZ@rpvca.gov

To: sunshinerpv@aol.com

Sent from the Internet (Details)

Hi Sunshine,

I searched the City website for the General Plan and was able to find the one adopted in 1975 (see below). I did the search in quotes which makes the website search that

exact phrase. Doing it that way made it the second search hit.

<http://www.rpvca.gov/documentcenter/view/5755>

Nathan B. Zweizig

If the document that the Listserve Notice is directing the public to is in the /DocumentCenter/View/, that link is so much easier than [Click here.](#)

search around, scroll down, click again, repeat as needed. Get it?

Thank you for sending me the spelling of your whole names. It appears to have started when Doug Willmore arrived but has not been totally consistent. Every time I need to contact someone new, I call the receptionist and ask if the email is first initial and last name or, first name and last initial. Lukasz, you might want to check the City's employee roster. The receptionist told me your last name is spelled Bushwald. It went ding in my head when your voicemail greeting pronounced it "Bookwald". Good thing I left a voice message instead of emailing you my question.

Just in case nobody has mentioned it, SUNSHINE is my whole, legal name. From an IT point of view, I don't know how many data bases the City maintains, I think I have them all populated with Sunshine as my first name and SUNSHINE as my last name. It was not polite when I showed up on a Work Order as Sunshine Unknown.

I don't mean to be a pest but, a lot of people turn to me to figure out how to get answers to their questions. I will continue to suggest that the City Council create an Infrastructure and Activities Commission like Rolling Hills Estates has a Parks and Activities Commission with a full time Community Services Director. Right now, our City Council is rather burned out with what does get onto their Agendas. In the mean time, you will be hearing from me when I hit dead ends in other communication channels. Thanks for being there.

...S 310-377-8761

Bob Nelson
6612 Channelview Court
RPV, CA 90275
City of Rancho Palos Verdes
City Council

Hand Delivered 9/4/18

RECEIVED

SEP 04 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: City Council Meeting 9/18/2018
Approval of Updates to our General Plan, Land Use Map

Vanderlip Drive: Land Use Disconnect

The view(s), opinion(s) and content expressed/contained in this letter and attachment do not necessarily reflect the view(s), opinion(s), official positions or policies of the Rancho Palos Verdes City Council, the City of Rancho Palos Verdes or any of its employees, agents, contractors, Commissions or Committees (the "City"). It should be interpreted solely as the view(s), opinion(s) and/or work product of the individual author and should not be relied upon as the official position, direction or decision of the City.

Attached is a page illustrating what follows.

In Portuguese Bend, coming off Narcissa, there is a private road, Vanderlip Drive, serving as a private drive leading to several homeowners.

On May 24, 2001, our Planning Commission approved numerous changes to RPV and use. At that time Vanderlip Drive was labeled as R <=1.

Now the map you will approve shows **Vanderlip Drive and entrance lands as 'Open Space Preserve,'** that is, NCCP Preserve property. The impact to or city and homeowners is something I ask you weigh – with the objective you direct staff to return its May 24, 2011, designation.

Obviously, as stated elsewhere Preserve property is owned by our city, so once Council approves Vanderlip Drive and entrance area as 'Open Space Preserve' you will own it and be expected to both maintain it and accept liability for accidents. And I told homeowners are afraid this could limit access to their homes as Preserve property closes at 7 PM (which here would be asinine at best!).

Just thought you should be made aware. This item has been raised to me as a RPV citizens concern and, I believe, our city doesn't need any more conflicts that, once subject to a Council decision, if in error, as you know, can take staff years to correct.

Key point – once you approve this update to our Land Use Map – as here, it could be over 40 years before it is updated again!

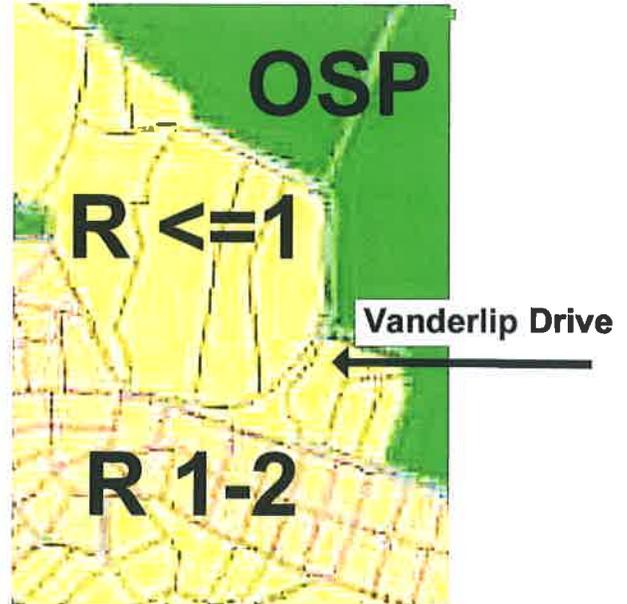
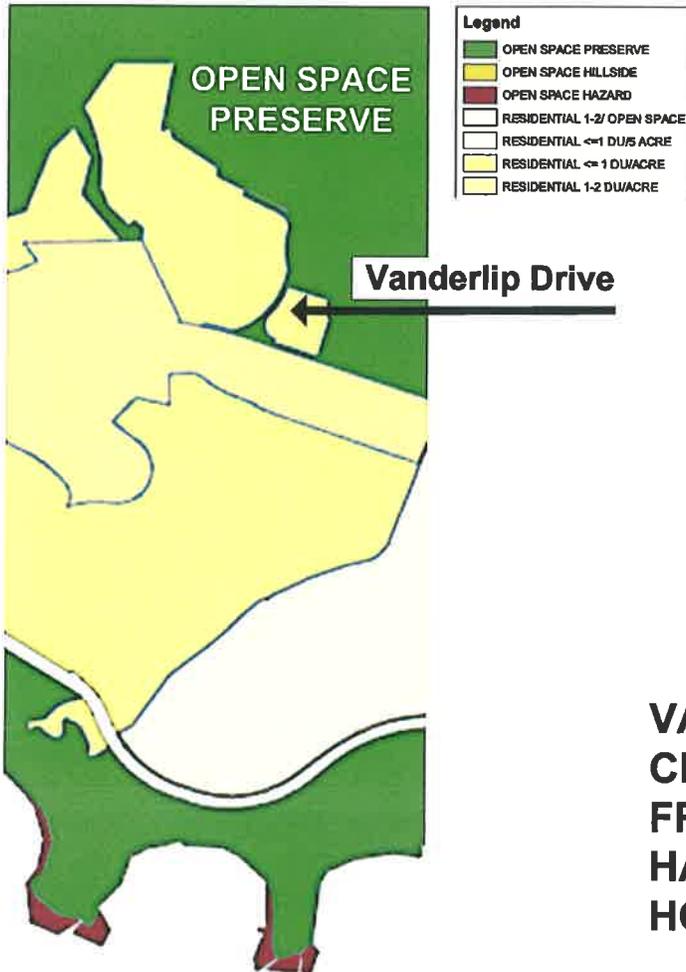
Let's take time to get our land use map update right in every respect. Give staff corrections direction and bring it back again so you can see those were actually made in the document you approve ('of course, we'll do that' should not apply here) – and maybe 'again' a couple of times until you see it is done exactly as you want it. After 40 years there is no hurry.

Bob Nelson



Official General Plan Land Use Map

Planning Commission
 Approved 5/24/2011



VANDERLIP DRIVE HAS BEEN CHANGED TO 'PRESERVE,' FROM PRIOR 2011 APPROVAL. HAS SIGNIFICANT CITY AND HOMEOWNER IMPACT.

Vanderlip Drive (not Road as in city maps) is designated "Open Space Preserve" in Land Use Map you'll approve.

1. City owns Preserve property (Vanderlip Drive)
2. Vanderlip Drive is a private road in Portuguese Bend.
3. So tonight you will assume maintenance (city property) and the associated liability of horse falls, etc.

City of Rancho Palos Verdes | The information on this map is for reference only and may not be up-to-date. Please contact the City for more information. © City of Rancho Palos Verdes

CURRENT CITY GIS MAPS



These show it is not an 'overlay' error; if approved ... it is. We know that!

Bob Nelson
6612 Channelview Court
RPV, CA 90275

Hand Delivered 9/4/18

RECEIVED

City of Rancho Palos Verdes
City Council

SEP 04 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: City Council Meeting 9/18/2018
Approval of Updates to our General Plan, Land Use Map

General Plan: Current Issue and Future Solution Thought

The view(s), opinion(s) and content expressed/contained in this letter and attachment do not necessarily reflect the view(s), opinion(s), official positions or policies of the Rancho Palos Verdes City Council, the City of Rancho Palos Verdes or any of its employees, agents, contractors, Commissions or Committees (the "City"). It should be interpreted solely as the view(s), opinion(s) and/or work product of the individual author and should not be relied upon as the official position, direction or decision of the City.

Attached are two pages originally submitted in March, 2018, but not made part of the public record. I ask they be done so now. They illustrate what people were told over the years.

Citizen updates to our General Plan were approved and forwarded to staff for implementation in **November 2004, almost 14 years ago**. Obviously, 14 years says there is / was a substantial issue / problem. At Northrop, updating documents larger and more complex were routinely done in 2 weeks to a month. Our team did that so what happened here? What is a solution?

1. **Issue: We combined** each General Plan Element's Goals and Objectives with their statistical / general detail. Should have been separate documents. Combining meant that every consultant or legal review / study caused the entire document to re-organized, re-paged. In fact, in August 2014 your Planning Commission was ready to approve a +700 page update (without a Table of Contents or Index- which I did over a weekend so I could find stuff and provided it to our Commission). But a member suggested yet another environmental review, we switched attorneys and the years passed to today.
2. **Solution: Separate documents. One** document to state Goals and Objectives in simple 1 -2 -3 order. Most are unchanged from 1975 and, those that are, are either new state General Plan elements or element requirements. But in Rancho Palos Verdes our Goals and Objectives have not changed that much in 40 years so this document could be submitted to the state with relative ease.
3. **The second** document would contain the hundreds of pages detailing each element's background and status. Each element would have its own chapter. That way, as various element status / detail studies are made by our numerous consultants, only a chapter is changed, not the entire document.
4. Staff has an example of a city that uses this dual document (Beverly Hills). So future submissions, required by the state every 8 years, would involve pulling the Goals and Objective document down from the shelf, adding the latest consultant / legal details and sending it in. **We would not reformat, renumber every time the detail changes, just that chapter. Simple.**

Just some thoughts for the next time. Make it 8 years, not 40!

Bob Nelson



To: Deputy Director So Kim
From: Bob Nelson (as a RPV private citizen)
Subject: General Plan Update: Comments on Our Auditor's CAFR Findings Over the Years
March 8, 2018

SUMMARY: A years-long trail of our auditor reporting obviously misleading progress and expectations. Assumption is our auditors never did 'due diligence' to verify / explain the failure of their prior findings regarding status of this General Plan Update.

2005 CAFR: (6/30/05)

(The GP Committee concluded its changes in Nov. 2004.)

"The General Plan Update Steering Committee presented its recommendations to the City Council on all of the existing goals and policies of the General Plan. The General Plan Update effort was initiated."

2006 CAFR: (6/30/06)

"The General Plan Update Steering Committee presented its recommendations to the City Council on all of the existing goals and policies of the General Plan. The General Plan Update effort was then initiated by the City Council. Staff is currently negotiating a contract with a consultant to assist Staff with the preparation of the Update." *(The GP Committee finished its work in Nov. 2004 – it's 2006!)*

2007 CAFR: (6/30/07)

"The City took the next step in updating its General Plan by entering into contracts with a consulting team to work with Staff in preparing the General Plan Update. Staff is currently working with the consulting team and expects that the General Plan Update will be presented to the Planning Commission and City Council in 2008." *(Now a 'consulting team,' not just 'consultant' – 'team' continued for years.)*

2008 CAFR: (6/30/08)

The City took the next step in updating its General Plan by entering into contracts with a consulting team to work with Staff in preparing the General Plan Update. **Staff is currently working with the consulting team and expects the General Plan Update will be presented to the Planning Commission and the City Council in 2009.**

2009 CAFR: (6/30/09)

The City continued to take steps in updating its General Plan by working **with a consulting team** in the preparation of various studies to support the General Plan Update. **Staff is currently working with the consulting team** to complete specific studies and is in the process of presenting Draft General Plan Elements to the Planning Commission and various advisory committees for initial review. **Staff expects the General Plan Update to be completed in 2010.**

2010 CAFR: (6/30/10)

The City continued to take steps in updating its General Plan by working **with a consulting team** in the preparation of various studies to support the General Plan Update. Staff is currently presenting Draft General Plan Elements to the Planning Commission for initial review. **Staff expects the General Plan Update to be completed in 2011.**

2011 CAFR: (6/30/11)

Continued to take steps in updating the City's General Plan by working **with a consulting team** in the preparation of various studies to support the General Plan Update, and in obtaining Planning Commission approval of the draft text for each of the General Plan Elements. **Staff is currently presenting Draft General Plan Land Use Map Changes to the Planning Commission for review and approval.** Staff anticipates that the Planning Commission will complete their review and recommend a draft of the General Plan Update to the City Council in early 2012. **Staff also anticipates that the City Council will adopt the Updated General Plan in summer 2012.**

2012 CAFR: (6/30/12)

Continued to take steps to update the City's General Plan by obtaining Planning Commission approval of the draft text for each of the General Plan Elements (**USED CONSULTANTS FOR THIS**). Staff is currently presenting Draft General Plan Land Use Map Changes (**USED CONSULTANTS FOR THIS**) to the Planning Commission for review and approval. Staff anticipates that the Planning Commission will complete their review and recommend a draft of the General Plan Update to the City Council in early 2013. **Staff also anticipates that the City Council will adopt the Updated General Plan in summer 2013.**



2013 CAFR: (6/30/13)

Continued to take steps to update the City's General Plan by obtaining Planning Commission approval of the draft text for each of the General Plan Elements. *(EACH WRITTEN BY CONSULTANT(S))* Staff is currently presenting draft General Plan Land Use Map changes *(USED CONSULTANTS FOR THIS)* to the Planning Commission for review and approval. Staff anticipates that the Planning Commission will complete their review and recommend a draft of the General Plan Update to the City Council in December 2013. Staff also anticipates that the City Council **will adopt the Updated General Plan in the first quarter of 2014.**

NOW 2014: "UPDATED GENERAL PLAN" BECOMES THE "DRAFT UPDATED GENERAL PLAN."

2014 CAFR: (6/30/14)

"Continued to take steps to update the City's General Plan by obtaining Planning Commission approval of the updated text for the entirety of the Plan as well as all the proposed General Plan Land Use Map changes *(USED CONSULTANTS FOR THIS)*. The CEQA analysis for the updated Plan now needs to be completed *(USED CONSULTANTS FOR THIS)* and presented to the Planning Commission. Staff anticipates that the Planning Commission will complete their review and forward the Draft Updated General Plan to the City Council sometime in 2015."

2015 CAFR: (6/30/15)

"Continued to take steps to update the City's General Plan by updating the text for the entirety of the Plan *(USED CONSULTANTS FOR THIS)* as well as all the proposed General Plan Land Use Map changes *(USED CONSULTANTS FOR THIS)*. The CEQA analysis for the updated Plan is pending completion *(USED CONSULTANTS FOR THIS)* for review by the Planning Commission. Staff anticipates that the Planning Commission will complete their review and forward the Draft Updated General Plan to the City Council sometime in 2016."

(WHAT IS NOT SAID: IN AUGUST 2014 OUR PC WAS POISED TO APPROVE THE UPDATE, MOVING IT TO OUR COUNCIL. BUT ONE COMMISSIONER SUGGESTED AN ADDITIONAL ENVIRONMENTAL CONSULTANT REVIEW TO BE FOLLOWED BY AN ATTORNEY REVIEW ... AND STAFF AND PC ATTY AGREED – THEN WE CHANGED ATTY; THE ATTY WHO BILLED THAT REVIEW HAS LEFT ALSHIRE. THESE REVIEWS DIDN'T STOP.)

2016 CAFR: (6/30/16)

"Continued to take steps to update the City's General Plan by updating the text for the entirety of the Plan *(USED CONSULTANTS FOR THIS)* as well as all the proposed General Plan Land Use Map changes *(USED CONSULTANTS FOR THIS)*. Staff anticipates that the Planning Commission will complete their review and forward the Draft Updated General Plan to the City Council in summer 2017."

READER: "SUMMER 2017 HAS LONG PASSED; IT'S MARCH 2018 – 9 MOS DELAY CAUSED BY ??

2017 CAFR: (6/30/17): "Continued to take steps to update the City's General Plan by updating the text for the entirety of the Plan, as well as all the proposed General Plan Land Use Map changes. The technical studies used as a basis for the project is being updated, which will be used to further update the General Plan text and the CEQA analysis for review by the Planning Commission. Staff anticipates that the Planning Commission will complete their review and forward the Draft Updated General Plan to the City Council in April 2018."

Note: "technical studies used as a basis for the project is ..." is incorrect. The 'basis' is in 6 pages of state law. Those state General Plan requirements, not the technical studies. And 'is' s/b 'are.'

(Public note: RPV's auditor states consultants, attorneys / staff "updated the text for the entirety of the plan ... (and) ... General Plan Land Use map" in their 2014, 2015, 2016 and 2017 CAFRs. Reads as work repeated every year, rather than moving the update along. At what cost?

And what is the total cost for this 13-year update? Some estimate over \$2 million. (Deputy Planning Director – 10 years at over \$100k per year, 3 Senior Planners at over \$100K per year and, over the many years, numerous consultants and several attorney reviews!)

(Reader FYI) A General Plan (GP) has no legal standing – it is not rocket science. The only real GP 'requirements' are explained / detailed in a 6-page California state doc (GOVERNMENT CODE SECTION 65300-65303.4) ... these are the only GP legal 'must address' requirements.'



Lisa A. Lawson
Trustee, Jack Downhill Estate
20 Vanderlip Drive
RPV, CA 90275
City of Rancho Palos Verdes
City Council

RECEIVED

SEP 06 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

City Council Meeting 9/18/2018

Land Use Map Update: Vanderlip Drive

Mayor Brooks, Mayor Pro-Tem Duhovic, Councilmembers Cruikshank, Alegria and Dyda

As a RPV homeowner at 20 Vanderlip Drive, I am concerned about a change on our Land Use Map being approved tonight along with our General Plan Update.

This is a request to have you, as our City Council:

**Remove Vanderlip Drive as Open Space Preserve on this Land Use map revision and:
Restore its original designations as 'Equestrian Overlay District' and 'Residential <=1 du/acre,' retaining Vanderlip Drive as a 'private drive.'**

1. 'Open Space Preserve' definition will provide more of the public access onto Vanderlip Drive and then into Portuguese Bend community with possibility of an increase in crime, trash, city liability and fire.
2. Is our city planning to maintain Vanderlip Drive, when designated 'Open Space Preserve,' as our city will own the road, as it does 'Preserve' properties?
3. Have other Vanderlip Drive owners been notified of this change and what are their opinions?
4. I do not see how this should be an issue under our unapproved Natural Community Conservation Plan (NCCP). 'Open Space Preserve' designation will not benefit this gated community nor benefit the safety and quiet enjoyment of your Portuguese Bend residents.
5. The inclusion of Vanderlip Drive as 'Open Space Preserve' does nothing to improve the ecosystem. It only promotes the public invasion of our property.

In conclusion, I strongly object to this change and request you, our City Council, reconsider approving Vanderlip Drive being shown on our updated Land Use Map before you as 'Open Space Preserve,' retaining the drive's current designations.

Respectfully,



Lisa A. Lawson

From: [Eva Cicoria](#)
To: [So Kim](#); [christinecampbell407@gmail.com](#); [avona@pvplc.org](#); [barbailor@gmail.com](#); [bsattler@igc.org](#); [sunshinerpv@aol.com](#); [momofyago@gmail.com](#); [smhvaleri@cox.net](#); [amohan@pvplc.org](#)
Cc: [CC: Matt Waters](#); [Ara Mhramian](#)
Subject: Re: Passive and Active Recreation Definitions
Date: Thursday, September 06, 2018 3:22:39 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for this notice, So. There are a number of issues that come to mind with a quick read of these definitions.

In General

"The General Plan is meant to be general." Okay, but isn't the RPV General Plan update supposed to adhere closely to the 1975 RPV General Plan? This doesn't do that with respect to the definitions of active and passive recreation. It would be helpful if you were to provide the definitions of active and passive recreation as they appear in the General Plan text and glossary for comparison to what you are proposing.

I realize that a lot of time has passed since the General Plan update process began, but originally staff (and as I understood it, City Council and Planning Commission) indicated that only minor technical changes would be made to the General Plan. That's because we recognize that the General Plan has stood us well for decades. Has that approach changed?

Over the years, some have attempted to add structures and high impact activity to our passive parks and been frustrated by the language in the General Plan and citizens who have insisted on compliance with the General Plan. The General Plan ties "our" hands. And that's the point of it, isn't it?

For several years, it has seemed that staff seeks to frame permitted passive park uses in such a way as to provide additional flexibility in park development beyond the level of intensity that the 1975 General Plan envisioned. In the case of the definitions you've provided in your email, one aspect of the defined terms has been eliminated--the plain meaning of the terms active and passive. The definitions of active and passive recreation in the 1975 General Plan get at two aspects of recreation--structures/facilities and impact level. The definitions you've put forth below get at only one--structures/facilities.

Terminology

Is "facilities" defined anywhere in the General Plan? If a facility is not specialized, but accommodates a variety of activities, would that be acceptable in a passive park? I know staff has been concerned about making the definition of passive recreation work for existing sites where there are now structures, PVIC, in particular. That can be addressed with a statement to the effect that "Structures in place at passive recreation park sites at the time of adoption of this definition are permitted to remain and may be replaced with structures of like kind and size."

Is "formal" or "informal" defined anywhere in the General Plan? What would you consider "formal facilities"? Would a recreational activity have to be found in both a "formal" and "structured" facility to be considered active recreation? What would you consider "informal areas"? And "specialized facilities"? Historically, walking paths and trails have been considered acceptable in passive parks. Are they specialized facilities? "Informal trails" has been a term used to refer to trails that are created by use, rather than planning and implementation, so this terminology in the definitions of passive recreation may lead to confusion regarding whether only informal trails--ie trails created by use as opposed to constructed trails--are permissible in a passive park.

Including examples of what is and isn't acceptable in a passive park, as the original definitions did, provides guidance.

Eva

-----Original Message-----

From: So Kim <SoK@rpvca.gov>

To: christinecampbell407 <christinecampbell407@gmail.com>; Eva Cicoria <cicoriae@aol.com>; Vona, Andrea <avona@pvplc.org>; Barbara Ailor <barbailor@gmail.com>; Barbara Sattler <bsattler@igc.org>; SUNSHINE <sunshinerpv@aol.com>; momofyago <momofyago@gmail.com>; smhvaleri <smhvaleri@cox.net>; Adrienne Mohan <amohan@pvplc.org>
Cc: CC <CC@rpvca.gov>; Matt Waters <MattW@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Sent: Wed, Sep 5, 2018 6:27 pm
Subject: Passive and Active Recreation Definitions

Good Afternoon,

The Community Development Dept and Park/Recreation Dept Staff considered your input and modified the definitions of Passive and Active Recreation definitions. As the General Plan is meant to be general in nature, the definitions are also general. Staff's opinion is that permitted or prohibited uses in different areas of the City are more appropriate in policies, park rules, or Preserve rules, etc. for those specific areas. Below are the revised definitions:

Active Recreation: Recreational activities generally found within formal and structured facilities.

Passive Recreation: Recreational activities generally found within informal and unstructured areas that do not require specialized facilities.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: [Madeline Ryan](#)
To: [CC; SUNSHINE](#)
Cc: [So Kim](#); [Matt Waters](#); [christinecampbell407@gmail.com](#); [smhvaleri@cox.net](#); [momofyago@gmail.com](#); [hvybags@cox.net](#); [jeanlongacre@aol.com](#); [Citymaster@hotmail.com](#); [res1mbro@verizon.net](#); [Paul Funk](#); [leneebilski@hotmail.com](#); [j1000@cox.net](#); [david_siegenthaler@nps.gov](#)
Subject: Re: Sept. 18 City Council discussion. More public Land Use restrictions
Date: Thursday, September 06, 2018 8:00:12 PM

Dear Council Members, City Staff, et al -

I have to disagree or, at least, point out the concern I have with Active Recreation and Passive Recreation definitions:

Active Recreation: Recreational activities generally found within formal and structured facilities.

and, those 'Active Recreations' should be defined as Softball Leagues, Baseball Leagues, Football Leagues, Soccer Leagues, Archery, Skateboard, etc. Almost any type of sport that would require a field or structured facility where each organized sport could be played.

More to my concern is the definition of Passive Recreation -

Passive Recreation: Recreational activities generally found within informal and unstructured areas that do not require specialized facilities.

So, do I understand correctly that this 'passive recreation' would include hiking, walking, horse riding, bicycling, jogging, almost anything one can do without a formal facility? What if off-road bicyclists want to organize a 'Bike-a-thon'; a jogging group wants to organize a race; an equestrian group wants to organize an eventing/cross country course competition. How would the City handle these requests?

I am not against any of the above, but I sure wouldn't want passive users to encounter any of these organized sport competitions while trying to enjoy their 'passive recreation'.

Thank you for further consideration and requirements for either 'Active' or 'Passive' Recreation.

Madeline Ryan
RPV

On Thursday, September 6, 2018 04:25:45 PM PDT, SUNSHINE <sunshinerpv@aol.com> wrote:

MEMO

FROM: SUNSHINE

TO: RPV City Council, Staff and interested parties

DATE: September 6, 2018

RE: Proposed Active and passive recreation activities definitions equal public Land Use restrictions

I am not sure that I can be happy with these new definitions because they still speak more to facilities than activities. The existing definitions became a problem because Staff used the language elsewhere in the text to apply the word "structured" to mean the same as "structure" as in, passive recreation areas could not have any structures, not even rest rooms.

The thing about a well written definition is that it should not be open to interpretation.

Scroll on down to the definition clarifications that Matt Waters came up with back in 2004. Question. Is "tot lot" apparatus a "formal and structured facility" even though what the tots do with it is not a "structured activity"? The difference is in whether or not tot lot apparatus or even those exercise course stations would be precluded from being installed on "passive parkland". This is a development/infrastructure issue, not a rules and regs issue.

The situation got a serious airing by the 14 member Task Force. If Staff needs specific direction about what sort of infrastructure/structures/facilities are permitted where, I suggest that it be dealt with elsewhere in the General Plan. Active v.s. Passive activities as defined below are a general division of what will lead to rules and regs for specific sites based on their Land Use Designation. Problem solved.

...S 310-377-8761

Subject: Passive and Active Recreation Definitions

Date: 9/5/2018 6:27:55 PM Pacific Standard Time

From: SoK@rpvca.gov

To: christinecampbell407@gmail.com, cicoriae@aol.com, avona@pvplc.org, barbailor@gmail.com, bsattler@igc.org, sunshinerpv@aol.com, momofyago@gmail.com, smhvaleri@cox.net, amohan@pvplc.org

Cc: CC@rpvca.gov, MattW@rpvca.gov, AraM@rpvca.gov

Sent from the Internet (Details)

Good Afternoon,

The Community Development Dept and Park/Recreation Dept Staff considered your input and modified the definitions of Passive and Active Recreation definitions. As the General Plan is meant to be general in nature, the definitions are also general. Staff's opinion is that permitted or prohibited uses in different areas of the City are more appropriate in policies, park rules, or Preserve rules, etc. for those specific areas. Below are the revised definitions:

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Passive Recreation: Recreational activities generally found within informal and unstructured areas that do not require specialized facilities.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

August 14, 2012

To whom it may concern.

In the process of writing a draft to recommend as an update to the 1984 RPV Parks Master Plan, the RPV Open Space Planning and Rec & Parks Task Force ran into a problem with the definitions of "active" vs "passive" recreation facilities. As I recall, this is what we were given, verbally, and after some debate, we found them to be perfectly adequate.

ACTIVE recreation is "structured" as in the activity has published rules of conduct and

specifically delineated infrastructure.

PASSIVE recreation is not “structured” as in the activity is composed of whatever the participants agree upon among themselves using whatever infrastructure is available and/or brought in by themselves.

Bocci ball became the “gray area” of discussion. This brought up the discussion of sanctioned competition on City property vs practice, training and “just for fun” facilities. Bring your own bocci balls, choose a relatively level place of no specific size (ideally mowed lawn) and the game is on. That is “passive recreation”. If you want to organize a league or club and have the City provide and maintain a designated “court”, then it becomes “active recreation”.

Big clarification. Rest rooms are “structures” but they are not a necessary part of a “structured activity” nor a necessary part of a “non-structured activity”. They are just welcome when needed, passively.

The current situation has been caused because the above definitions were provided by the RPV Rec & Parks Dept, never compared with the RPV General Plan GLOSSARY OF TERMS and never vetted by the National Parks Service which is responsible for enforcing a whole lot of “deed restrictions” on a whole lot of RPV’s “parklands”. And, the City Council did not even discuss the proposed update of the RPV Parks Master Plan called the **PARKS, RECREATION AND OPEN SPACE STRATIGIC PLAN** (March 29, 2005). Two years of volunteer research and \$125K of Consultant fees were flushed down a black hole in one minute of City Council silence.

The time has come for everyone to choose a side. I do not mean Republicans v Democrats v Libertarians. I mean human property rights v fuzzy animal rights. The more land that gets designated as “passive”, the more places your great grandchildren will not be permitted to visit.

The California Coastal Trail and the Peninsula Wheel Trails Network are both potential human access amenities. RPV Staff is avoiding improving them.

I strongly support human access to government owned native/natural places and growing food. What I do not support is precluding humans from growing food and

visiting beautiful, natural places.

The obvious ramifications and the unforeseen consequences are huge.

Now, the RPV Community Development Dept. is in a quandary. Having been on a few committees and having attended many workshops, my conclusion is that RPV residents and the public at large want the Coastal Zone to be “passive”, the PV Nature Preserve to provide emergency, recreational, educational corridors and all the other parklands to be available for “active” recreation development proposals as time goes by.

The specific point is that the RPV Planning Commission has agreed with Staff’s recommendation that several little RPV properties be designated as “passive” in the updated General Plan Land Use Map. I submitted an argument against this particularly because “passive” has not been clearly defined and because some of this land should not be precluded from “active” facility proposals way in the future.

We now have another opportunity to speak up. Drop a note to cc@rpv.com. Ask the RPV City Council members to say “NO” to reducing active recreation opportunities on City owned land outside of the Coastal Zone.

SUNSHINE

(310) 377-8761

From: [SUNSHINE](#)
To: [CC](#)
Cc: [So Kim](#); [Matt Waters](#); [christinecampbell407@gmail.com](#); [smhvaleri@cox.net](#); [momofyago@gmail.com](#); [hvybags@cox.net](#); [pvpasofino@yahoo.com](#); [jeanlongacre@aol.com](#); [Citymaster@hotmail.com](#); [res1mbro@verizon.net](#); [Paul Funk](#); [leneebilski@hotmail.com](#); [j1000@cox.net](#); [david_siegenthaler@nps.gov](#)
Subject: Sept. 18 City Council discussion. More public Land Use restrictions
Date: Thursday, September 06, 2018 4:30:59 PM

MEMO

FROM: SUNSHINE

TO: RPV City Council, Staff and interested parties

DATE: September 6, 2018

RE: Proposed Active and passive recreation activities definitions equal public Land Use restrictions

I am not sure that I can be happy with these new definitions because they still speak more to facilities than activities. The existing definitions became a problem because Staff used the language elsewhere in the text to apply the word “structured” to mean the same as “structure” as in, passive recreation areas could not have any structures, not even rest rooms.

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...S 310-377-8761

Subject: Passive and Active Recreation Definitions

Date: 9/5/2018 6:27:55 PM Pacific Standard Time

From: SoK@rpvca.gov

To: christinecampbell407@gmail.com, cicoriae@aol.com, avona@pvplc.org, barbailor@gmail.com, bsattler@igc.org, sunshinerpv@aol.com, momofyago@gmail.com, smhvaleri@cox.net, amohan@pvplc.org

Cc: CC@rpvca.gov, MattW@rpvca.gov, AraM@rpvca.gov

Sent from the Internet (Details)

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So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

August 14, 2012

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We now have another opportunity to speak up. Drop a note to cc@rpv.com. Ask the RPV City Council members to say “NO” to reducing active recreation opportunities on City owned land outside of the Coastal Zone.

SUNSHINE

(310) 377-8761

From: [Adrienne Mohan](#)
To: [So Kim](#)
Cc: [Vona, Andrea](#); **CC:** [Ara Mihranian](#)
Subject: Re: Additional comments for the General Plan
Date: Thursday, September 06, 2018 2:48:28 PM
Attachments: [image004.png](#)

Great, will do! Thank you, So.

-Adrienne

Adrienne Mohan
Conservation Director
Palos Verdes Peninsula Land Conservancy
916 Silver Spur Road #207
Rolling Hills Estates, CA 90274
www.pvplc.org
(310) 541-7613 x203
(310) 930-4332 (cell)
Preserving land and restoring habitat for the enjoyment and education of all.
[Join our mailing list](#)

Join us on 

On Thu, Sep 6, 2018 at 2:08 PM, So Kim <SoK@rpvca.gov> wrote:

Hi Adrienne,

Thank you for your response. I would greatly appreciate suggested changes for section 7.6. As the report will go out next week, if you can get me the changes for review by first thing Monday morning, we still have time to consider and attach any acceptable changes to the City Council.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: Adrienne Mohan [mailto:amohan@pvplc.org]

Sent: Thursday, September 06, 2018 1:49 PM

To: So Kim <SoK@rpvca.gov>

Cc: Vona, Andrea <avona@pvplc.org>; CC <CC@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>

Subject: Re: Additional comments for the General Plan

Hi So,

Thank you for your reply to the GP comments!

Please see my notes in **blue** below

Adrienne Mohan

Conservation Director

Palos Verdes Peninsula Land Conservancy

[916 Silver Spur Road #207](#)

[Rolling Hills Estates, CA 90274](#)

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Preserving land and restoring habitat for the enjoyment and education of all.

[Join our mailing list](#)

Join us on 

On Wed, Sep 5, 2018 at 4:02 PM, So Kim <SoK@rpvca.gov> wrote:

Hi Adrienne,

Please see my comments in **red** below.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: Adrienne Mohan [mailto:amohan@pvplc.org]

Sent: Monday, July 23, 2018 4:35 PM

To: So Kim <SoK@rpvca.gov>

Cc: Vona, Andrea <avona@pvplc.org>

Subject: Additional comments for the General Plan

Hi So,

I apologize if this is duplicative, but I do have some comments for how the passive or active recreation definitions are applied and also how the Preserve is described in the document.

Figure 8, page 93: Shows areas categorized as Parks which I believe should be categorized as Nature Preserve (within the 1400 acres) and passive recreation only. Point Vicente Park and Abalone Cove Park boundaries are not drawn correctly. Also, Pelican Cove is not a Park (it's part of the Preserve). The following descriptions I feel should separate the lands and how they are described, and not join park and Preserve areas together as they have different allowable uses. **Thank you for catching the error. The corrected map will be presented to the City Council at its September 18th meeting. Super, thank you.**

Page 94, Public Open Space Areas: change "creating outdoor recreational opportunities" to "providing opportunities for compatible passive recreational activities" **Suggested change already incorporated. Super, thank you.**

Page 99 NCCP/HCP Reserve Areas: There should be a statement that all of these open space areas allow for compatible passive recreational activities, and that each area has specific regulations for which passive recreational uses are permitted. **This is just an inventory of the Reserve areas, not to explain its use. I disagree -- some of the Reserve descriptions do specify user groups (ie. see the note below).**

-Also, I find it inconsistent the way the property acquisitions are described. "The City purchased" does not acknowledge key contributions/funding sources from government agencies, while Forrestral Reserve properly acknowledges the funding sources. **Below are the two sections you are referencing. Please let me know how you would like to see the text amended for consistency and we will consider it. I was referencing ALL of the Reserve descriptions (not just the two below) and how they inconsistently reference how they were acquired. Some of the descriptions have nice detail around the amount and funding sources while others do not. In the spirit of historical record, it would be great if these could recognize the Land Conservancy's critical role in helping to preserve the lands and garnering public contributions.**

Three Sisters Reserve. This property, generally located in the vicinity of Barkentine and McCarrell Canyons, was purchased by the City from Palos Verdes Portuguese Bend Land in August 2001 for \$3,887,154; it was funded by Proposition A, County Park Bonds. The property is approximately 98.4 acres. This reserve is located on the western side of the Portuguese Bend Reserve. It contains outstanding habitat and is heavily used by hikers, mountain bikers, and equestrians. It also contains habitat corridors deemed essential for maintaining stable populations of California gnatcatcher and cactus wren.

Forrestral Reserve. This property is owned by the City and was acquired from the Diamond Brothers Three Partnership in December 1996. The total cost of the property was funded through two revenue sources: the Los Angeles County Regional Park and Open Space District at \$4,300,000, and the California Wildlife Conservation Board at \$3,400,000. The property is 158 acres. Multi-use trails exist on the property, as well as a paved road and significant drainage structures remaining from a proposed subdivision.

-It is also potentially problematic to specify the uses at each reserve, because if they change in the future the general plan will be outdated (for example, if the Lunada Canyon Trail removes its designation to permit bikes). **Under NCCP/HCP Reserve Areas, each Reserve area is described by its size, existing improvements if any, and types of habitat. It doesn't specify uses. The section 7.6 describing each Reserve area starting does**

indeed name uses for some of the Reserve areas (and in fact, does not accurately describe Filiorum, which also currently allows bikes). This is problematic if the City decides to restrict certain uses in the future -- my recommendation would be to have a standard statement for all of the Reserve areas that "This area contains trails for recreational uses", without naming "hikers, bikers, and equestrians". Here is an example:

Filiorum Reserve. This 189.8 acre parcel was purchased by the City from a private developer with a combination of funds from the California Coastal Conservancy, State Wildlife Conservation Board and private donations and is mostly located within the City's landslide moratorium area. The site contains outstanding habitat and used by hikers and equestrians.

Also, under the Vista del Norte Reserve description -- I think the affordable housing project is called Sol Y Mar, not "Mirandela", and the heading for Malaga Canyon Reserve is not formatted like the other headings, etc. **We are happy to provide a red-line version of suggested changes to this section 7.6 for you to consider.**

Page 137, Open Space Preservation: the description of the recreational use is better here. I recommend making prior definitions more like this. *Would you mind being more specific?*

Many thanks for the opportunity to provide you with our feedback.

Respectfully,

Adrienne

Adrienne Mohan

Conservation Director

Palos Verdes Peninsula Land Conservancy

[916 Silver Spur Road #207](#)

[Rolling Hills Estates, CA 90274](#)

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Join us on 

From: So Kim
To: "christinecampbell407@gmail.com"; "Eva Cicoria"; Vona, Andrea; "Barbara Ailor"; "Barbara Sattler"; "SUNSHINE"; "momofyago@gmail.com"; "smhvaleri@cox.net"; "Adrienne Mohan"
Cc: [CC; Matt Waters; Ara Mihanian](#)
Subject: Passive and Active Recreation Definitions
Date: Wednesday, September 05, 2018 6:27:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Good Afternoon,

The Community Development Dept and Park/Recreation Dept Staff considered your input and modified the definitions of Passive and Active Recreation definitions. As the General Plan is meant to be general in nature, the definitions are also general. Staff's opinion is that permitted or prohibited uses in different areas of the City are more appropriate in policies, park rules, or Preserve rules, etc. for those specific areas. Below are the revised definitions:

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Sincerely,

So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: So Kim
To: "SUNSHINE"
Cc: PC; CC; Elias Sassoon; Cory Linder
Subject: RE: Draft Land Use Map errors and omissions
Date: Wednesday, September 05, 2018 6:06:00 PM

Hi SUNSHINE,
Please see my responses in red below.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: SUNSHINE [mailto:sunshinerpv@aol.com]
Sent: Saturday, May 12, 2018 12:30 PM
To: So Kim <SoK@rpvca.gov>
Cc: PC <PC@rpvca.gov>; CC <CC@rpvca.gov>; Elias Sassoon <esassoon@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>
Subject: Draft Land Use Map errors and omissions

Hi So,

This from the Weekly Administrative Report.

LA-RICS Proposed Land Mobile Radio (LMR) Network: On April 23, 2018, the Planning Division received notice from the Los Angeles Regional Interoperable Communications System (LA-RICS) Authority that a LMR network is proposed at the Los Angeles Countyowned "Antenna Farm" located at 5741 Crestridge Road. The project consists of installing a LMR antenna on a new 150-foot lattice tower and constructing a 400ft² equipment structure. Pursuant to State Government Code Section 65402, the Planning Commission, at its June 12th meeting, will consider the project's consistency with the General Plan. A notice will be sent to property owners within a 500' radius of the project site announcing the Planning Commission meeting. To obtain more information about LA-RICS and LMR networks, please visit the following website at <https://www.la-rics.org>.

If the County owns the property with the "Antenna Farm" on Crestridge Road, shouldn't it be shown on the RPV Land Use Map as an INFRASTRUCTURE FACILITY? **No, because the current Institutional Zone allows public facilities owned or used and operated for governmental purposes by the City, the County, the State and the Government of the United States of America, and any special district or other local agency.** If they don't own it, who does? **Los Angeles County is the property owner.** Who is getting paid for this use?

This brings up the fact that the Don C. Wallace Radio Ranch Museum Park site is not shown at the corner of Highridge and Armaga Spring. (It used to be, literally, an "antenna farm".) I know that the adjacent HOA maintains it as open space as if it

was their own. Has the City deeded it over to them? No, the City still owns this site. The City contemplated some time ago whether or not to change the existing land use designation of Residential and decided not to. So it remains residential and remains vacant covered with lawn.

When, in the current Update process, will these “concerns” be addressed?

...SUNSHINE 310-377-8761

From: [So Kim](#)
To: [June Horton](#)
Cc: [Gabiella Yap](#); [Ara Mihranian](#); [CC](#)
Subject: RE: Request to remove Vanderlip Drive from Open Space Preserve Designation--hearing April 26, 2018
Date: Wednesday, September 05, 2018 4:31:00 PM

Hi Ms. Horton,

My apologies in the delay. Just to let you know, the General Plan Update is scheduled for the September 18th City Council meeting. Related documents are available on the City's website at this link: <http://www.rpvca.gov/356/General-Plan-Update>.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: June Horton [mailto:JHorton@wmeentertainment.com]
Sent: Wednesday, September 05, 2018 4:27 PM
To: So Kim <SoK@rpvca.gov>
Cc: [Gabiella Yap](mailto:gyap@rpvca.gov) <gyap@rpvca.gov>; [Ara Mihranian](mailto:AraM@rpvca.gov) <AraM@rpvca.gov>; [CC](mailto:CC@rpvca.gov) <CC@rpvca.gov>
Subject: RE: Request to remove Vanderlip Drive from Open Space Preserve Designation--hearing April 26, 2018

Thank you for responding....albeit 4 months after I sent my email

June Horton | WME

JHorton@wmeentertainment.com

310.859.4512

From: So Kim <SoK@rpvca.gov>
Sent: Wednesday, September 5, 2018 4:17 PM
To: June Horton <JHorton@wmeentertainment.com>
Cc: [Gabiella Yap](mailto:gyap@rpvca.gov) <gyap@rpvca.gov>; [Ara Mihranian](mailto:AraM@rpvca.gov) <AraM@rpvca.gov>; [CC](mailto:CC@rpvca.gov) <CC@rpvca.gov>
Subject: RE: Request to remove Vanderlip Drive from Open Space Preserve Designation--hearing April 26, 2018

Dear Ms. Horton,

Thank you for your email. A similar concern was raised by Ms. Kathy Snell, which the Community Development Director responded to. Rather than reiterate the Director's response, it is attached to this email for you.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: June Horton <JHorton@wmeentertainment.com>

Sent: Wednesday, April 25, 2018 6:50:26 PM

To: CC

Cc: June Horton

Subject: Request to remove Vanderlip Drive from Open Space Preserve Designation--hearing April 26, 2018

I am unable to attend the April 26, 2018 meeting in person, but would like to go on record. I understand that RPV is considering designating Vanderlip Drive as Open Space Preserve and I am vehemently opposed to this idea for a number of reasons. First, as a homeowner on Vanderlip Drive, I am troubled that I was not consulted or notified that this action was being considered. My family has owned our home on 85 Vanderlip Dr. since 1962, and it has always been viewed as a private driveway leading to our home. Neither the city, nor Portuguese Bend Homeowners Association has maintained the Drive ever—in fact, the residents on Vanderlip Drive pay for all the upkeep. The Portuguese Bend community is a private gated community open to residents and their guests. Are you planning to add other Portuguese Bend Streets to the Open Preserve Land? Having Vanderlip Drive accessed by large numbers of hikers, pets, sightseers, bikers etc. will without a doubt affect our privacy and sense of security, not to mention the cleanliness of the area. I've seen the hordes of cars on Del Cerro Park and the idea that Vanderlip Drive would be added and advertised as a destination is anathema to me.

Don't get me wrong: I am very supportive of the designation of Open Space, and I was all in favor of expanded the protected areas....but this does not seem like a well-thought out idea.

Please don't do this.

Sincerely,

June Horton

June Horton | WME
JHorton@wmeentertainment.com
310.859.4512

From: [SUNSHINE](#)
To: [Ara Mihanian](#)
Cc: [So Kim](#); [Doug Willmore](#); [Gabriella Yap](#); [sherihastings@yahoo.com](#); [CC](#); [katherine.pilot@gmail.com](#); [Emily Colborn](#); [pbvilla@aol.com](#); [sherihastings@yahoo.com](#); [dennisgardner@me.com](#); [gardner4@earthlink.net](#); [pdownjac@hotmail.com](#); [leetwid@yahoo.com](#); [katrinavanderlip@yahoo.com](#); [narcissavf@sbcglobal.net](#); [kelvin@vanderlip.org](#); [ksnell0001@aol.com](#); [Gordon Leon <Gordon.Leon@gmail.com>](#); [pvpasofino@yahoo.com](#); [jeanlongacre@aol.com](#); [smhvaleri@cox.net](#)
Subject: Re: Additional comments: Land purchase conditions. General Plan hearing April 26
Date: Thursday, April 26, 2018 11:31:49 AM

Hi Ara,

Which of the Hon property purchase funding sources has the condition that if any of their money was used to purchase land (even if they provided only a portion of the purchase cost), the whole property is to be deed restricted with that agencies specified conservation easements?

First, I am under the impression that these restrictions have not yet been recorded. More importantly, I am under the impression that when the City declared the creation of the Gateway Park area, the acreage was calculated by how many acres could be counted as having been purchased with the unrestricted funds. If the City did not record a lot split as part of the purchase, the discussion to change the unrestricted area from 25 to 17 acres becomes moot.

I am inquiring to start the process of finding out what sort of action can be taken to release or prevent conservation restrictions on Gateway Park, Vanderlip Drive, the affected portion of Narcissa Drive and the Crenshaw Extension ROW.

To put it bluntly, Staff has done the citizenry a huge disservice by pursuing grants which reduce the public's access to and use of City owned property. Are you in a position to propose a fix to this PB Reserve mess? Seems to me the text of the draft General Plan Update and the draft Land Use Map is closing some loopholes. Actually, the purchase of large tracts of land for open space purposes is in conflict with the existing General Plan.

I kept this down to two questions. The name of the funding source and yes or, no.

SUNSHINE 310-377-8761

In a message dated 4/25/2018 10:27:37 PM Pacific Standard Time, AraM@rpvca.gov writes:

Kathy,

The City acquired the former-Hon property using funds provided by the State and Federal agencies, as well as other funding sources (County and private donations to the PVPLC), so that it can be enrolled in the Preserve and its natural resources protected in perpetuity.

At that time, the City was fully aware that the lot included a portion of Vanderlip Drive and Narcissa Drive, which are private streets.

The terms of the NCCP/HCP requires the land in its entirety be designated as Open Space Preserve to be consistent with the primary use of the property.

The funding sources used to acquire the property restrict the City from transferring any portion of the property to a private entity or individual.

That said, such a land use designation does not automatically imply that the private streets are accessible to the public, or that the private street are in violation of the NCCP/HCP.

Furthermore, the General Plan Land Use designation is intended to generally reflect the use, the implementing document that establishes the regulatory authority is the Zoning Code (Title 17 of the Rancho Palos Verdes Municipal Code) and the Zoning Map.

Procedurally, once the General Plan Update is approved, the City will begin the process to amend the Zoning Code and Zoning Map for consistency, and these documents will specify what uses are allowed in the Open Space Preserve zoning district.

Public access within the Preserve is conditional pursuant to the NCCP/HCP.

That essential means the public does not have unrestricted access throughout the property (including the private streets or private gated communities).

The public must remain on designated trails.

Those who veer off-trail are in violation of the Council-adopted Preserve Trails Plan and the Rancho Palos Verdes Municipal Code, and subject to possible citations.

The City has no intention to provide trail access to Vanderlip Drive nor to remove the fencing that delineates the private street from the open space portion of the Preserve.

For these reasons, I do not see the proposed land use change as creating a conflict with the current and future use of the private street.

Lastly, putting the General Plan aside, your questions regarding maintenance of the road by the property owners and private street easement holders can be discussed as a separate matter.

I hope this answers your questions.

If not, please give me a call at 310-544-5227 in advance of tomorrow's Council meeting.

Thank you,

Ara Mihranian

Director of Community Development

From: Kathy [<mailto:ksnell0001@aol.com>]

Sent: Tuesday, April 24, 2018 12:04 PM

To: Susan Brooks <SusanB@rpvca.gov>

Cc: So Kim <SoK@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; Doug Willmore <DWillmore@rpvca.gov>; Gabriella Yap <gyap@rpvca.gov>; ksnell0001@aol.com; sherihastings@yahoo.com

Subject: Additional comments: Vanderlip Drive and Narcissa stripe changing to Open Space Preserve Land Use Map General Plan hearing April 26

Mayor Brooks,

Changing Vanderlip Driveway and the northern strip on Narcissa will be a violation of the Grant Deed for the parcel in question.

In addition, I reviewed the General Plan and proposed maps a few months ago.

Vanderlip and the Narcissa strip were not noted nor were the legals and addresses shown. All the other properties being changed showed maps and legals.

In my opinion, the Vanderlip Driveway and Narcissa strip changes to the General Plan did not get a fair hearing and comment for changes. The Grant Deed needs to be reviewed. The description of the parcel needs to be confirmed for the weird

configuration. Those homes where they will have to drive over Preserve property need to be noticed.

When did the City Staff figure out that Vanderlip & the Narcissa strip was owned by the City as I have several documents showing that Staff was confused.

An overlay residential district needs to include historically planted northern and eastern side to the fence. 35' Road plus 20' for landscaping.

Thank you for your assistance with this matter.

Respectfully, Kathy Snell

On Apr 24, 2018, at 10:02 AM, Susan Brooks <SusanB@rpvca.gov> wrote:

Thanks for catching that, Kathy.

I've already heard from all the residents, and Ara is looking into an overlay residential district.

Susan Brooks

Mayor 2018

Rancho Palos Verdes

(Home) 310/ 541-2971

(City Hall) 310/544-5207

<http://rpvca.gov>



The views or opinions expressed in this email are intended to be interpreted as the individual work product of the author. They do not necessarily reflect an official position of the City Council, staff or other entities.

Sent from my iPhone



On Apr 24, 2018, at 8:16 AM, So Kim <SoK@rpvca.gov> wrote:

Dear Kathy,

Thank you for your comments. Your email will be provided to the City Council as late correspondence.

So

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Kathy <ksnell0001@aol.com>

Date: 4/21/18 8:14 PM (GMT-06:00)

To: CC <CC@rpvca.gov>

Cc: Ara Mihranian <AraM@rpvca.gov>, Doug Willmore <DWillmore@rpvca.gov>, Gabriella Yap <gyap@rpvca.gov>, Emily Colborn <ecolborn@rpvca.gov>, pbvilla@aol.com, sherihastings@yahoo.com, dennisgardner@me.com, gardner4@earthlink.net, pdownjac@hotmail.com, ksnell0001@aol.com, leetwid@yahoo.com, So Kim <SoK@rpvca.gov>, CityManager <CityManager@rpvca.gov>, sunshinerpv@aol.com, kpilot1@aol.com

Subject: Request to remove Vanderlip Drive from Open Space Preserve Land Use Map General Plan hearing April 26

Rancho Palos Verdes General Plan Land Use Map hearing April 26, 2018.

This is to request the removal of Vanderlip Driveway from the Draft General Plan map designating the driveway as Open Space Preserve.

Including Vanderlip Driveway on the map as open space will encourage

more unwelcome trespassers onto the drive and into Portuguese Bend Association neighborhood inviting crime and trash.

Vanderlip Driveway has been the only access to multiple private homes beginning in the 1900's and needs to remain as such.

What restrictions are placed on the "Open Space Preserve" mapping change in the General Plan for Vanderlip Driveway? How does the City intend to manage the roadway maintenance and the trail access? What fire abatement can be performed on the drive?

Has RPV notified the owners of properties having easements to the driveway? If not, please don't approve this designation on the map as Open Space Preserve until the owners of the easements are notified and have an opportunity to comment on the change. RPV City Council needs to protect their residents and property rights.

Should the driveway have been deeded to the residences on Vanderlip Driveway pre-NCCP due to liability issues but was overlooked by staff?

Respectfully,

Kathy Snell
8 Vanderlip Driveway
Rancho Palos Verdes, Ca
310 541 1266

<http://www.rpvca.gov/DocumentCenter/View/11698>

From: [SUNSHINE](#)
To: [So Kim](#)
Subject: Re: NCCP connection. Fwd: Land Use Map and Re: Update-Elkmont Canyon 2018 Brush Clearance
Date: Saturday, March 31, 2018 9:13:05 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[Mumzie front page -0049.pdf](#)
[Mumzie pg 2 -0055.pdf](#)

Hi So,

Sorry I called you Kim. I will be 70 years old this year. My parents lived to be well over 90. They cared so I care. RPV ain't what it used to be. What shall it become. The devil is in the fine print. ...S

In a message dated 3/27/2018 3:09:49 PM Pacific Standard Time, sunshinerpv@aol.com writes:

Apparently, the PVPLC/NCCP has "eyes" on what gets changed to OPEN SPACE HILLSIDE on the Draft General Plan Land Use Map. The Development Code already controls what can be done on 35 percent slopes because they are a "hazard". Get this "end run" out of the NCCP mess. TNX. ...S

From: sunshinerpv@aol.com
To: SoK@rpvca.gov
Cc: pc@rpvca.gov
Sent: 3/27/2018 2:36:19 PM Pacific Standard Time
Subject: Re: Land Use Map and Re: Update-Elkmont Canyon 2018 Brush Clearance

Hi Kim,

Thanks for the clarification. Elkmont Canyon is one of those gullies that could support a trail connection. I guess it is not as steep as it looks or the steep side is in RHE. I'm still looking for some consistency in what is OPEN SPACE HILLSIDE and what is not. OPEN SPACE HILLSIDE areas do retain their underlying residential zoning don't they? (Except, of course, in the Miraleste Parklands District, right?) ...S

In a message dated 3/26/2018 4:58:25 PM Pacific Standard Time, SoK@rpvca.gov writes:

Hi SUNSHINE,

I sent you the incorrect snapshot. Below is Elkmont Canyon. No changes are proposed to its existing Residential land use designation.



Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: So Kim

Sent: Monday, March 26, 2018 4:50 PM

To: 'SUNSHINE' <sunshinerpv@aol.com>

Cc: PC <PC@rpvca.gov>; CC <CC@rpvca.gov>; Ara Mihranian
<AraM@rpvca.gov>

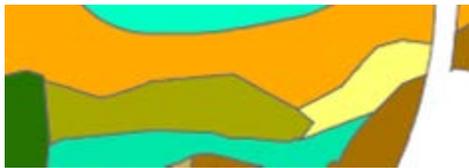
Subject: RE: Land Use Map and Re: Update-Elkmont Canyon 2018 Brush Clearance

Hi SUNSHINE,

The disparity between the mapping of the General Plan's Hazard areas and the Zoning Map's OH zoning boundaries, along with a history of concerns raised by property owners through the years about the inaccuracy of the Open Space Hazard mapping on the Zoning Map, prompted Staff to task the City Geologist to review the Hazard land use mapped Citywide to determine if it was consistent with existing topographic and geologic conditions that warranted such zoning pursuant to the General Plan. Specifically, the City Geologist was tasked to review the Hazard land use mapping throughout the City to determine if existing topographic and geologic conditions warrant a Hazard land use designation. Based on his

review, Staff was directed to adjust the Hazard boundary lines on certain properties so that the Hazard designation is located outside of developed or developable portions of parcels, in an effort to limit the Hazard areas, where preservation of the topography was necessary to protect the public health, safety, and welfare. In 2012, the Planning Commission directed Staff to move forward with adjusting the General Plan Hazard land use boundaries in a manner that would decrease the amount of Open Space Hazard land use designations recommended by the City Geologist. Additionally, the "Hazard" designation is proposed to be removed as some property owners may feel as an unwarranted stigma to their property value, and be replaced with a new designation of Open Space Hillside. This would only apply to properties outside of the landslide areas and the Coastal Zone.

As for Elmont Canyon, it is shown on the land use map (see snapshot below).



Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: SUNSHINE [<mailto:sunshinerpv@aol.com>]

Sent: Monday, March 26, 2018 3:25 PM

To: So Kim <SoK@rpvca.gov>

Cc: PC <PC@rpvca.gov>; CC <CC@rpvca.gov>

Subject: Land Use Map and Re: Update-Elkmont Canyon 2018 Brush Clearance

Hi So,

I'm still trying to figure out what having a "HILLSIDE" land use designation is supposed to accomplish. My first thought is that it makes slightly more than 35 percent slopes less onerous sounding in relation to a grading or other development application than "HAZARD". Another thought is that it is private property that could be "preserved". But then, the Miraleste District's parkland is already preserved. Either way, why isn't Elkmont Canyon shown? ...S ...310-377-8761

In a message dated 3/26/2018 11:55:28 AM Pacific Standard Time, listserv@civicplus.com writes:

[View this in your browser](#)

This message from the City of Rancho Palos Verdes is being sent to subscribers of this list who might be interested in its content. Please do not press "reply" when responding to this message, it is a non-monitored email address. If there is contact information it will be included in the body of the message.

On March 23, 2018, Mr. Perera, the owner of the Elkmont Canyon site (APN 7576-026-028), obtained an Encroachment Permit (Click [here](#) to view) from the City's Public Works Department which allows vehicular access to the property from Hawthorne Blvd. in order to complete the annual weed abatement required by the L.A. County Weed Abatement Division (enforces laws requiring the removal of weeds, brush, and debris from vacant properties).

However, it was brought to Staff's attention that the encroachment permit allowed for "*Property access off of Hawthorne Blvd for Geology Investigation (GIP) and Weed Clearance*", when it should have only been issued for "*Weed Clearance*". The City's Public Works Department has issued a corrected encroachment permit today which supersedes the permit issued on 3/23 and only allows for: "*Property access off of*

Hawthorne Blvd for Weed Clearance” and can be viewed by clicking [here](#). The Encroachment Permit expires on April 15, 2018 and is subject to several conditions listed in the document linked above associated with the weed abatement work.

Prior to the start of the weed abatement work, on Tuesday March 27, 2018, City Staff will be meeting with Mr. Perera at the Elkmont Canyon site, as well L.A. County Weed Abatement Staff to ensure clarity regarding L.A. County’s requirements for the 2018 weed abatement. Inquiries should be directed to Amy Seeraty, Senior Planner, at (310) 544-5231  or via email at amys@rpvca.gov.

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Hill's last farming icon passes

By Mary Scott
Peninsula News

The residents of Rolling Hills Estates lost an icon this weekend. Sararuth Grimes, wife of the deceased Elmer Wilson Grimes, died peacefully in her home surrounded by her family on Saturday, Nov. 27. She was 92.

On a land once known for agriculture, Sararuth and her husband, lovingly known in the community as Farmer G, were the last remaining links to farming on the Peninsula.

The couple grew fruits and vegetables, and raised livestock on the open Butcher property next to the Jack Kramer Club in RHE. They shared their farming expertise with the local youth, teaching them that food comes from the earth, not the supermarket. "Daddy would take chil-

dren out and pick barley on the roadside, and then Mother would help them collect it and grind it up. And it was Mother who would help them make bread," daughter Sunshine said. "This is where food comes from; that was the whole point of those two."

Sararuth was born on March 25, 1918, in Calvert City, Ky. Her father moved the family to Virginia; he eventually took a position as an attorney before the

Supreme Court, representing the Interstate Commerce Commission, in Washington, D.C.

Sararuth met her sweetheart in Virginia, where they both taught in Arlington. But Sararuth, who had two bachelor's degrees — one in music and one in English — and a desire to be a music professor, left for a job at Pepperdine University in Malibu.

Elmer soon followed, and the two were married in 1941.

After the attack on Pearl Harbor on Dec. 7, 1941, Elmer joined the armed forces and was subsequently honored with a Silver Star for his efforts in the Battle of the Bulge.

Sararuth split her time between teaching at Pepperdine and going to military bases to be with her husband.

Sararuth bore two children during the war years, said her daughter. After, she had two more.

The couple taught at Pepperdine for a time, but the salaries did not support the growing family. Both took jobs with the Los Angeles Unified School District.

The Grimes moved to what is now RHE in the early 1950s, after Elmer saw a hayfield for sale during a

See GRIMES, Page 4



Tom Underhill, Peninsula News
Sararuth Grimes, left, and her husband, Elmer Wilson Grimes, were the last remaining fixtures of the Peninsula's farming community. The couple spent their retirement years teaching local youth that food comes from the earth, not the supermarket. Sararuth died Saturday surrounded by family. Elmer, also known as Farmer G, died two years ago.

GRIMES

From Page 1

visit with a fellow teacher, Sunshine said.

"He went home and asked Mommy if he could have it. And she said, 'OK,'" she recalled. "He bought it from the Ms. Irvine."

The Grimes were complete advocates of keeping the rural atmosphere on the Hill.

According to Sunshine, they were at RHE City Hall always, supporting trails, horsemen and open space. They "paid close attention" to the goings on in the city, and were politically and actively involved in the community.

"They were wonderful members of our community and certainly supporters of the equestrian commu-

"We're going to miss her, that's for sure. She always looked so beautiful and had such a lovely expression on her face whenever I saw her."

— Susan Seamans
Rolling Hills Estates City Councilwoman

nity," said Councilwoman Susan Seamans.

"We're going to miss her, that's for sure," Seamans continued. "She always looked so beautiful and had such a lovely expression on her face whenever I saw her."

The iconic couple was featured often in the city's calendars. Sararuth and Elmer also served as grand marshals for RHE's Holiday Parade in 2006, the year of the city's 50th anniversary.

A service for Sararuth will be held at the Green Hills Mortuary and Memorial Chapel, located

at 27501 S. Western Ave. in Rancho Palos Verdes, on Saturday, Dec. 4 at 9 a.m.

Sararuth loved the color pink and was a 20-year breast cancer survivor. Her grandchildren are asking friends instead of wearing the traditional black to her service to wear something pink in Sararuth's honor.

Following the service, there will be a potluck reception at noon at the Redondo Beach Church of Christ, located at 6112 S. Pacific Coast Highway.

Sararuth is survived by two sons, Dale Otis Grimes and Bruce Elmer Grimes; two daughters, Sunshine and Ellen Grimes Osborne; four grandchildren and five great-grandchildren.

msscott@pvnews.com

MAX

From Page 1

can afford it," McLean said, noting the city almost certainly would have to use money from the general fund to cover the costs.

RPV did leave the door open to keep its membership in MAX if the new agreement significantly reduces the city's financial burden.

Currently RPV accounts for 16 percent of MAX's budget, but the estimated percentage of RPV riders

MAX already lost the three beach cities as members in the '90s.

"There's no doubt about it, we've got a hill to climb," he said. "But we're sensitive about passing costs along."

However, that does not change the \$1.2-million estimated investment RPV will eventually have to make.

The current formula also means RPV pays about

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From: [So Kim](#)
To: [SUNSHINE](#)
Cc: [CC: ksnell0001@aol.com](mailto:ksnell0001@aol.com); [Ara Mihanian](#)
Subject: RE: Yellow speck in green above end of Narcissa
Date: Friday, August 31, 2018 4:16:00 PM

Hi SUNSHINE,

The spec north of Narcissa Road is the water tank owned by the CA Water Service Company. The current land use designation of residential is not proposed to be changed. Should this water tank be removed in the future, the idea is not to not continue the infrastructure use in that area.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: SUNSHINE [mailto:sunshinerpv@aol.com]
Sent: Friday, April 27, 2018 10:08 AM
To: So Kim <SoK@rpvca.gov>
Subject: Fwd: Yellow speck in green above end of Narcissa

Hi So,

What are these specs? ...S 310-377-8761

From: sunshinerpv@aol.com
To: ksnell0001@aol.com
Sent: 4/23/2018 2:15:34 PM Pacific Standard Time
Subject: Re: Yellow speck in green above end of Narcissa

WOW. I see it. If it is the water tank, it should be lavender as in an infrastructure facility. Another mystery. I spotted a light bluegreen speck just east of Gateway Park. I'm guessing it is the old Ishibashi home now known as the Mexican Village. That brings up the whole issue of Hazard and Hillside being independent or superimposed, inconsistently on other "Zoning" land use designations. The driveway to the Mexican Village is on the PV Loop Trail ideal route and should on parkland, not in the Preserve rather like Vanderlip Drive. Can't tell on the Land Use Map. Boy is this becoming a can of worms. ...S

In a message dated 4/22/2018 6:45:06 PM Pacific Standard Time,
ksnell0001@aol.com writes:

Sunshine, if you make the map really big, do you see a yellow speck in the green. Is that the water tank?

>

>

> <http://www.rpvca.gov/DocumentCenter/View/11786>

>

>

>

>

>

From: [So Kim](#)
To: [SUNSHINE: cprotm73@cox.net](#)
Cc: [CC](#); [PC](#); [Irving Anaya](#); [Trails](#); [Elias Sassoon](#)
Subject: RE: General Plan Update. We have a long way to go and it is not just about trails
Date: Wednesday, September 05, 2018 3:37:00 PM
Attachments: [Existing Goals and Policies_201503171913053779.doc](#)
[Goals and Policies as modified by Committee with hlights 20100713_201703142010574421.doc](#)

Hi SUNSHINE,
Please see my responses to your comments in red below.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: SUNSHINE [mailto:sunshinerpv@aol.com]
Sent: Sunday, July 15, 2018 1:38 PM
To: cprotm73@cox.net; So Kim <SoK@rpvca.gov>
Cc: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>; Irving Anaya <ianaya@rpvca.gov>; Trails <trails@rpvca.gov>; Elias Sassoon <esassoon@rpvca.gov>
Subject: General Plan Update. We have a long way to go and it is not just about trails

Hi Ken and So,

While rummaging around in my archives, I keep finding documents and correspondence, like the following, which appear to need repeating. Attached is a submittal from the OSP and Rec.& Parks Task Force. I was happy to see that trail Category VI does not appear in the draft General Plan Update. I am not so happy about the other editing.

More in line with the following Memo from 2004, I'm now thinking that the definitions and policies about the trail Categories should not appear in the General Plan, at all. They should be in an appropriate place in the draft Trails Network Plan Update. There is a lot more "unnecessary text" about trails in the draft GP Update. The same can be said about the Coastal Zone, parks, roadways and open spaces. References to our Coastal Specific Plan, Parks Master Plan, Roadways Study, NCCP and Trails Network Plan should suffice...if only we had a Policy/Procedure to treat our "fundamental documents" as "living documents". (Has the Roadways Study

ever been updated?) The existing General Plan includes these trail Categories (see attached Existing Goals and Policies, page 11). In 2004, the General Plan Steering Committee modified, but kept the same trail Categories (See attached Goals and Policies as modified by Committee...page 15). The Steering Committee's proposed language is reflected in the proposed General Plan text. The Steering Committee spent a lot of time and effort to modify the existing goals and policies while keeping the original intent intact. While it may be a good idea to modify the trail policy to simply reference documents to reduce the amount of text, the Trails Network Plan (TNP) is currently pending and to reference existing documents that will be folded into the TNP would quickly make said policy outdated.

As for references about the Coastal Zone, parks, roadways, and open spaces, the State Guidelines require inventories of various land uses. These discussions are necessary to comply with the State Guidelines.

I am still very concerned about how the General Plan Update is proceeding. I think that everyone, particularly the City Council, should be able to see the differences between what is "wordsmithed" text for purely updating the language style, what is text added per the latest State of California mandates, what is text and graphics to reflect preciously approved Amendments and what is Staff recommended changes to policies and Land Use Designations. Right now, they are all mushed together in such a way that they cannot be critiqued, individually. **The Goals and Policies included in the proposed General Plan reflects the Steering Committee's modifications and further changes by the Planning Commission and City Council. Staff recommended changes are to the general text.**

To view track changes, please click this link: <http://www.rpvca.gov/356/General-Plan-Update>. Please click the 4/26/2018 tab on the left hand side to access to view all changes made to the original General Plan text in track changes. Then click the 9/18/2018 tab to view the changes made since 4/26/2018.

The proposed HILLSIDE Land Use Designation should definitely be treated as a "stand-alone" Amendment. See The Council Policy.

To put it bluntly, as "professional" as the draft Update appears, I don't like it. There are too many unforeseen consequences hiding in there. ...S 310-377-8761

February 19, 2004

MEMO from Sunshine

TO: The RPV General Plan Update Steering Committee.

RE: Update suggestions

I have three rather “global” suggestions.

One is that the inventories of parklands, trail easements and such lists that should be updated every time the City acquires or vacates the rights to use any land should be separate documents and simply referenced in the section that spells out the Policies and Goals relevant to said uses.

Another is that every page should have a title and date on it. It is quite disconcerting when photocopies of individual pages are attached to other documents and the pages from the General Plan are not even identified as being an RPV document.

The third is that Goals should have some system of prioritization and/or proportion. Given that the acreage within the City is finite, any proposal to expand or improve public facilities with public funds should include a review of how this will impact the balance as compared with some ideal. The recent telephone survey provides lots of numbers upon which to base such specific goals.

From: So Kim
To: "SUNSHINE"
Cc: [Gabriella Yap](#); [Kit Fox](#); [Ara Mihranian](#); [CC](#)
Subject: RE: Only you might notice that I am repeating myself and do something about it.
Date: Tuesday, September 04, 2018 9:06:00 AM
Attachments: [LandUseMap2018.pdf](#)

Hi SUNSHINE,

Most of your comments were previously addressed for the April 2018 version. See my responses to your comments in red below.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Kit Fox
Sent: Saturday, September 01, 2018 9:47 AM
To: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Cc: Gabriella Yap <gyap@rpvca.gov>
Subject: Fw: Only you might notice that I am repeating myself and do something about it.

FYI

Sent using OWA for iPhone

From: SUNSHINE <sunshinerpv@aol.com>
Sent: Friday, August 31, 2018 10:47:15 PM
To: CC
Subject: Only you might notice that I am repeating myself and do something about it.

March 25, 2018

Land Use Map Update critique

Subject: Land Use Map Update critique and Gateway Park
Date: 3/25/2018 6:13:16 PM Pacific Standard Time
From: sunshinerpv@aol.com
To: pc@rpvca.gov, sok@rpvca.gov, coryl@rpvca.gov
Cc: cc@rpvca.gov, pvpasofino@yahoo.com, smhvaleri@cox.net

MEMO from SUNSHINE

TO: RPV Planning Commission, So Kim and interested parties

RE: RPV Draft General Plan Land Use Map

This is so much better than the previous update other than a few things have been carried over and a few things that should have, have not.

One thing is a problem with the whole General Plan. It is even worse since Staff has opted to use “the City” instead of writing out the City of Rancho Palos Verdes. In the past, it has been a problem when a figure or page has been copied, there is no identification of the document. Every page should say City of Rancho Palos Verdes, General Plan, Adopted date. Near the page number is common. **The Title Page for each Element has the adoption date. The page numbering is not complete at this time in cases there are additional amendments. Once the General Plan is adopted, proper page numbering and City of Rancho Palos Verdes will be added to each page.**

The date on the map needs to be much bigger. **Date will be added after adoption.** There should be an “N” or North on the compass rose. **There is already a “N” on the compass rose. See attached land use map.**

The version of the City logo with the date on it would be nice. **It’s already on the map. See attached land use map.**

I can’t tell the difference between the colors of active and passive recreational. **Both are same colors with active identified with the letter “A”.** Which blue is the Point Vicente lighthouse site? **Institutional Public.** Attached is a suggestion for the colors in the LEGEND.

Page 103 describes Gateway Park as follows... Gateway Park – Recreational Active: The approximately 17-acre Gateway Park is located at the southern tip of the Portuguese Bend Preserve. As part of the Coast Vision Plan, Gateway Park was identified to include an equestrian center and a parking lot that would also serve as a trailhead to the Preserve. No permanent structures are envisioned on this property due to active land movement in the area. I think it should stay this way and I’m guessing the map has it as passive. An older map shows the driveway to the Mexican Village as being in the Preserve. It should not be. It is not only on the PV Loop Trail “ideal route”, someday someone will notice there used to be a house up there and that the promontory is in between the landslides. Great potential for some recreational or educational facility. We really could use a replacement for Pony Club’s “cook shack”, rest room and picnic area. It is now inaccessible in York’s “Event Garden”. The house burned down so I’ll bet there is still a septic tank up there. **Gateway Park area is identified as Passive at this time. However, based on the City Council’s direction on this matter, it may be changed.**

Greenwood Canyon should be shown as open space whatever. It is steep enough that restoring the Sol Vista Trail (Sunnyside) across it was a problem. I’m not sure what the Hillside designation is for. There are a lot of steep areas in parks and the Preserve which are not show. **The area you are referencing are privately owned and the currently Open Space Hazard designation is proposed to be changed to Open Space Hillside.**

This is a start. I'll keep feeding you what I notice

From: [So Kim](#)
To: [Madeline Ryan](#)
Cc: [Sunshine Sunshine](#); [CC](#)
Subject: RE: RE: OMG. RPV City Hall has sprung a leak.
Date: Tuesday, September 04, 2018 10:09:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Madeline,
Thank you for your comments. The requested text will be added.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Madeline Ryan [mailto:pvpasofino@yahoo.com]
Sent: Tuesday, September 04, 2018 10:04 AM
To: So Kim <SoK@rpvca.gov>
Cc: Sunshine Sunshine <sunshinerpv@aol.com>
Subject: Re: RE: OMG. RPV City Hall has sprung a leak.

Hello So, Kim

Thank you both for pointing out, Sunshine, and So for clarifying.

Pointing out in the General Plan that there are 4 Equestrian Overlay District Areas would be important.

In other words, why doesn't the General Plan state: "Within the City, **there are 4 Equestrian Overlay District Areas**, two general locations now support major concentration....."

I'm not comfortable with pointing out 2 Equestrian Overlay District Areas that do not have significant horse populations, yet both of those areas have easy access to the peninsula trails network.

Thank you for your work.

"May the Trails be with you..." Madeline

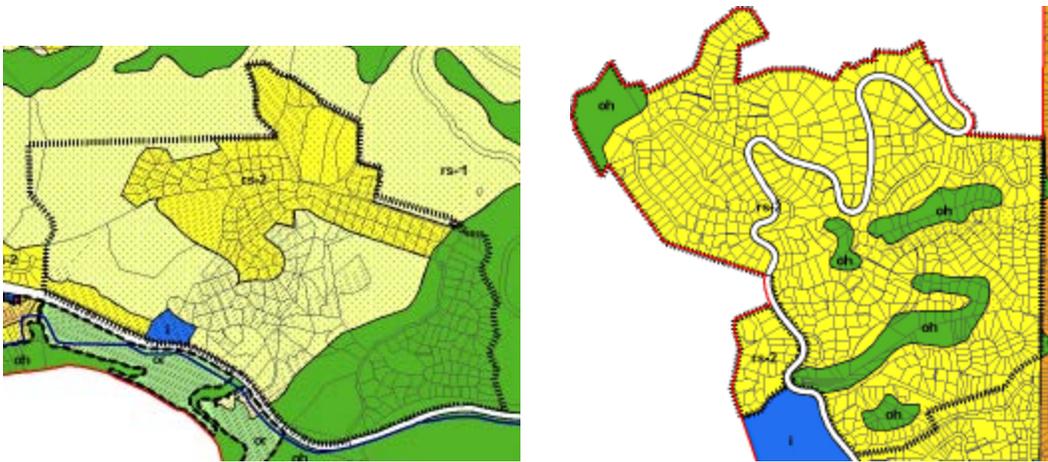
On Tuesday, September 4, 2018 09:35:13 AM PDT, So Kim <SoK@rpvca.gov> wrote:

Hi SUNSHINE,

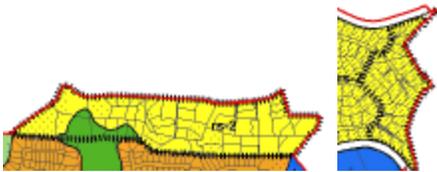
This is in response to your two comments below. Please see my comments in red.

For instance, on a not trails related inconsistency. The current General Plan and Zoning Map indicate that we have four Equestrian Overlay Districts. The draft Update text says we have only two. And now, all four are shown on the Land Use Map when "Overlay Districts" have never been there, before. Is it poor "quality control"? I suspect not. We can't expect our Council Members to spot this sort of overlapping twists to a new sort of Code Enforcement. **The Zoning Map shows 4 Equestrian Overlay District Areas. The General Plan states the following: "Within the City, two general locations now support major concentration of horses and limited equestrian trails; the eastern side of the City and the Portuguese Bend area..."** The first two areas shown below (sections of the Zoning Map) are the Portuguese Bend and eastern side of the City, which are significantly larger than the Via Campesina and Middlecrest Road. Note that the areas cropped below were done at the same scale. The point being made in the General Plan was to identify the two major equestrian areas, not to identify the total number of Equestrian Overlay District areas.

Portuguese Bend & Eastern side



Via Campesina & Middlecrest



The latest tracking changes to the draft General Plan Update are rather challenging to find on the City's web site. Don't let this lack of "transparency" shut you up. Persevere. It is in there. That is the way to see the impact, if any, of your previous comments about anything. **The track change versions are available online at <http://www.rpvca.gov/356/General-Plan-Update>.** There are tabs on the left hand side as shown below. Click on the 4/26/2018 tab and scroll down to DRAFT GENERAL PLAN WITH TRACK CHANGES to view all changes up to that date. Go to 9/18/2018 tab and scroll down to CLICK HERE TO VIEW THE GENERAL PLAN (TRACK CHANGE) to view all changes from 4/26.

General Plan Update

Project Planner: So Kim, Deputy Director/Planning Manager
Contact Information: sok@rpvca.gov / (310) 544-5222

9/18/2018

4/26/2018

September 18, 2018 City Council Meeting

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: Kit Fox

Sent: Friday, August 31, 2018 9:06 PM

To: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Cc: Gabriella Yap <gyap@rpvca.gov>

Subject: Fw: OMG. RPV City Hall has sprung a leak.

FYI

Sent using OWA for iPhone

From: SUNSHINE <sunshinerpv@aol.com>

Sent: Friday, August 31, 2018 8:45:52 PM

To: smhvaleri@cox.net; peter.vonhagen@daumcommercial.com; lenebilski@hotmail.com; jduhovic@hotmail.com; EZStevens@cox.net; jessboop@cox.net; hvybags@cox.net; pvpasofino@yahoo.com; amcdougall1@yahoo.com; Bill Gerstner <wgg@squareoneinc.com>; ksnell0001@aol.com; jeanlongacre@aol.com; robert.gonzalez@ladwp.com; russ@cheapvintage.com; beachjake@sbcglobal.net; jeff@jefflewislaw.com; john@johncruikshank.us; Krista Johnson <kristamjohnson@cox.net>; vdogregg@aol.com; ortolanor@yahoo.com; PC; Kit Fox;

Brian Campbell (Gmail); momofyago@gmail.com; cmoneil@aol.com;
ken.delong@verizon.net

Subject: OMG. RPV City Hall has sprung a leak.

Dear neighbors including City Council Members,

It is after 4:40 pm on a Friday evening before a holiday weekend. I am receiving multiple emails from various Staff Members. Some answer questions I have asked going as far back as 2007. Peter Von Hagen's "nasty-gram" to our City Manager about cleaning house in favor of "cronyism" may have touched a few nerves.

Oh what fun. The "flood gate" is open. The latest version of the draft General Plan Update is "noticed" to be on the Council's September 18, 2018 Agenda. Now is our chance to "pick it to pieces" line-by-line. Do not assume that your "previously sent" comments will have been "considered". Play dumb. Send them, again. Dig a little deeper.

My personal focus is on the Peninsula's trails network and public access to the California Coast. The proposed changes to our General Plan and Land Use Map impact a whole lot more than these "rights" and "liberties". Only you can spot the "errors", "omissions", "obfuscations" and just plain apparently insignificant "changes" which will impact how our City Government treats you, personally.

Think of it this way. We pay our Property Taxes and our utility bills with some expectation of an agreed upon the definition of "health, safety and welfare". That is our General Plan. Only our City Council can change that.

If you voted for Susan Brooks, Ken Dyda and/or John Cruikshank and they vote for Staff's Recommendations on September 4, 2018 in relation to the Trump Project (Jerry Duhovic and Eric Alegria have to recuse themselves because they live too close), consider yourself "screwed". It is not the Project which is flawed. It is the quality of Staff's documentation of the Conditions of Approval and Maintenance Agreement "in perpetuity" which is unenforceable. **And that is the future of our City.**

If a majority of our whole Council Adopts the General Plan Update as currently written by Staff, kiss your private property rights good-bye. Bring it up so that Staff is forced to deal with it or it goes into the Public Record as being "manipulated, dodged and/or obfuscated". It is complicated so do the best you can to give our Council Members the "short and sweet" of your issue.

For instance, on a not trails related inconsistency. The current General Plan and Zoning Map indicate that we have four Equestrian Overlay Districts. The draft Update text says we have only two. And now,

all four are shown on the Land Use Map when "Overlay Districts" have never been there, before. Is it poor "quality control"? I suspect not. We can't expect our Council Members to spot this sort of overlapping twists to a new sort of Code Enforcement.

What we need now is for the Council to be able to make informed decisions. This is the reason why I always refused to run for Council. Staff is standing between us and them.

The latest tracking changes to the draft General Plan Update are rather challenging to find on the City's web site. Don't let this lack of "transparency" shut you up. Persevere. It is in there. That is the way to see the impact, if any, of your previous comments about anything.

Write, write, write to personal email addresses. Our voices may overwhelm Staff's.

...S 310-377-8761

From: [So Kim](#)
To: [SUNSHINE](#)
Cc: [Elias Sassoon](#); [Ara Mihranian](#); [Irving Anaya](#); jeanlongacre@aol.com; Citymaster@hotmail.com; traildoctor@cox.net; [CC](#); [PC](#); [Doug Willmore](#)
Subject: RE: Why the RPV Trails Network Plan (TNP) is such a mess. General Plan, too
Date: Friday, August 31, 2018 4:30:00 PM

Hi SUNSHINE,

Your comments will be attached to the September 18th Staff Report.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: SUNSHINE [mailto:sunshinerpv@aol.com]

Sent: Monday, July 02, 2018 5:52 PM

To: CC <CC@rpvca.gov>; PC <PC@rpvca.gov>; Doug Willmore <DWillmore@rpvca.gov>

Cc: Elias Sassoon <esassoon@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; Irving Anaya <ianaya@rpvca.gov>; jeanlongacre@aol.com; Citymaster@hotmail.com; traildoctor@cox.net

Subject: Why the RPV Trails Network Plan (TNP) is such a mess. General Plan, too

July 2, 2018

MEMO from SUNSHINE

TO: RPV City Council, RPV Planning Commission, RPV Staff and interested parties

RE: It is the Process, not the Plans which make keeping them up to date such a pain.

I want to thank Elias Sassoon for telling me that it got mentioned at the June 19, 2018 Council Meeting. I thank Teri T. for helping me with a City web site issue so I just now got to hear the audio of that meeting. And, a big THANK YOU Jerry Duhovic for bringing it up.

This is getting to be more and more urgent. Projects are being approved without the

appropriate designs and records.

The problem is that there is no regular “update process”. There is a Council Policy on Amending the General Plan. Unfortunately, such Amendments do not get revised in the text nor the Land Use Map. It wasn’t until 1993 that the City got an in-house word processor. It was much more recently that the City got easy and relatively inexpensive access to computer aided graphics. Only the Parks Master Plan has been designated to be maintained as a “living” document. Well, Cory Linder assured the Council that it would be.

I am still hoping that the Council will divide up the review of the Draft General Plan into “updates”, State mandated additions and proposed Amendments. There are a lot of unforeseen consequences with having all these “changes” mashed together. There are now three different versions of the “who is responsible for which trails” document. General Plan Amendment 22 is in the middle.

Creating a draft Trails Network Plan Update is more complicated than it appears. Mostly, this is because most Staff Members don’t know that it exists. That means new trail easement recordings are not added to the inventory, signage is not coordinated City-wide and the Maintenance Superintendent doesn’t know to what CRITERIA existing trails are to be maintained. Nobody appears to know what a *point-to-point* trail is. (Essentially all of them under the NCCP.) Staff doesn’t know who to contact when a proposal that impacts a trail comes through the door. And, there is no Rec. & Parks Committee to review citizen generated easement offers.

I do need to clarify Mayor Brooks’ use of the term “conceptual”. The trail maps in the original General Plan are labeled “conceptual” not because they didn’t exist but, because they did exist and Staff needed to take action to legally preserve them. Many, but not all of them are now on City property or City-owned easements. The current maps have been deleted from the Draft Update on the grounds that they are “obsolete”. I support the notion of having the Updated General Plan refer to our “foundation documents” without a lot of detail text and figures which quickly become obsolete. But, that requires that the “foundation documents” be updated/word-processed/graphics-fixed every time the Council approves a change like accepting an easement, vacating an easement or completing an improvement.

In 1987, the City Council became aware that the Trails Network Plan was not being implemented. So, they seated the RPV Trails Committee and gave them a full-time Rec.& Parks Analyst for support. The Committee was charged with documenting

where the most important trails were, in such a way that Staff could easily look at the location of a new application or a Public Works project and learn if there was a “trail improvement opportunity” to be pursued. That work product is identified as the **first phase** of the Trails Network Plan update. Specifically, the Conceptual Trails Plan (CTP) and the Conceptual Bikeways Plan (CBT). (Luckily, one of the Committee Members had a word processor or it never would have happened.) The City Council adopted these plans to be inserted into the TNP on January 22, 1990.

Staff has never gotten around to Phase 2 which was to add to the easements inventory and Phase 3 which was to be a professionally written Signage Section. The minor things like funding sources and local trails advocates lists was supposed to be updated as soon as the City had a word processor. What happened is that the few hard copies of the TNP were literally lost and forgotten. I shared my copy so I know Ara has one. But he keeps referring to the update as only the CTP.

In 2004, when the Open Space Planning and Rec. & Parks Task Force was told to keep “hands off” of any land that might get put into the NCCP, the Open Space Subcommittee took on the chore of updating the TNP. We came up with a new Table of Contents and produced a list of 11 recommendations for making it more “user friendly”. We produced 20 pages of examples of how the text and maps could look. They were submitted with a cover letter by the Subcommittee Chair, Jim Knight.

On November 7, 2012 (eight years without a functioning Trails Network Plan), Staff presented the City Council with the 11 recommendations and their comments on each. In between 2004 and as of July 4, 2012, the Western States Trails Foundation had finalized their “matrix” into the TRAILS DEVELOPMENT / MAINTENANCE CRITERIA of July 4, 2012 for submittal to Congress for use by the National Parks Service and the National Forest Service. This version had been presented to RPV Staff and “criteria” is mentioned in the Staff Report. This Staff Report also projected completion of the draft TNP to be “forthcoming” and the draft General Plan Update to be 2013. In the Minutes, the motion approving Staff’s Recommendations is pretty fuzzy. Just the sort of thing that Staff needed to continue doing nothing.

As of this June 19, 2018 discussion, the 1975 General Plan and the 1984 Trails Network Plan still stand as written and are essentially ignored by subsequent Staff Recommendations which do not take the “Big Picture” into consideration. Most of the individual trail descriptions have been written into the Task Force recommended format, by volunteers. Attached is page 50 from the 1984 TNP. This is the one page that Staff needs to be reminded of. Also attached is the California Coastal Trail portion which goes across Trump's Tract 50666 which Council recently approved as

less than what an updated TNP would have called for. We, the People are losing a very special part of the RPV “concept”. We need some ACTION.

From: [So Kim](#)
To: [SUNSHINE](#)
Cc: [Gabiella Yap](#); [Matt Waters](#); [Kit Fox](#); [Katie Lozano](#); [Elias Sassoon](#); [Ara Mhuranian](#); [CC](#); [DReeves895@aol.com](#); [bjhilde@aol.com](#); [pvpasofino@yahoo.com](#); [momofyago@gmail.com](#); [Bill Gerstner](#); [ortolanor@yahoo.com](#)
Subject: RE: Trail urgency news, NOT
Date: Friday, August 31, 2018 4:20:00 PM

Hi SUNSHINE,

Your comments below will be attached to the upcoming September 18th Staff Report.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: SUNSHINE <sunshinerpv@aol.com>
Sent: Saturday, May 26, 2018 1:02:02 PM
To: ken.delong@verizon.net; ortolanor@yahoo.com
Cc: DReeves895@aol.com; bjhilde@aol.com; pvpasofino@yahoo.com; momofyago@gmail.com; Bill Gerstner <wgg@squareoneinc.com>
Subject: Re: Trail urgency news, NOT

Hi Ken,

Here is an old question / suggestion and nothing has changed. Matt Waters is an Analyst. That means he shuffles words from one report to another. In addition to shuffling the papers for the Ladera Linda Design process and the Civic Center Advisory Committee, he is now also the Co-Editor of the City's Newsletter. I suspect he also writes the quarterly "recreation activities" insert which the City Council recently approved spending a few thousand dollars to have printed. From their discussion, I got the impression they thought they were funding the Newsletter printing as opposed to just the insert. Matt didn't clarify.

One thing has just come up. The PVP Horsemen's Association (PVPHA) somehow inspired Katie Lozano in R&P to arrange a meeting with our maintenance people and the Rolling Hills Community Association Staff at the Martingale Trailhead Park site. This is the first time I have ever heard of Katie having anything to do with a trail that is not in the PV Preserve.

What I have heard about the meeting indicates that none of the "complications" I had written to Elias Sassoon about were addressed. That leaves the impression that Community Development is still not sharing the Trails Network Plan updates with the other departments. I have not received a response from Mr. Sassoon. He was not at the meeting. Neither was our new Maintenance Superintendent. Let me know if I didn't send you the list of complications and if you want to see it.

The implication in General Plan Amendment 22 that Staff should contact their list of concerned trail users at the first indication that a potential project has a potential trail improvement opportunity has been watered down in the draft GP Update. Council directed Staff to send replies to the comments submitted on the draft GP Update. I have not received anything on any of mine, including this one.

Katie's meeting was not mentioned in the Weekly Administrative Report. Only one RHE resident PVPHA Board Member was invited. She invited Madeline Ryan which is how I know anything at all.

Martingale Trailhead Park is a "border issue" but nobody is treating it as such. Nobody has answered my question about what the current Policy is about trail maintenance and signage up to a change in jurisdiction.

There has been no hint that anyone is looking into Ed Stevens and my suggestion to remove the foliage which is blocking the public's view of the coast.

RPV Staff is still uncoordinated and functioning outside of the original General Plan's and the Council's influence. I am not seeing anything in the draft Charter Initiative which indicates that this condition can be changed.

Rummaging through old correspondence is making me cranky. ...S 310-377-8761

In a message dated 6/3/2007 11:37:34 AM Pacific Standard Time, ken.delong@verizon.net writes:

The concept is good. However, before RPV starts hiring more staff, We need to be sure all are fully engaged. What does Matt Waters do in R & P?. Since CC / Stern moved Open Space to Planning / Rojas R& P does not appear Other than 4th of July to have much on it's plate. I suggest kicking this rock to see what happens.
Ken

-----Original Message-----

From: Ralph Ortolano [<mailto:ortolanor@yahoo.com>]
Sent: Sunday, June 03, 2007 11:26 AM
To: SunshineRPV@aol.com; ken.delong@verizon.net
Cc: ortolanor@yahoo.com
Subject: Re: Trail urgency

If we all can manage to get this position seated with Public Works or Parks, and expand the concept to Sunshine's intent (making sure every plan submitted to the city is checked for conflicts with trail networks), I think we can realize great success.

We can take a not-so-good idea advanced by PVPLC to misdirect even more taxpayer funds to their service and we can morph it into something much, much better.

Hopefully, PVP Watch will support California Trails Assoc. in this initiative with the new city manager.

Ralph

--- SunshineRPV@aol.com wrote:

>
> This is definitely urgent. It is the mechanism
> which is broken. Once a
> fence, a wall, a pilaster or whatever is permitted
> to be built, it is next to
> impossible to make it go away. Even when it is on
> public property. ...S

No need to miss a message. Get email on-the-go
with Yahoo! Mail for Mobile. Get started.
<http://mobile.yahoo.com/mail>

From: [So Kim](#)
To: [SUNSHINE](#)
Cc: jeanlongacre@aol.com; pvpasofino@yahoo.com; cmoneil@aol.com; [Kit Fox](#); [CC](#); [Elias Sassoon](#); [Cory Linder](#); [Irving Anaya](#); [Trails](#); [Deborah Cullen](#); [Ara Mihranian](#)
Subject: RE: General Plan Update, TNP Update, Open space preservation Re: 8 Chaparral Ln. Property Tax status
Date: Friday, August 31, 2018 3:17:00 PM

Hi SUNSHINE,

Please see my responses in **red** below. This email will be attached to the upcoming September 18th Staff Report for the General Plan Update project.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: SUNSHINE [mailto:sunshinerpv@aol.com]

Sent: Friday, August 24, 2018 3:35 PM

To: Kit Fox <KitF@rpvca.gov>; CC <CC@rpvca.gov>; So Kim <SoK@rpvca.gov>; Elias Sassoon <esassoon@rpvca.gov>; Cory Linder <CoryL@rpvca.gov>; Irving Anaya <ianaya@rpvca.gov>; Trails <trails@rpvca.gov>; Deborah Cullen <DCullen@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>

Cc: jeanlongacre@aol.com; pvpasofino@yahoo.com; cmoneil@aol.com

Subject: General Plan Update, TNP Update, Open space preservation Re: 8 Chaparral Ln. Property Tax status

CTP SECTION FIVE trail F2 Bronco Trail and proposed General Plan Land Use Map

People of the RPV Trails Team,

Here is the bigger picture of the preservation/enhancement opportunity of this trail connection.

1. The undated RPV Land Use Map in the early release for the City Council's September 18, 2018 meeting is not clear about which of the more than 35 percent slopes in this area are being proposed to be designated as OPEN SPACE – HILLSIDE. Several lots are on this extreme slope. **All Open Space Hazard designation on residential lots, with exception to the Landslide Moratorium area will be renamed as Open Space Hillside.** When an Application to build on 10 Chaparral was in the works, there was some discussion about modifying the perimeter of the Open Space – Hazard area. Now is the time to get it right. **The Open Space Hazard boundary line for 10 Chaparral was already relocated. It was approved by the City Council in 2012.**
2. The draft General Plan Update which includes a rewrite of Amendment 22 has eliminated the direction that Staff assist with potential Irrevocable Offers of Trail

Easement when presented to Staff by interested parties or groups. That needs to be corrected and I hereby request assistance with producing the acceptable to RPV document for presentation to Dave and Sue Breiholz on their lot which faces Bronco Drive adjacent to 12 Bronco Drive. The Offer should describe the easement offer as the same as the sewer easement along the north side of the property. This would put the easement in line with the recorded easement offer on 12 Bronco. This Lot is listed for sale and the Listing Agent is Charlene o'Neil, the current President of the PVP Horsemens Association. Who should she call to expedite this matter? **Dave and Sue Breiholz may contact the Community Development Department and speak with a planner.**

3. The Conceptual Trails Plan (CTP) portion of the RPV Trails Network Plan (TNP) needs to be updated in relation to this trail connection. The City of Rolling Hills Estates now calls this trail extension the Stein-Hale Trail or "The Nature Trail" in George F. Canyon. From the trail user's point of view, this trail name should be continued on through to Bronco Drive. **Your comments pertaining the TNP will be considered.**

4. This trail is described in the current CTP as a *point-to-point* trail and because so many properties are potentially impacted, it recommends that an exact route be designed before easements are solicited. Now would be a good time to have a Public Works Engineer do this design not only because of the 8 Chaparral opportunity but because the southern end of 10 Chaparral and the Cake property on the other side of 10 Chaparral are a potential addition to the PV Nature Preserve with a well-designed trail connection across the middle like there is in RHE. **Trails identified in the CTP are "conceptual". Similar to other trails in the City, once applicable easements are acquired and funding is made available, trails may be designed and improved.**

5. Parks use background. On some LA County maps, this area still shows up as the original Martingale Trailhead Park and as a potential equestrian facility (community riding ring) in the existing General Plan. **Not clear on what you're referencing.**

The magic word here is "opportunity". It is going to take the whole "team" to pull it off. Please let me know what I can do to help. ...S 310-377-8761

In a message dated 8/23/2018 4:38:36 PM Pacific Standard Time, sunshinerpv@aol.com writes:

Hi Kit,

Has this property shown up above your radar?

In relation to RPV TNP/CTP, SECTION FIVE Trail F2 and Spoke #2 of the Peninsula Wheel Trails Network, this existing trail connection still crosses a

few private properties. I don't know who else to ask.

In the General Plan (existing and draft Update) and the existing CTP, the preservation and enhancement of this trail connection falls to what is now the Community Development Department. The CTP clearly states that "**The exact route should be designed prior to easement solicitation.**" In conjunction with applications to develop #10 Chaparral, CDD has proven that they missed this directive and that they are incapable of producing a viable trail design.

The availability of 8 Chaparral is an opportunity to have Public Works look into the best route of a TYPE 5 trail that connects the Bronco/Martingale intersection with the Nature Trail in RHE. Given that RPV has one Trail Easement and one Irrevocable Offer of a Trail Easement in the area, who is in a position to say whether or not acquiring 8 Chaparral (particularly if it cannot meet the geologic factor of safety for a residential development) would contribute toward preserving the trail connection?

Kit, I sure hope you can pull this together. I advised against the City acquiring the East Crest Road "Trailhead Park" property. I am looking for some intelligent thought on this opportunity. ...S 310-377-8761

From: jeanlongacre@aol.com

To: SunshineRPV@aol.com

Sent: 8/22/2018 3:06:37 PM Pacific Standard Time

Subject: 8 Chaparral Ln. Property Tax status

Hi Sunshine,

In the Breeze, Monday, August 18, 2018, the property at 8 Chaparral is listed as being tax delinquent in the amount of \$22,864 for the 2015-2016 fiscal year. The taxes yearly are around \$5,000 so that means it is getting close to the 5 year delinquent sale date. The property is currently listed for sale for \$945,000 (a \$50,000 reduction) but it has been on the market for some time. The owner is Mohammad Halisi and he purchased it in 2004 for \$370,000. Mr. Halisi is the president of Z Auto Sound in Orange County. According to an L.A. Times article on Oct. 15, 1992, Mr. Halisi was arrested and alleged to be the ring leader of a group who were pirating music tapes big time.

Jean

From: [So Kim](#)
To: [Andrea Vona](#)
Cc: [Adrienne Mohan](#); [CC](#); [Ara Mihranian](#)
Subject: RE: comments for general plan
Date: Friday, August 31, 2018 3:56:00 PM

Hi Andrea/Adrienne,

Please see my comments in **red** below. I'm copying the City Council so that they are informed on Staff's response to your concerns.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: Andrea Vona [mailto:avona@pvplc.org]
Sent: Thursday, April 26, 2018 12:32 PM
To: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Cc: Adrienne Mohan <amohan@pvplc.org>
Subject: comments for general plan

Hello So and Ara,

I have a question/ comment on the general plan updates.

The goals of the conservation and open space elements are clear, but then public safety is listed first under the policy break outs for the conservation and open space element. It seems that the public safety policies would be better suited under the safety element of the plan.

Also, the language on page 59 discusses that there is a classification of conservation and open space into 1) preservation of natural resources and open space and 2) public health and safety. It is unclear why or how conservation and open space is being classified as public health and safety and how that would support the stated goals of:

To conserve, protect, and enhance the City's natural resources; beauty; and open space for the benefit and enjoyment of its residents and the residents of the entire region. Future development shall recognize the sensitivity of the natural environment and be accomplished in such a manner as to maximize the protection of it. 2. To protect and preserve all significant archaeological, paleontological, and historical resources within the City

To protect and preserve all significant archaeological, paleontological, and

historical resources within the City.

The Conservation and Open Space not only deals with natural resources and open space, it does discuss public health and safety in relation to landslides, sea cliff erosion, and drainage/hydrology in canyon areas. Related to this, the following Goal from the Social Services Element has been moved to the Cons/Open Space Element: "To protect the environment in order to reduce environmental hazards in the community."

A few more specific comments:

Similar to the policies set forth in 2.2 number 28, to " Seek funding for the identification, acquisition, preservation, and/or maintenance of historic places and archaeological, paleontological, and geological sites", I recommend a policy in section 2.1 to read "seek funding for conservation surveys and the restoration and enhancement of natural lands in the Palos Verdes Nature Preserve" **Your requested language is too specific. I believe it is covered through the revised language below regarding funding.**

Section 2.3 number 37, please add " and conservation activities" after "cultural activities"

Staff will propose your recommended language as shown below.

Encourage local, public, non-profit recreational, ~~and~~ cultural and conservation activities

Section 2.3: add a policy "seek Los Angeles County, state, federal, and private funds to acquire, improve, and maintain conservation lands"

Staff will propose your recommended language as shown below.

Seek County, State, Federal and private funds to acquire, improve and maintain conservation and recreational lands.

Sincerely,
Andrea

Andrea Vona
Executive Director
Palos Verdes Peninsula Land Conservancy
[916 Silver Spur Road, #207](http://916SilverSpurRoad.com)
[Rolling Hills Estates, CA 90274](http://RollingHillsEstates.com)

www.pvplc.org
310-541-7613 X204
310-541-7623 (Fax)

Preserving land and restoring habitat for the education and enjoyment of all.

From: [April Sandell](#)
To: [So Kim](#)
Cc: [PC](#); [CC](#); [Ara Mhrianian](#)
Subject: Re: (REVISED NOTICE) RE: A final Draft of the updated General Plan Document, land use map. And associated Environmental Assessment. (Received by mail today April 9, 2018)
Date: Friday, May 18, 2018 7:32:38 AM

Hi So,

With all due respect, we *see things differently*. *And in some cases, it appears you didn't see at all, much less respond*. So, I have provided a single response to your's in GREEN text below.

Thank you for your time and no hard feelings on my part. Have a nice day.

Regards,

April

P. S. The Ave Feliciano as designated flood zone maps which provided my information are probably much older than your referenced maps.)

On May 16, 2018, at 1:31 PM, So Kim <SoK@rpvca.gov> wrote:

Hi April,

Below are my responses to your comments in red text.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager

Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: April Sandell [<mailto:hvybags@cox.net>]

Sent: Monday, April 09, 2018 7:22 PM

To: So Kim <SoK@rpvca.gov>

Cc: PC <PC@rpvca.gov>; CC <CC@rpvca.gov>

Subject: (REVISED NOTICE) RE: A final Draft of the updated General Plan Document, land use map. And associated Environmental Assessment. (Received by mail today April 9, 2018)

Dear Ms Kim,

First of all, *please* know I don't have an abundance of leisure time to respond as fully as I would like. I apologize for the random bullet points noting my various comments, mis-spellings and/or unclear language.

Notice of Concerning issues:

*** pg 240 of 240 “Future Commercial Activity”**

Eastview the “one opportunity: Western Avenue Corridor, Western Avenue Vision Plan framing the foundation revisions of the Western Ave. Specific Plan 1.

I am concerned this summary of plans is not likely to be read by but a few.

As far as I can tell;

* The document fails to make clear the original General Plan (around 1975 or so) did not include the Eastview area. **I think residents' might better understand the city's need to revise the General Plan at this time.** The General Plan was adopted in 1975 and the Eastview area was not annexed into the City until 1983. The purpose of revising the General Plan is not solely to include the Eastview area. There are other land use designation changes adopted by the City since 1975 that is not reflected as well as the need to update outdated information. **I know the General Plan revisions are not “solely” limited to the Eastview boundaries. I hoped you would see the adoption of Eastview into the General Plan Update is one aspect of the city's long term planning that should be high-lighted during the adoption process. Eastview is exceptional to other areas of potential land use planning.**

* It is not made clear that Western Ave Specific Plan became part of the San Pedro specific plan a year or two ago. (Sustainable strategies).(If I am wrong about this. Let me know) **The Western Avenue Specific Plan is a document for the City of RPV. It was not updated or replaced since its original adoption in 2010.**

*. Although, the Borders Issues report was included **nothing more was said** about the staff's / cc decision to reduce the reporting from bi-monthly or monthly to bi annual. Which happened not too long ago. But obviously not in the best

interest of those property owners most affected by bordering city issues.

* On a colored coded map.....shows Eastview as light grey “ Open space Hillside” **which seems currently not the case.** Open Space Hillside is shown as light green. The only light grey area is Green Hills Memorial Park, which is designated Cemetery.

* Somewhere on page 11 and 12 talks about “must resolve” Equal Status potential conflicts through clear language and policy consistency. It may be folks are fairly aware of climate change action plans and local energy assurance plans, but not likely to grasp the over all impact. **The document should/ could provide a broader understanding.** On Page 12, it lists criteria that a City’s General Plan must meet. One of which is *Equal Status Among Elements*. All elements of the general plan have equal legal status. In *Sierra Club v. Board of Supervisors of Kern County* (1981) 126 Cal.App.3d 698, two of Kern County’s general plan elements, land use and open space, designated conflicting land uses for the same property. A provision in their general plan text reconciled this and other map inconsistencies by stating that “if in any instance there is a conflict between the land use element and the open–space element, the land use element controls.” The court of appeals struck down this clause because it violated the internal consistency requirement under Government Code section 65300.5. This holding affirmed the principle that no element is legally subordinate to another; the general plan must resolve potential conflicts among its elements through clear language and policy consistency.

* Land Use issues Page 140 Commercial , would be better understood by the community if not so broadly said ‘as warranted for future economic and social conditions. Page 140, last sentence reads, *Due to the length of time that these businesses have been in existence, and the community’s demand for them, it is preferable that these sites should not revert to the surrounding land use, but rather that the sites should retain the flexibility to either continue the existing use or revert to the underlying land use as warranted by future economic and social conditions.* The text of the General Plan is intended to be general. We can certainly entertain using a different synonym, such as “necessitated”, but it will not provide a better understanding.

* **More should be included regarding troublesome canyons, streams, water drainage and hazard to hillside as related to land reuse and the “built out” city.** The Land Use Element is required to include the general distribution, location, and extent, including discussions about density and intensity, and potential for flood for housing, business, industry, open space, education, public facilities, solid and liquid waste disposal, and other. The General Plan and its associated elements are not intended to be a detailed descriptive document to speculate how existing land uses could be reused depending on the site specific conditions, which may include various topographical conditions.

*# 20 on page 31 Category IV re: public utilities street easement , bikeways, and right of way, “city shall provide support to the property owners affecting the easement’clearer terms might be “city will provide **compensation**’. In the

past, property owners have dedicated portions of their property as easements for future trail connections on their property without the City providing any compensation. While the City may, on a case-by-case basis, provide compensation for any land acquired, easements are simply the rights to use a portion of one's property without taking ownership. Staff recommends that the policy language

*#21 should be included within #20. Policy #20 is to ensure that the City's Trails Network Plan is appropriately reflected in City processes and procedures. Policy #21 is to ensure that if City land is sold, record any appropriate public easement/restriction etc. These are two separate policies that should remain separate.

* establishing a property assessment for under grounding overhead wires. This could be a big financial burden and I would not like to see the city pursue at city cost and place lien on the home/property owner, unless this issue is fully understood as far as city needs and wants are two separate things. *Policy #38 is to Encourage the establishment of undergrounding assessment districts by homeowners in areas of existing overhead lines. This is not a requirement by the City. This means that if the homeowners have interest in creating assessment district to underground existing overhead lines, then the City should encourage that.*

*It's my understanding the Avenida Feliciano is within a designated potential flood zone hazard. Given the western most end at Feliciano is set down hill from the City of Rolling Hills Estates/reservoir and/or open area draining down hill toward the Ponte Vista/High Park housing development. So, if that is correct , then affected residents probably would like some further clarification on potential risks. *Government Code Section 65302(a) requires general plans for cities and counties to consider those areas covered by the plan that are subject to flooding identified by floodplain mapping prepared by FEMA (Federal Emergency Management Agency) or the Department of Water Resources. The Flood Insurance Rate Maps prepared by FEMA (see page 193 of the Draft General Plan) do not indicate Avenida Feliciano area as designated flood hazard area.*

*Traffic Conditions. The document explains just south of PV Dr North to Delasonde , Delasonde to Trudie , Trudie to Summerland are unacceptable. (Ie Western Ave. Corridor) I think most would appreciate knowing the **standard meaning of "Acceptable"**. Obviously , you can't explain the details at this point in adopting a plan yet to be made complete. But everyone knows the traffic conditions are not great between certain hours but most of the time reasonably acceptable. *Traffic impacts are determined by assessing traffic volumes at intersections and roadway segments and assigning a level of service (LOS). Level of service is a method of describing the operating efficiency of a roadway or intersection. Typically, it is described on a scale from A to F, with F being the most congested and A representing free-flow conditions. Currently in the City, intersections and roadways are considered impacted if they exceed LOS D; thus, A through D are considered "Acceptable."* Please see below for a description of the "Acceptable" LOS criteria.

- A - This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.
- B - This level is assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.
- C - This level is typically assigned when progression is favorable or the cycle length is moderate. Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.
- D - This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

* Topography/ Extreme slopes as related to development and/or redevelopment restrictions or not.

* Hydrology (Figure 4) the map shows a good deal of arrows directed near and around Westmont Center (RPV) and Garden Village Shopping Center (City of Los Angeles). Hmm, to say the least.

* 7.3 Eastview Park Specific Plan District. Ability to access and maintain the underground sewer lines. The city's intent since 1989. Who knew?

* page 25- higher density/views , values, marketability the developer/builder etc. etc. (note; I haven't the time for further mention on this particular issue. Just know, Ms. So, Eastview residents did not embrace the Western Avenue Vision Plan showing/ displaying high-rise buildings on Western Ave. Some may have changed their opinions in this regard but to the best of my knowledge most think the Western Avenue Corridor Vision Plans are not on the table any longer. (Again, I could be wrong about that and I am not speaking on behalf of anyone but myself.) If they do read the Draft, then they might speak for themselves.

Thank you for the opportunity for public input.

I do want to mention further, a guy with a petition came to our door yesterday or Saturday. Anyway, the petition sought signatures for a ballot initiative. Bottomline is, Terrenna Resort (sp?) and Trump Golf course did not plan for adequate employee parking. Now, this petition seeks to engage **the city** with a solution to provide off site parking in another area in the city and/or provide public transit for San Pedro employees'. I can't imagine why the city did not require employee parking at the site during the planning process.

Sincerely,

April L. Sandell
28026 Pontevedra Dr.
RPV, CA 90275

From: [Charity Malin](#)
To: [So Kim](#)
Subject: Re: Comments for General Plan
Date: Wednesday, May 16, 2018 3:59:27 PM

Hi Ms. Kim

Thank you for sending the comments to me personally. I was able to read them in the Staff Report. I am sure that you and the other staff members take great care to consider what additions to the municipal code would be beneficial to our community.

Charity Malin

On May 16, 2018, at 1:41 PM, So Kim <SoK@rpvca.gov> wrote:

Hi Ms. Malin,

Below are Staff's responses to your comments (also addressed in the April 26th Staff Report that was presented to the City Council).

Proposed noise mitigating construction practices may be burdensome to homeowners: The Noise Element and the Mitigated Negative Declaration identifies measures to mitigate construction noise. These measures include providing noise attenuating shields/barriers, placing construction equipment away from sensitive receptors (neighboring residences), locate equipment in staging areas away from sensitive receptors, constructing a temporary wall to deteriorate noise attenuating effects, adjust all audible back-up alarms at the lowest level unless safety provisions require otherwise, include sound-muffling material to line storage bins etc., and restricting parking and queuing construction trucks outside of permitted construction hours. The standard conditions that apply to construction projects currently include temporary fencing and restricting parking/queuing construction trucks outside of permitted construction hours. The additional mitigation measures include the requirement for staging areas to be as far away from sensitive receptors as feasible and lowering back-up alarms to a level unless safety provisions require otherwise. Staff does not believe that the additional noise mitigation measures will create a burden to homeowners as these measures are recommended only when deemed feasible and practicable.

Proposed Air Quality mitigation measures in the Mitigated Negative Declaration related to dust mitigation are too vague and difficult to regulate: Mitigation measures AQ-2, AQ-3, and AQ-6 related to dust mitigation are not new requirements. These are standard conditions that apply to all projects both ministerial and discretionary.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department

City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: Charity Malin [<mailto:charityjmalin@mac.com>]

Sent: Friday, April 13, 2018 4:07 PM

To: So Kim <SoK@rpvca.gov>

Subject: Comments for General Plan

<General Plan Comments.pdf>

From: So Kim
To: "Gwen"
Cc: Robert Nemeth; Ara Mhrianian; judy.rochat@gmail.com; Jim; jrodjensen@me.com; CC: "Jeff Calvagna"
Subject: RE: Revised General Plan - 8.16.2018
Date: Friday, August 17, 2018 8:10:00 AM

Hi Gwen,

Thank you for working closely with Robert in strengthening the Aircraft Noise discussion in the Draft General Plan. Per the City Council's direction, I'm copying the Council with the email chain between you and Robert so that they are aware that your concerns have been addressed.

Sincerely,

So Kim, AICP

Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes

www.rpvca.gov

(310) 544-5222

From: Gwen [mailto:gwen@butterfieldcommunications.com]
Sent: Thursday, August 16, 2018 4:08 PM
To: Robert Nemeth <rnemeth@rpvca.gov>
Cc: So Kim <SoK@rpvca.gov>
Subject: RE: Final Edit - Aircraft and Train Noise Impacts Section in the General Plan

Excellent!

From: Robert Nemeth [mailto:rnemeth@rpvca.gov]
Sent: Thursday, August 16, 2018 3:42 PM
To: Gwen
Cc: So Kim
Subject: Final Edit - Aircraft and Train Noise Impacts Section in the General Plan

Good afternoon Gwen,

Thank you for your recommendations on the Aircraft and Train Noise Impacts Section.

The content was edited a final time for consistency with the remainder of the General Plan and submitted to the City Council (see below).

6.4 Aircraft and Train Noise Impacts

The Federal Aviation Administration (FAA) began implementing the Southern California Metroplex in 2017. The Metroplex redesigned some jet flight paths over Southern California to improve the efficiency and safety of the air travel, as well as minimizing adverse impacts to communities. According to the Metroplex, there are currently no regularly scheduled flight paths over the City from Los Angeles International and Long Beach airports, which are major airports serving the greater

Los Angeles area. However, there is a history of jet flights over the City that deviate from the FAA's jet departure flight paths resulting in impacts to the City. In response, the City has been an active member on the LAX Community Noise Roundtable since 2000 to address jet overflight noise impacts to ensure a continued serene quality of life for its City's residents. The LAX Community Noise Roundtable is a forum that provides a mechanism that attempts to ensure cooperation between the FAA, Los Angeles World Airports (LAWA) and local impacted communities in achieving noise impact reduction to those communities. The City is developing a long-term, cooperative and direct relationship with the FAA, LAWA, other public agencies, and local airport facility managers to mitigate noise impacts from jets and low flying aircrafts (i.e. light sport, ultralights, banner planes) over the City particularly residential neighborhoods, public parks, the Palos Verdes Nature Preserve, and the shoreline.

The City is also involved with issues related to helicopter routes to and from Torrance Airport. In 2011, the "South Crenshaw" helicopter route was approved by the Torrance City Council, based in part upon input from the City. This route avoids subjecting sensitive receptors—such as the Terranea Resort, Abalone Cove Shoreline Park, and residences in the Portuguese Bend community—to helicopter noise. The City plans to continue working with other Roundtables, public agencies and airport facility managers (i.e Hawthorne Airport, Torrance Airport) to mitigate noise impacts from civilian-operated helicopters over the City particularly residential neighborhoods, public parks, the Palos Verdes Nature Preserve, and the shoreline..

The City has no railroad lines either in or abutting the City.

Robert Nemeth
Associate Planner
City of Rancho Palos Verdes
30940 Hawthorne Blvd
Rancho Palos Verdes, CA 90275
(310) 544-5285

From: Gwen [<mailto:gwen@butterfieldcommunications.com>]
Sent: Monday, August 06, 2018 11:18 AM
To: Robert Nemeth
Cc: Jim; gwen@butterfieldcommunications.com
Subject: FW: Revised General Plan - 8.3.2018

Hello Robert,

Your revisions are very good.

I would suggest adding a sentence after the first sentence in your text and revising the next few sentence:

However, as there is a history of overflights of the City occurring that do not meet the FAA guidelines to do so only if a safety issue makes it necessary The City will continue to be an active member of the LAX Community Noise Roundtable.

The City has been a member since 2000 to help ensure a continued serene living quality of the City.

The LAX Community Roundtable is a forum.....

Hope you find this helpful.

Best,

Gwen

6.4 Aircraft and Train Noise Impacts

There are currently no regularly scheduled jet flight paths over the City from Los Angeles International and Long Beach, which are major regional airports. Nevertheless, to ensure a continued serene living quality of the City, the City has been a member of LAX's Community Noise Roundtable since 2000. The LAX Community Noise Roundtable is a forum that provides a mechanism that attempts to ensure cooperation between the airport and local impacted communities in achieving noise impact reduction to those communities. The City plans to continue its involvement with the LAX Community Noise Roundtable to reduce jet noise impacts that occur over the City. The City plans to develop a long-term, cooperative and direct relationship with the Federal Aviation Administration (FAA), other public agencies and airport facility managers to mitigate noise impacts from jets and low flying aircrafts (i.e. light sport, ultralights, banner planes) over resident homes, public parks and the shoreline.

The City is also involved with issues related to helicopter routes to and from Torrance Airport. In 2011, the "South Crenshaw" helicopter route was approved by the Torrance City Council, based in part upon input from the City. This route avoids subjecting sensitive receptors—such as the Terranea Resort, Abalone Cove Shoreline Park, and residences in the Portuguese Bend community—to helicopter noise. The City plans to continue working with other Roundtables, public agencies and airport facility managers (i.e. Hawthorne Airport, Torrance Airport) to mitigate noise impacts from civilian-operated helicopters over resident homes, public parks and the shoreline..

The City has no railroad lines either in or abutting the City.

From: Robert Nemeth [<mailto:rnemeth@rpvca.gov>]

Sent: Friday, August 03, 2018 9:36 AM

To: Gwen

Cc: 'Jim'

Subject: Revised General Plan - 8.3.2018

Hi Gwen,

Your comments were exactly what I was requesting (and you are correct about the challenges of general plan versus details).

Would you review these revisions and offer feedback one more time?

Thank you.

--Robert

From: Gwen [<mailto:gwen@butterfieldcommunications.com>]

Sent: Thursday, August 02, 2018 5:49 PM
To: Robert Nemeth <rnemeth@rpvca.gov>
Cc: 'Jim' <jimmaclellan714@aol.com>
Subject: RE: General Plan - Revision to address sport aircraft

Thanks Robert,
I hope I did not offend you, I do realize that for language in the general plan it is hard to include details.
Gwen

From: Robert Nemeth [<mailto:rnemeth@rpvca.gov>]
Sent: Thursday, August 02, 2018 5:41 PM
To: Gwen
Cc: Jim
Subject: RE: General Plan - Revision to address sport aircraft

Thank you for taking the time to make these suggestions, Gwen.
Let me revise my previously written draft then send it to you soon.

Robert Nemeth
Associate Planner
City of Rancho Palos Verdes
30940 Hawthorne Blvd
Rancho Palos Verdes, CA 90275
(310) 544-5285

From: Gwen [<mailto:gwen@butterfieldcommunications.com>]
Sent: Thursday, August 02, 2018 5:22 PM
To: Robert Nemeth <rnemeth@rpvca.gov>
Cc: Jim <jimmaclellan714@aol.com>; gwen@butterfieldcommunications.com
Subject: FW: General Plan - Revision to address sport aircraft

Hi Robert,
Thanks for sending this to us to review!
The attached language is not adequate and is poorly written.
Reading the attached proposed revision you would think there never has been any jets flying over PV.
It makes the helicopter problem seem very insignificant.
It does not address Ultralights adequately even though the last sentence is ok, but too weak and not clear enough.
Ultralights come from Hawthorne Airport and only Torrance airport regarding helicopters is mentioned.

The attachment states:

"The City plans to continue its involvement with the LAX Community Noise Roundtable to reduce aircraft noise impacts that may occur over or close to the City."

Reading this plan language you would think you have no overflights from LAX and that you just go to the Roundtable to monitor what is happening. The language attached and cut and pasted above would make you think we are waiting to have the first jet fly over us.

I believe the recent work regarding jets who do overfly the peninsula should be included. Mention of working with the FAA should be considered to be added. Also, there is not mention that helicopters and ultralights fly too low and too close to homes and serene places like Abalone Cove, Terranea, Trump, Point Vicente and homes along the coast line. The attached does not include parkland at Lower Pt Vicente or mention parkland at Trump or near Terranea.

Besides the impacted Portuguese Bend Community the language should add the community between Point Vicente and Lunada Bay. There are many homes on the bluff top severely impacted. We live a few blocks above PV Drive West and are impacted. The helicopters, ultralights, banner planes and some small private aircraft often fly too low and close to shore and homes.

Also the first sentence should just address rail and not be mixed with Aircraft.

I would also **add banner planes** that are extremely noisy and fly close to sensitive areas along the coast (parkland, hotel, homes).

I hope you can help re-write this General Plan revision into a meaningful revision to the general plan.

Thanks again,

Gwen

From: Robert Nemeth [<mailto:rnemeth@rpvca.gov>]
Sent: Thursday, August 02, 2018 8:34 AM
To: 'Gwen'; Jim
Subject: General Plan - Revision to address sport aircraft

Hi Gwen and Jim,

The City proposes the attached revision to address low flying light sport aircraft (e.g. ultralights). If you get a chance, would you let me know your thoughts (by Friday August 3 if possible or before Monday August 6)? Thank you!

Robert Nemeth
Associate Planner
City of Rancho Palos Verdes
30940 Hawthorne Blvd
Rancho Palos Verdes, CA 90275
(310) 544-5285

From: [Katherine Pilot](#)
To: [CC](#)
Cc: [Ara Mihanian](#); [Doug Willmore](#); [Gabriella Yap](#); [Emily Colborn](#); [pbvilla@aol.com](#); [sherihastings@yahoo.com](#); [dennisgardner@me.com](#); [gardner4@earthlink.net](#); [pdownjac@hotmail.com](#); [ksnell0001@aol.com](#); [leetwid@yahoo.com](#); [So Kim](#); [CityManager](#); [sunshinerpv@aol.com](#)
Subject: Request to remove Vanderlip Drive & Narcissa Drive from Open Space Preserve Land Use Map General Plan hearing April 26
Date: Tuesday, April 24, 2018 10:44:55 AM

Rancho Palos Verdes General Plan Land Use Map hearing [April 26, 2018](#).

This is to request the removal of Vanderlip Driveway and Narcissa Drive from the “Draft General Plan” map designating these drives as “Open Space Preserve”.

Including Vanderlip Driveway and Narcissa Drive on the map as open space will encourage more unwelcome trespassers onto the drives and into Portuguese Bend Association neighborhood inviting excess traffic in this small gated community, crime and trash.

Vanderlip Driveway and Narcissa Drive have been the only access to multiple private residences beginning in the 1900’s and needs to remain as such.

- What restrictions are placed on the “Open Space Preserve” mapping change in the “General Plan” for Vanderlip Driveway and Narcissa Drive?
- How does the City intend to manage the roadway maintenance and the trail access? - What fire abatement can be performed on and adjacent to each drive?

Has RPV notified the owners of properties having easements to these drives? If not, please do not approve this designation on the map as “Open Space Preserve” until the owners of the easements are notified and have an opportunity to comment on the change. RPV City Council needs to protect their residents and property rights.

Should the driveway have been deeded to the residences on each drive, pre-NCCP, due to liability issues but was overlooked by staff?

Respectfully,
Katie Pilot

Daughter of Kathy Snell - 8 Vanderlip Driveway, Rancho Palos Verdes, CA 90275

<http://www.rpvca.gov/DocumentCenter/View/11698>

Sent while I'm on the go...

Katherine Pilot

Executive District Manager, Independent Consultant
ID# 22562816 | t. [310.809.3661](tel:310.809.3661)
KatherinePilot.arbonne.com

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COUNTY OF LOS ANGELES FIRE DEPARTMENT

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FIFTH DISTRICT

April 17, 2018

So Kim, Planning Manager
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Dear Mr. Kim:

**FINAL ENVIRONMENTAL IMPACT REPORT, "RPV GENERAL PLAN UPDATE,"
UPDATES OF THE EXISTING 1975 GENERAL PLAN THAT REFLECTS THE CURRENT
STATUS OF DEVELOPMENT IN THE CITY, CURRENT ECONOMIC AND DEMOGRAPHIC
DATA, AND INCORPORATES PREVIOUS CITY COUNCIL LAND USE DECISIONS,
RANCHO PALOS VERDES, FFER 201800041**

The Final Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
2. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone. All applicable fire code and

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	EL MONTE	INDUSTRY	LAWNDALE	PARAMOUNT	SIGNAL HILL
ARTESIA	CARSON	GARDENA	INGLEWOOD	LOMITA	PICO RIVERA	SOUTH EL MONTE
AZUSA	CERRITOS	GLENORA	IRWINDALE	LYNWOOD	POMONA	SOUTH GATE
BALDWIN PARK	CLAREMONT	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	MALIBU	RANCHO PALOS VERDES	TEMPLE CITY
BELL	COMMERCE	HAWTHORNE	LA HABRA	MAYWOOD	ROLLING HILLS	WALNUT
BELL GARDENS	COVINA	HERMOSA BEACH	LA MIRADA	NORWALK	ROLLING HILLS ESTATES	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HIDDEN HILLS	LA PUENTE	PALMDALE	ROSEMEAD	WESTLAKE VILLAGE
BRADBURY	DIAMOND BAR	HUNTINGTON PARK	LAKEWOOD	PALOS VERDES ESTATES	SAN DIMAS	WHITTIER
	DUARTE		LANCASTER		SANTA CLARITA	

ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans must be met.

3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches.
5. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade. In such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in ten feet.
6. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
7. The County of Los Angeles Fire Department Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.
8. The statutory responsibilities of the County of Los Angeles Fire Department's Land Development Unit are the review of, and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities located within non-contract cities. The County of Los Angeles Fire Department's Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division which may create a potentially significant impact to the environment.

This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed the project will not have a significant impact to the Fire Department's Land Development Unit.

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's Inspector Nancy Rodeheffer at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in blue ink, reading "Michael Y. Takeshita".

MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

From: So Kim
To: Jaehee
Subject: FW: New Newsflash Public Notice- 5741 Crestridge Road (Location) For rpvca.gov
Date: Tuesday, May 29, 2018 9:37:00 AM

From: So Kim
Sent: Tuesday, May 29, 2018 9:37 AM
To: 'SUNSHINE' <sunshinerpv@aol.com>
Cc: PC <PC@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; Interim IT Manager <interimitmgr@rpvca.gov>; CC <CC@rpvca.gov>
Subject: RE: New Newsflash Public Notice- 5741 Crestridge Road (Location) For rpvca.gov

Dear SUNSHINE,
Please see my responses to your comments in red below. As couple of your comments pertain to the General Plan, I am copying the City Council.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: SUNSHINE [<mailto:sunshinerpv@aol.com>]
Sent: Monday, May 28, 2018 2:58 PM
To: Ara Mihranian <AraM@rpvca.gov>; Interim IT Manager <interimitmgr@rpvca.gov>; So Kim <SoK@rpvca.gov>
Cc: PC <PC@rpvca.gov>
Subject: Fwd: New Newsflash Public Notice- 5741 Crestridge Road (Location) For rpvca.gov

More about the proposed antenna on Crestridge

Hi Ara and??,

So Kim has not yet acknowledged my email regarding this project and the draft Land Use Map Update. While I am waiting on that, here are more Administrative and IT related concerns.

I will be responding to all emails received regarding the draft General Plan and associated land use map by the end of next week.

The direct address to the NOTICE is

<http://www.rpvca.gov/DocumentCenter/View/11911>

Why don't your people put that in the Public Notices? Once one finds this particular document, it is in a format which does not allow one to highlight, copy and paste the details needed to create a specific Subject Line without retyping all those specific titles and numbers. That is not usually the case. And, in this case, the NOTICE does not provide Jaehee Yoon's email address.

We prepare the notices early as the newspaper requires that we email them the final version by Monday of the same week for publishing (Thursday). When there's a holiday that falls on a Monday (e.g. Memorial Day), the notices are due to the paper by either Thursday or Friday, the week before the publishing date. As the notice is not uploaded online until afterwards, the direct link is not available on the notice itself. As for making scanned PDFs copy/paste-able, we will look into it.

The upcoming public hearing is for the Planning Commission to determine if the project is consistent with the General Plan. The public hearing is not to discuss the merits of the project. If you have comments on the project itself you will need to contact Tomas Molina with LA-RICS Authority at 323-881-8165 or tmolina@citadelcpm.com. If you have any comments on the Gen Plan consistency, please contact Jaehee at jyoon@rpvca.gov or 310-544-5224.

Is this one of those situations in which the potentially impacted private citizens who use the surrounding Institutional facilities and the Nature Reserve have no influence on what LA County is proposing to construct? *The residents have the ability to comment directly to Tomas Molina with the LA-RICS Authority at 323-881-8165 or tmolina@citadelcpm.com.* He explained that they have their own public noticing process.

How can anyone comment on the "consistency" with the General Plan about this proposal if the existing facility is not specifically addressed? Since it is not on the current Land Use Map (HAZARD) and not on the draft Update (HILLSIDE), where is it covered in the existing text? Is a new 150 foot tall tower supposed to get "grandfathered in"? This "antenna farm" predates the City's incorporation. Please respond on or before June 4 so that I can choose to comment prior to June 5, 2018. *The 1975 General Plan Land Use Map designates the entire area along Crestridge Road as Institutional-Educational. Under the corresponding Institutional zoning district, *Public facilities owned or used and operated for governmental purposes by the city, the county, the state and the government of the United States of America, and any other special district or other local agency may be permitted by a Conditional Use Permit. Interestingly, as this lot is currently owned by LA County, projects on that property are not subject to City approval.**

Vigilant as ever. ...S 310-377-8761

From: listserv@civicplus.com

To: sunshinerpv@aol.com

Sent: 5/17/2018 10:48:12 AM Pacific Standard Time

Subject: New Newsflash Public Notice- 5741 Crestridge Road (Location) For rpvca.gov

[View this in your browser](#)

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* * * * *

May 17, 2018

[Public Notice- 5741 Crestridge Road \(Location\)](#)



The Planning Commission of the City of Rancho Palos Verdes will conduct a public meeting on Tuesday, June 12, 2018 at 7 p.m....

[Read on](#)

* * * * *

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From: So Kim
To: [CityClerk](#)
Subject: Late Correspondence
Date: Thursday, April 26, 2018 8:41:00 AM

-----Original Message-----

From: So Kim
Sent: Thursday, April 26, 2018 8:41 AM
To: 'Ortolano' <ortolanor@yahoo.com>
Cc: Ara Mihranian <AraM@rpvca.gov>
Subject: RE: FW: Settlement Agreement - Ortolano

Hi Mr. Ortolano,

In reviewing the minutes for the February 24, 2015 Planning Commission meeting, I stand corrected. While Staff recommended that the land use designation be changed to reflect the Settlement Agreement, the Commission voted to keep the existing land use designation. Staff will be reporting both the Planning Commission's recommendation on this matter (not change the land use) as well as Staff's position (change the land use) to the City Council for their consideration at tonight's meeting.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

-----Original Message-----

From: Ortolano [<mailto:ortolanor@yahoo.com>]
Sent: Thursday, April 26, 2018 6:21 AM
To: Ortolano <ortolanor@yahoo.com>; So Kim <SoK@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>
Subject: Re: FW: Settlement Agreement - Ortolano

Dear Ms. Kim:

To the contrary, the Planning Commission voted to retain the current zoning, not to change it. You are proposing to change it.

Furthermore, your department claims my lot is unbuildable only because you persist in maintaining RS-1 zoning on a lot that is slightly larger than 1/3 acre, in a neighborhood where that lot is surrounded by about 590 RS-3 lots. Which is more consistent with maintaining the tax base of our residential community, with its increasingly limited taxable land: RS-3 or Open Space Hazard? Which would benefit the community more?

With respect to the Settlement Agreement you reference, I was deployed on a Navy ship for an extended period during which I'd be completely incommunicado with my attorney (back then, we didn't have all the communications we have today; and this was a sealift ship with limited communications, not a combatant). Your attorney literally said that the City "would litigate until the cows came home" while I was on deployment. In a "supreme act of respect for our armed forces" (sarcasm intended), the City took advantage of this situation to advance that settlement, which was literally signed the day I deployed.

It is absolutely NOT consistent with the previous act of the Planning Commission to now change this zoning in what you propose to present to the City Council. I am unaware of any different action purported to have been conducted on March 27, 2018. I've been out of town for several months.

Sincerely,

Ralph J. Ortolano, Jr.
OrtolanoR@yahoo.com
310-982-5499

On Wed, 4/25/18, So Kim <SoK@rpvca.gov> wrote:

Subject: FW: Settlement Agreement - Ortolano
To: "Ortolano" <ortolanor@yahoo.com>
Cc: "Ara Mihranian" <AraM@rpvca.gov>
Date: Wednesday, April 25, 2018, 5:55 PM

Hi

Mr. Ortolano,

I

was forwarded your voicemail regarding your concerns with the proposed land use change for what is now known as 3778 Coolheights. You may recall having email exchanges with me, before this item was presented to the Planning Commission in 2015 at a duly noticed public hearing.

In

a nutshell, in September 1998, the City entered into a Settlement Agreement with you to resolve a land dispute. According to the

Settlement Agreement, Parcel C (see below) of a former developer-owned lot and Parcel E (see below) of a City-owned Forrestal property were conveyed to you.

It should be emphasized that consistent with the Settlement Agreement, grant deeds were recorded for both parcels C and E (now known as 3778 Coolheights Drive) that prevent any construction, improvements, and developments that would require permits from the

City. The purpose of a residential land use designation is to allow residential use, including the development of a home. Since residential use is not allowed on the subject lot per the recorded grant deeds that run with the land, the current Residential

land use designation is inconsistent. As a result, the Planning Commission in 2015 agreed with Staff's recommendation to change this land use from Residential to Natural Environment/Hazard.

This was reconfirmed on March 27, 2018. The Planning Commission's role is advisory to the City Council. So their recommendation to change this land use will be presented to the City Council at its upcoming public hearing tomorrow night. A public notice was

issued in the Peninsula News, a hard copy mailed to you and your neighbors, made available and the City's website, and announcement of availability made via a list serve message.

As
a reminder, pursuant to the Settlement Agreement (Section
3.2.4), you or your representatives shall not oppose, protest or otherwise object to a General Plan amendment to

designate parcels C and E as “Natural Environment/Hazard” and a corresponding zoning designation of “Open-Space Hazard”. Those provisions were included in the Settlement Agreement because it was the intent of the parties that the General Plan and Zoning designations would be changed, as currently proposed by Staff, so that the newly created lot could be maintained and used as it was at the time of the settlement agreement and not developed with a residence. Attached are the recorded grant deeds and Settlement Agreement.

Please
feel free to contact me with any questions.

Sincerely,

So
Kim,
AICP

Deputy
Director/Planning Manager
Community
Development Department
City
of Rancho Palos Verdes
www.rpvca.gov

(310)
544-5222



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

April 25, 2018

RECEIVED

APR 30 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

So Kim
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Subject: General Plan Update
SCH#: 2018031073

Dear So Kim:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on April 24, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018031073
Project Title General Plan Update
Lead Agency Rancho Palos Verdes, City of

Type MND Mitigated Negative Declaration
Description The proposed project is an amendment to the city of Rancho Palos Verdes GP. While the proposed GPU does include changes to the existing GP's goals and policies, text, and graphics, these changes do not result in significant changes to the city's overall vision of its development pattern, including no changes to the existing development envelopes or intensification of existing land uses that would necessitate additional infrastructure facilities, or result in increased traffic.

Lead Agency Contact

Name So Kim
Agency City of Rancho Palos Verdes
Phone (310) 544-5222 **Fax**
email
Address 30940 Hawthorne Boulevard
City Rancho Palos Verdes **State** CA **Zip** 90275

Project Location

County Los Angeles
City Rancho Palos Verdes
Region
Lat / Long
Cross Streets citywide

Parcel No.

Township	Range	Section	Base
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Proximity to:

Highways 110
Airports Torrance Airport
Railways
Waterways
Schools PVPUSD, LAUSD
Land Use citywide

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 5; Cal Fire; Department of Parks and Recreation; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Office of Emergency Services, California; Department of Housing and Community Development; Air Resources Board; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Santa Monica Bay Restoration; State Lands Commission

Date Received 03/26/2018 **Start of Review** 03/26/2018 **End of Review** 04/24/2018



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

RECEIVED

MAY 04 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

May 1, 2018

So Kim
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Subject: General Plan Update
SCH#: 2018031073

Dear So Kim:

The enclosed comment (s) on your Mitigated Negative Declaration was (were) received by the State Clearinghouse after the end of the state review period, which closed on April 24, 2018. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2018031073) when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018031073
Project Title General Plan Update
Lead Agency Rancho Palos Verdes, City of

Type MND Mitigated Negative Declaration

Description The proposed project is an amendment to the city of Rancho Palos Verdes GP. While the proposed GPU does include changes to the existing GP's goals and policies, text, and graphics, these changes do not result in significant changes to the city's overall vision of its development pattern, including no changes to the existing development envelopes or intensification of existing land uses that would necessitate additional infrastructure facilities, or result in increased traffic.

Lead Agency Contact

Name So Kim
Agency City of Rancho Palos Verdes
Phone (310) 544-5222 **Fax**
email
Address 30940 Hawthorne Boulevard
City Rancho Palos Verdes **State** CA **Zip** 90275

Project Location

County Los Angeles
City Rancho Palos Verdes
Region

Cross Streets citywide

Lat / Long

Parcel No.

Township

Range

Section

Base

Proximity to:

Highways 110

Airports Torrance Airport

Railways

Waterways

Schools PVPUSD, LAUSD

Land Use citywide

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 5; Cal Fire; Department of Parks and Recreation; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Office of Emergency Services, California; Department of Housing and Community Development; Air Resources Board; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Santa Monica Bay Restoration; State Lands Commission

Date Received 03/26/2018 **Start of Review** 03/26/2018 **End of Review** 04/24/2018

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1660 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471



Late
4/24/18
E

April 20, 2018

Governor's Office of Planning & Research

MAY 01 2018

STATE CLEARINGHOUSE

So Kim, Deputy Director
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Also sent via e-mail: sok@rpvca.gov

Re: SCH# 2018031073, General Plan Update Project, City of Rancho Palos Verdes; Los Angeles County, California

Dear Mr. Kim:

The Native American Heritage Commission (NAHC) has reviewed the Mitigated Negative Declaration (MND) prepared for the project referenced above. The review included the Introduction and Project Description; and the Evaluation of Environmental Impacts section, subsection 5, Cultural Resources prepared by the City of Rancho Palos Verdes. We have the following concerns:

1. There is no Tribal Cultural Resources section or subsection in the Evaluation of Environmental Impacts as per California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>
2. There is no documentation of **government-to-government consultation by the lead agency** under AB-52 or SB-18 with Native American tribes traditionally and culturally affiliated to the project area as required by statute, or that mitigation measures were developed in consultation with the tribes. Discussions under AB-52 may include the type of document prepared; avoidance, minimization of damage to resources; and proposed mitigation. Contact by consultants during the Cultural Resources Assessments is not formal consultation.
3. Tribal Cultural Resources assessments are not well documented. These should adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of potential impacts to tribal cultural resources. **The lack of documented resources does not preclude inadvertent finds**, which should be addressed in the mitigation measures.

Please contact me at gayle.totton@nahc.ca.gov or call (916) 373-3714 if you have any questions.

Sincerely,

Gayle Totton, B.S., M.A., Ph.D
Associate Governmental Project Analyst

Attachment

cc: State Clearinghouse

ADDITIONAL INFORMATION

The California Environmental Quality Act (CEQA)¹, specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.² If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared.³ In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended in 2014 by Assembly Bill 52. (AB 52).⁴ **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** AB 52 created a separate category for "tribal cultural resources"⁵, that now includes "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."⁶ Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.⁷ Your project may also be subject to **Senate Bill 18 (SB 18)** (Burton, Chapter 905, Statutes of 2004), Government Code 65352.3, if it also involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space. **Both SB 18 and AB 52 have tribal consultation requirements.** Additionally, if your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966⁸ may also apply.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

Agencies should be aware that AB 52 does not preclude agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52. For that reason, we urge you to continue to request Native American Tribal Consultation Lists and Sacred Lands File searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>. Additional information regarding AB 52 can be found online at http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf, entitled "Tribal Consultation Under AB 52: Requirements and Best Practices".

The NAHC recommends lead agencies consult with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.

A brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments is also attached.

Pertinent Statutory Information:

Under AB 52:

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice.

A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.⁹ and **prior to the release of a negative declaration, mitigated negative declaration or environmental impact report.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18)."¹⁰

The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects.¹¹

1. The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.

¹ Pub. Resources Code § 21000 et seq.

² Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b); CEQA Guidelines Section 15064.5 (b)

³ Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1); CEQA Guidelines § 15064 (a)(1)

⁴ Government Code 65352.3

⁵ Pub. Resources Code § 21074

⁶ Pub. Resources Code § 21084.2

⁷ Pub. Resources Code § 21084.3 (a)

⁸ 154 U.S.C. 300101, 36 C.F.R. § 800 et seq.

⁹ Pub. Resources Code § 21080.3.1, subds. (d) and (e)

¹⁰ Pub. Resources Code § 21080.3.1 (b)

¹¹ Pub. Resources Code § 21080.3.2 (a)

c. Significance of the project's impacts on tribal cultural resources.

If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency.¹²

With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process **shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10.** Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.¹³

If a project may have a significant impact on a tribal cultural resource, **the lead agency's environmental document shall discuss** both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource.¹⁴

Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.¹⁵

Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 **shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program**, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable.¹⁶

If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, **the lead agency shall consider feasible mitigation** pursuant to Public Resources Code section 21084.3 (b).¹⁷

An environmental impact report **may not be certified**, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the date of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days.¹⁸

This process should be documented in the Tribal Cultural Resources section of your environmental document.

Under SB 18:

Government Code § 65352.3 (a) (1) requires consultation with Native Americans on general plan proposals for the purposes of "preserving or mitigating impacts to places, features, and objects described § 5097.9 and § 5091.993 of the Public Resources Code that are located within the city or county's jurisdiction. Government Code § 65560 (a), (b), and (c) provides for consultation with Native American tribes on the open-space element of a county or city general plan for the purposes of protecting places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

- SB 18 applies to **local governments** and requires them to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf
- **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.**¹⁹
- There is no Statutory Time Limit on Tribal Consultation under the law.

¹² Pub. Resources Code § 21080.3.2 (a)

¹³ Pub. Resources Code § 21082.3 (c)(1)

¹⁴ Pub. Resources Code § 21082.3 (b)

¹⁵ Pub. Resources Code § 21080.3.2 (b)

¹⁶ Pub. Resources Code § 21082.3 (a)

¹⁷ Pub. Resources Code § 21082.3 (e)

¹⁸ Pub. Resources Code § 21082.3 (d)

¹⁹ (Gov. Code § 65352.3 (a)(2)).

- **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research,²⁰ the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction.²¹
- **Conclusion Tribal Consultation:** Consultation should be concluded at the point in which:
 - The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation.²²

NAHC Recommendations for Cultural Resources Assessments:

- Contact the NAHC for:
 - A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - A Native American Tribal Contact List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
 - The request form can be found at <http://nahc.ca.gov/resources/forms/>.
- Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1063) for an archaeological records search. The records search will determine:
 - If part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have been already recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

Examples of Mitigation Measures That May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- Avoidance and preservation of the resources in place, including, but not limited to:
 - Planning and construction to avoid the resources and protect the cultural and natural context.
 - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - Protecting the cultural character and integrity of the resource.
 - Protecting the traditional use of the resource.
 - Protecting the confidentiality of the resource.
- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed.²³
- Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated.²⁴

The lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources.²⁵ In areas of identified

²⁰ pursuant to Gov. Code section 65040.2,

²¹ (Gov. Code § 65352.3 (b)).

²² (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

²³ (Civ. Code § 815.3 (c)).

²⁴ (Pub. Resources Code § 5097.991).

²⁵ per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)).

archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

April 10, 2018

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So J. Kim, Deputy Director/Planning Manager
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
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Mitigated Negative Declaration (MND) for the Proposed Rancho Palos Verdes General Plan Update

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final MND.

SCAQMD Staff's Summary of Project Description

The Lead Agency proposes to amend the existing City of Rancho Palos Verde's General Plan (Proposed Project). With the exception of the Housing Element, the Proposed Project will amend all of the other General Plan elements which are divided into six separate sections: I) Introduction, II) Natural Environment Element, III) Social/Cultural Element, IV) Urban Environment Element, V) Land Use Plan, and VI) Fiscal Element¹. The Proposed Project will be implemented over time with a buildout year of 2040. "The amended Land Use Element designates approximately 399.48 acres for new residential development primarily as infill lots, with approximately 756 proposed dwelling units by 2040, of which 668 are designated as single family and 88 are designated as multi-family²."

SCAQMD Staff's Summary of Air Quality Analysis

The Lead Agency quantified the Proposed Project's construction and operational emissions and compared them to SCAQMD regional and localized air quality CEQA thresholds of significance in Appendix C, *Air Quality Technical Report*, to the MND. Regional construction emissions were modeled based on "an assumed growth of up to 10 percent of the total anticipated growth within one year, [...] beginning in year 2018³." Localized construction emissions were modeled based on the development of a one-acre parcel with sensitive receptors at 25 meters⁴. The Lead Agency found that the Proposed Project's regional and localized construction air quality impacts would be less than significant⁵.

The Proposed Project's air quality impacts during operation were modeled based on the incremental increase in emissions⁶. Operational emissions at buildout (year 204) were compared to the existing conditions (year 2015) to determine the level of significance. Localized operational emissions were based on the same assumptions (e.g., a one-acre parcel with sensitive receptors at 25 meters). "Because of the general increase in efficiencies with respect to vehicle emissions and the limited growth anticipated in the

¹ MND. Page 3.

² MND. Appendix C, *Air Quality Technical Report*. Page 2.

³ *Ibid.* Page 25.

⁴ *Ibid.*

⁵ *Ibid.*

⁶ *Ibid.* Table 6. Page 37.

ATTACHMENT**CEQA Baseline**

1. Notwithstanding the general rule that baseline conditions exist at the time of the environmental review is initiated and that a project's environmental impacts are assessed by limiting the examination to changes in the existing physical conditions in the affected area as they exist at the time the Notice of Preparation (NOP) is published, if there is a published NOP, the use of future baseline is proper in some cases, supported by substantial evidence in the record. Consideration of future conditions in determining whether a project's impacts may be significant is consistent with CEQA's rules regarding baseline, especially when the project has a long-term buildout schedule. "[N]othing in CEQA law precludes an agency ... from considering both types of baseline—existing and future conditions—in its primary analysis of the project's significant adverse effects." (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439, 454.). "Even when a project is intended and expected to improve conditions in the long term--20 or 30 years after an EIR is prepared--decision makers and members of the public are entitled under CEQA to know the short- and medium-term environmental costs of achieving that desirable improvement. ... [¶] ... The public and decision makers are entitled to the most accurate information on project impacts practically possible, and the choice of a baseline must reflect that goal." (See also *Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310).

The Proposed Project's operational emissions were estimated for the 2015 CEQA baseline year and the 2040 future buildout year. The 2015 existing conditions were held constant (i.e. using emission rates from 2015) and compared to the future year (i.e. using emission rates from the future year). This approach using a comparison between the Proposed Project's impacts in the future year (using emission rates from year 2040) and a 2015 baseline (using emission rates from year 2015) improperly credits the Project with emission reductions that will occur independent of the Proposed Project due to adopted state and federal rules and regulations and technology advancements, since these rules and regulations and technology are expected to improve air quality over time, even in the absence of the Proposed Project. Therefore, the use of the 2015 baseline may have led to an under-estimation of true emission increases from the Proposed Project.

The purpose of CEQA is to disclose environmental impacts from the Proposed Project to the public and decision makers in order to provide the public and decision makers with the actual changes to the environment from the activities involved in the Proposed Project. By taking credit for future emission reductions from existing air quality rules, regulations, and emissions reductions strategies, the Proposed Project's air quality impacts are likely underestimated. Therefore, SCAQMD staff recommends that the Lead Agency revise the air quality analysis to include a comparison between the emissions in year 2040 with the Proposed Project at buildout and the emissions in the same respective year without the Proposed Project, and use this comparison for disclosure and informational purposes, at a minimum.

Air Quality Analysis – Interim Milestone Years

2. The Air Quality Analysis years in the MND included only two analysis years: baseline year (2015) and buildout year (2040). By 2040, the Proposed Project is assumed fully built. Although the Proposed Project may not be at peak capacity in earlier years, it is possible that due to higher emission rates of vehicles, trucks, and equipment in earlier years that peak daily emissions may occur before 2040. The overall emission rates of vehicles, trucks, and equipment are generally higher in earlier years as more stringent emission standards and cleaner technologies have not been fully implemented and fleets have not fully turned over. Therefore, SCAQMD staff recommends that the Lead Agency include interim milestone years (i.e., year 2020, year 2025, year 2030, and year 2035) in the Air Quality Analysis to ensure the peak daily emissions are identified and adequately disclosed

diesel haul trucks are not feasible, the Lead Agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.

- c) Require that 240-Volt electrical outlets or Level 2 chargers be installed in parking lots that would enable charging of NEVs and/or battery powered vehicles.

Vehicles that can operate at least partially on electricity have the ability to substantially reduce the significant NOx and ROG impacts from this project. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the Proposed Project be constructed with the appropriate infrastructure to facilitate sufficient electric charging for vehicles to plug-in.

- d) Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the Project site to generate solar energy for the facility.
- e) Limit parking supply and unbundle parking costs.
- f) Maximize the planting of trees in landscaping and parking lots.
- g) Use light colored paving and roofing materials.
- h) Install light colored “cool” roofs and cool pavements.
- i) Require use of electric or alternatively fueled sweepers with HEPA filters.
- j) Require use of electric lawn mowers and leaf blowers.
- k) Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- l) Use of water-based or low VOC cleaning products.

To further reduce particulate matter from the Proposed Project, SCAQMD staff recommends that the Lead Agency include the following mitigation measures in the Final MND.

- m) Suspend all soil disturbance activities when winds exceed 25 mph as instantaneous gusts or when visible plumes emanate from the site and stabilize all disturbed areas.
- n) Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.
- o) Sweep all streets at least once a day using SCAQMD Rule 1186, 1186.1 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- p) Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas, unpaved road surfaces, or to areas where soil is disturbed.

The MND, together with all of the technical appendices, is an informational document to inform government decision makers and the public about the potential, significant environmental effects of proposed activities (CEQA Guidelines Section 15002(a)(1)). The Air Quality Analysis in the main body of the MND should be revised in a manner that will be meaningful and useful to decision makers and to the public. For example, the main body of the MND should include a summary of the environmental setting, regulatory framework that guide the assessment of the Proposed Project's air quality impacts, methodology (including modeling tools and any assumptions used), analysis, and findings from the Air Quality Technical Report (Report) and include a reference to the Report.



South Coast Air Quality Management District

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SENT VIA E-MAIL AND USPS:

April 10, 2018

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Mitigated Negative Declaration (MND) for the Proposed Rancho Palos Verdes General Plan Update

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The Proposed Project's air quality impacts during operation were modeled based on the incremental increase in emissions⁶. Operational emissions at buildout (year 204) were compared to the existing conditions (year 2015) to determine the level of significance. Localized operational emissions were based on the same assumptions (e.g., a one-acre parcel with sensitive receptors at 25 meters). "Because of the general increase in efficiencies with respect to vehicle emissions and the limited growth anticipated in the

¹ MND. Page 3.

² MND. Appendix C, *Air Quality Technical Report*. Page 2.

³ *Ibid.* Page 25.

⁴ *Ibid.*

⁵ *Ibid.*

⁶ *Ibid.* Table 6. Page 37.

Updated General Plan, there is an overall decrease in criteria pollutant emissions at buildout year 2040 compared to the existing emissions in 2015⁷.”

SCAQMD's 2016 Air Quality Management Plan

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP)⁸, which was later approved by the California Air Resources Board on March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment.

SCAQMD Staff's General Comments

SCAQMD staff reviewed the Air Quality Analysis in the main body of the MND and in Appendix C and has comments on the methodology. Please see the attachment for more information. Additionally, as described in the 2016 AQMP, to achieve NOx emissions reductions in a timely manner is critical to attaining the National Ambient Air Quality Standard (NAAQS) for ozone before the 2023 and 2031 deadlines. SCAQMD is committed to attain the ozone NAAQS as expeditiously as practicable. The Proposed Project plays an important role in contributing to NOx emissions reduction. Therefore, SCAQMD staff recommends that the Lead Agency incorporate additional mitigation measures in the Final MND. Finally, the attachment includes a recommendation to include a discussion on SCAQMD Rule 403(e).

Closing

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, response should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful or useful to decision makers and the public who are interested in the Proposed Project.

SCAQMD staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact me at lsun@aqmd.gov if you have any questions regarding the enclosed comments.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

Attachment
LS
LAC180327-01
Control Number

⁷ *Ibid.* Page 36.

⁸ South Coast Air Quality Management District. March 3, 2017. *2016 Air Quality Management Plan*. Accessed at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

ATTACHMENT

CEQA Baseline

1. Notwithstanding the general rule that baseline conditions exist at the time of the environmental review is initiated and that a project's environmental impacts are assessed by limiting the examination to changes in the existing physical conditions in the affected area as they exist at the time the Notice of Preparation (NOP) is published, if there is a published NOP, the use of future baseline is proper in some cases, supported by substantial evidence in the record. Consideration of future conditions in determining whether a project's impacts may be significant is consistent with CEQA's rules regarding baseline, especially when the project has a long-term buildout schedule. "[N]othing in CEQA law precludes an agency ... from considering both types of baseline—existing and future conditions—in its primary analysis of the project's significant adverse effects." (*Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439, 454.). "Even when a project is intended and expected to improve conditions in the long term--20 or 30 years after an EIR is prepared--decision makers and members of the public are entitled under CEQA to know the short- and medium-term environmental costs of achieving that desirable improvement. ... [¶] ... The public and decision makers are entitled to the most accurate information on project impacts practically possible, and the choice of a baseline must reflect that goal." (See also *Communities for a Better Environment v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310).

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in the Final MND. The interim milestone years will also assist in the demonstration of progress overtime from implementing air quality-related General Plan policies.

Air Quality Analysis – Overlapping Construction and Operational Impacts

3. When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in a CEQA document. Based on a review of the Air Quality Analysis, SCAQMD staff found that the Lead Agency did not analyze a scenario where construction emissions overlap with operational emissions. Since implementation of the Proposed Project is expected to occur within the City over a period of 20 years to year 2040, an overlapping construction and operation scenario may be reasonably foreseeable, unless the Proposed Project includes requirement(s) that will avoid overlapping construction and operational activities. To properly analyze a worst-case impact scenario that is reasonably foreseeable at the time a CEQA document is prepared, SCAQMD staff recommends that the Lead Agency use its best efforts to identify the overlapping years, combine construction emissions (including emissions from demolition) with operational emissions, and compare the combined emissions to SCAQMD's air quality CEQA operational thresholds of significance to determine the level of significance in the Final MND. In the event that the Lead Agency, after revising the Air Quality Analysis, finds that the Proposed Project's air quality impacts would be significant, mitigation measures will be required pursuant to CEQA Guidelines Section 15126.4. For more information on suggested potential mitigation measures as guidance to the Lead Agency, please visit SCAQMD's CEQA Air Quality Handbook website⁹.

Additional Recommended Mitigation Measures

4. It is unclear what General Plan policies that are capable of reducing air quality impacts have been incorporated in the MND since both the main body of the MND and the technical appendix are silent on this. CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. As such, in addition to Mitigation Measures AQ-1 through AQ-8, SCAQMD staff recommends that the Lead Agency incorporate the following mitigation measures in the Final MND to further reduce criteria pollutant emissions.
 - a) Implement performance standards-based technology review during the development phase of the Proposed Project. Technology is transforming land use and transportation planning. Since the Proposed Project will be built over a 20-year period, and as technology continues to advance, the Lead Agency should take this opportunity to develop a pathway to deploy lowest emission technologies possible in the development life of the Proposed Project. To facilitate this requirement, SCAQMD staff recommends that the Lead Agency develop a plan to assess equipment availability, equipment fleet mixtures, and best available emissions control devices every two years beginning two years after the Proposed Project is approved, and specify performance standards for the technology assessment. A performance standards-based technology review is generally feasible at a programmatic level for an area-wide and long-range plan such as the Proposed Project.
 - b) Require the use of 2010 model year diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export) during construction and operation, and if the Lead Agency determines that 2010 model year or newer

⁹ South Coast Air Quality Management District. Accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>.

diesel haul trucks are not feasible, the Lead Agency shall use trucks that meet EPA 2007 model year NOx emissions requirements, at a minimum.

- c) Require that 240-Volt electrical outlets or Level 2 chargers be installed in parking lots that would enable charging of NEVs and/or battery powered vehicles.

Vehicles that can operate at least partially on electricity have the ability to substantially reduce the significant NOx and ROG impacts from this project. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the Proposed Project be constructed with the appropriate infrastructure to facilitate sufficient electric charging for vehicles to plug-in.

- d) Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the Project site to generate solar energy for the facility.
- e) Limit parking supply and unbundle parking costs.
- f) Maximize the planting of trees in landscaping and parking lots.
- g) Use light colored paving and roofing materials.
- h) Install light colored “cool” roofs and cool pavements.
- i) Require use of electric or alternatively fueled sweepers with HEPA filters.
- j) Require use of electric lawn mowers and leaf blowers.
- k) Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- l) Use of water-based or low VOC cleaning products.

To further reduce particulate matter from the Proposed Project, SCAQMD staff recommends that the Lead Agency include the following mitigation measures in the Final MND.

- m) Suspend all soil disturbance activities when winds exceed 25 mph as instantaneous gusts or when visible plumes emanate from the site and stabilize all disturbed areas.
- n) Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.
- o) Sweep all streets at least once a day using SCAQMD Rule 1186, 1186.1 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- p) Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas, unpaved road surfaces, or to areas where soil is disturbed.

SCAQMD Rule 403(e) and Permits

5. The Lead Agency included a discussion on general compliance with SCAQMD Rule 403 in the MND. Based on the project description, the Proposed Project is a large operation of approximately 399.48 acres (50-acre sites or more of disturbed surface area; or daily earth-moving operations of 3,850 cubic yards or more on three days in any year) in the South Coast Air Basin. The Lead Agency is required to comply with SCAQMD Rule 403(e) – Additional Requirements for Large Operations¹⁰, which includes requirements to provide Large Operation Notification Form 403 N, appropriate signage, additional dust control measures, and employment of a dust control supervisor that has successfully completed the Dust Control in the South Coast Air Basin training class¹¹. Therefore, SCAQMD recommends that the Lead Agency include a discussion to demonstrate specific compliance with SCAQMD Rule 403(e) in the Final MND. Compliance with SCAQMD Rule 403(e) will further reduce particulate matter from the Proposed Project.
6. In the event that development of the Proposed Project requires a permit from SCAQMD (e.g., an emergency generator rated greater than 50 brake horsepower), SCAQMD should be identified as a responsible agency for the Proposed Project in the Final MND. Any assumptions used in the air quality analysis in the Final MND will be the basis for permit conditions and limits. For more information on permits, please visit SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Other Comment

7. While the CEQA Guidelines do not prescribe the level of technical details in a MND, there are some guidance on how to handle technical details in an environmental impact report (EIR). "Writing Environmental Impact Reports in plain language" (CEQA Guidelines Section 15006(q)). "The information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review (CEQA Guidelines Section 15147).

After reviewing the Air Quality Analysis in the main body of the MND, SCAQMD staff found that the Analysis there was substantively deficient and lacking. The Analysis in the main body of the MND did not discuss SCAQMD air quality CEQA significance thresholds for construction and operation or the methodology that was used to analyze the Proposed Project's regional and localized construction and operational air quality impacts. The Analysis did not disclose the Proposed Project's construction emissions, although they were disclosed in the technical appendix. The Analysis did not discuss the impact level of significance before and after Mitigation Measures AQ-1 through AQ-8 were incorporated. The Analysis did not disclose the Proposed Project's localized air quality emissions in the main body of the MND to support a fair argument that the Proposed Project would not exceed SCAQMD air quality CEQA LSTs significance thresholds for NO_x, CO, PM₁₀, or PM_{2.5}. Lastly, there was no discussion in the main body of the MND on the Proposed Project's operational impacts.

¹⁰ South Coast Air Quality Management District Rule 403. Last amended June 3, 2005. Accessed at: <http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf>.

¹¹ South Coast Air Quality Management District Compliance and Enforcement Staff's contact information for Rule 403(e) Large Operations is (909) 396-2608 or by e-mail at dustcontrol@aqmd.gov.

The MND, together with all of the technical appendices, is an informational document to inform government decision makers and the public about the potential, significant environmental effects of proposed activities (CEQA Guidelines Section 15002(a)(1)). The Air Quality Analysis in the main body of the MND should be revised in a manner that will be meaningful and useful to decision makers and to the public. For example, the main body of the MND should include a summary of the environmental setting, regulatory framework that guide the assessment of the Proposed Project's air quality impacts, methodology (including modeling tools and any assumptions used), analysis, and findings from the Air Quality Technical Report (Report) and include a reference to the Report.