



## NOTICE OF PREPARATION

**To:** Interested Persons

**From:** City of Rancho Palos Verdes  
Community Development Department  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90275-5391  
310-544-5228 or [planning@rpvca.gov](mailto:planning@rpvca.gov)

**Subject:** **Notice of Preparation of an Environmental Impact Report (EIR) pursuant to the Requirements of the California Environmental Quality Act (CEQA) for proposed code amendments to Exception "P" of Title 15.20.040 (Landslide Moratorium Ordinance) of the Rancho Palos Verdes Municipal Code pertaining to Zone 2**

The City of Rancho Palos Verdes originally prepared and circulated a Draft Environmental Impact Report (EIR) for the project identified below in 2012. The purpose of this Notice of Preparation is to inform those interested that as the CEQA Lead Agency, the City of Rancho Palos Verdes will recirculate an updated Draft EIR for this project. The recirculated updated Draft EIR will cover the same environmental issue areas that were previously analyzed in the original Draft EIR circulated in 2012. However, the recirculated Draft EIR will be updated with applicable data that is new or has changed since circulation in 2012, as well as pertinent information provided in comments received on the original Draft EIR. The project description has not changed since the City originally circulated the Draft EIR in 2012. We need to know the views of you or your agency as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project, particular with regards to new or updated information.

**Project Title:** Proposed Code Amendments to Exception "P" of Title 15.20.040 (Landslide Moratorium Ordinance) of the Rancho Palos Verdes Municipal Code pertaining to Zone 2

**Location:** The proposed code amendment would apply to the approximately 112-acre "Zone 2 Landslide Moratorium Ordinance" area, located north of the intersection of Palos Verdes Drive South and Narcissa Drive in the Portuguese Bend area of the Palos Verdes Peninsula, within the City of Rancho Palos Verdes, County of Los Angeles, California. The Zone 2 area, located on the hills above the south-central coastline of the City, is within the City's larger (approximately 1,200-acre) Landslide Moratorium Area (LMA). Zone 2 consists of 111 individual lots, of which 69 lots have been developed with residential structures (includes 5 Monks Plaintiffs' lots), 11 lots have obtained Planning entitlements for development (via Exception "P") and 31 lots remain undeveloped. These latter 31 lots is the focus of the recirculated EIR, consistent with the focus in the original EIR circulated in 2012.

**Project Description:** The project description, presented below, has not changed since the City of Rancho Palos Verdes circulated the original Draft EIR in 2012.

Landslide Moratorium Ordinance Revisions. Section 15.20.040 of the Rancho Palos Verdes Municipal Code establishes the process for requesting exceptions to the existing moratorium on "the filing, processing, approval or issuance of building, grading or other permits" within the existing LMA. The proposed code amendment to the City's Landslide Moratorium Ordinance would revise existing Exception "P" to allow for the future submittal of Landslide Moratorium Exception (LME) applications for 31 undeveloped or underdeveloped lots within Zone 2. It should be noted that the granting of an LME does not constitute approval of a specific project request, but simply grants the property owner the ability to submit the appropriate application(s) for consideration of a specific project request.



Future Development Potential. The potential granting of up to 31 LME requests under the proposed ordinance revisions would permit individual property owners to then apply for individual entitlements to develop their lots. The undeveloped lots within Zone 2 are held in multiple private ownerships so the timing and scope of future development is not known. For the purposes of the EIR, it will be assumed that development would occur over a period of at least 10 years from adoption of the ordinance revisions in a manner consistent with the private architectural standards adopted by the Portuguese Bend Community Association and the City's underlying RS-1 and RS-2 zoning regulations. Therefore, the future development assumptions for Zone 2 include the following:

- Thirty-one single-story, ranch-style residences with attached or detached three-car garages, with minimum living area of 1,500 square feet and maximum living area of 4,000 square feet or 15% of gross lot area, whichever is less;
- Less than 1,000 cubic yards of grading (cut and fill combined) per lot, with no more than 50 cubic yards of imported fill and up to a 1,000 cubic yards of export per lot;
- Maximum 25% (RS-1) or 40% (RS-2) net lot coverage;
- Maximum building height of 16 feet for residences and 12 feet for detached accessory structures;
- Minimum front setbacks of 20 feet, minimum rear setbacks of 15 feet, minimum street-side setbacks of 10 feet, and minimum interior side setbacks of five feet, with setbacks along private street rights-of-way measured from the easement line rather than the property line; and
- No subdivision of existing lots within Zone 2.

The recirculated updated Draft EIR will cover the same environmental issues areas that were previously analyzed in the original Draft EIR that was circulated in 2012. These issue areas include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Fire Protection
- Hydrology and Water Quality
- Noise
- Traffic
- Utilities and Service Systems

You are receiving this notice since City records indicate that you are an interested person or agency, or own property within a 500-foot radius of the project area. If you wish to provide comments on the scope and content of the EIR, please submit your comments to:

Octavio Silva,  
Senior Planner  
City of Rancho Palos Verdes, Planning Division  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, CA 90275  
Phone: (310) 544-5234  
Email: [Octavios@rpvca.gov](mailto:Octavios@rpvca.gov)

Due to the time limits mandated by State law, written comments on the scope and content of the EIR must be sent no later than 30 days after receipt of this notice, or by December 12, 2018. **Please note that City Hall offices will be closed on November 12<sup>th</sup> in observance of Veteran's Day, and November 22<sup>nd</sup> and November 23<sup>rd</sup> in observance of Thanksgiving.** Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.



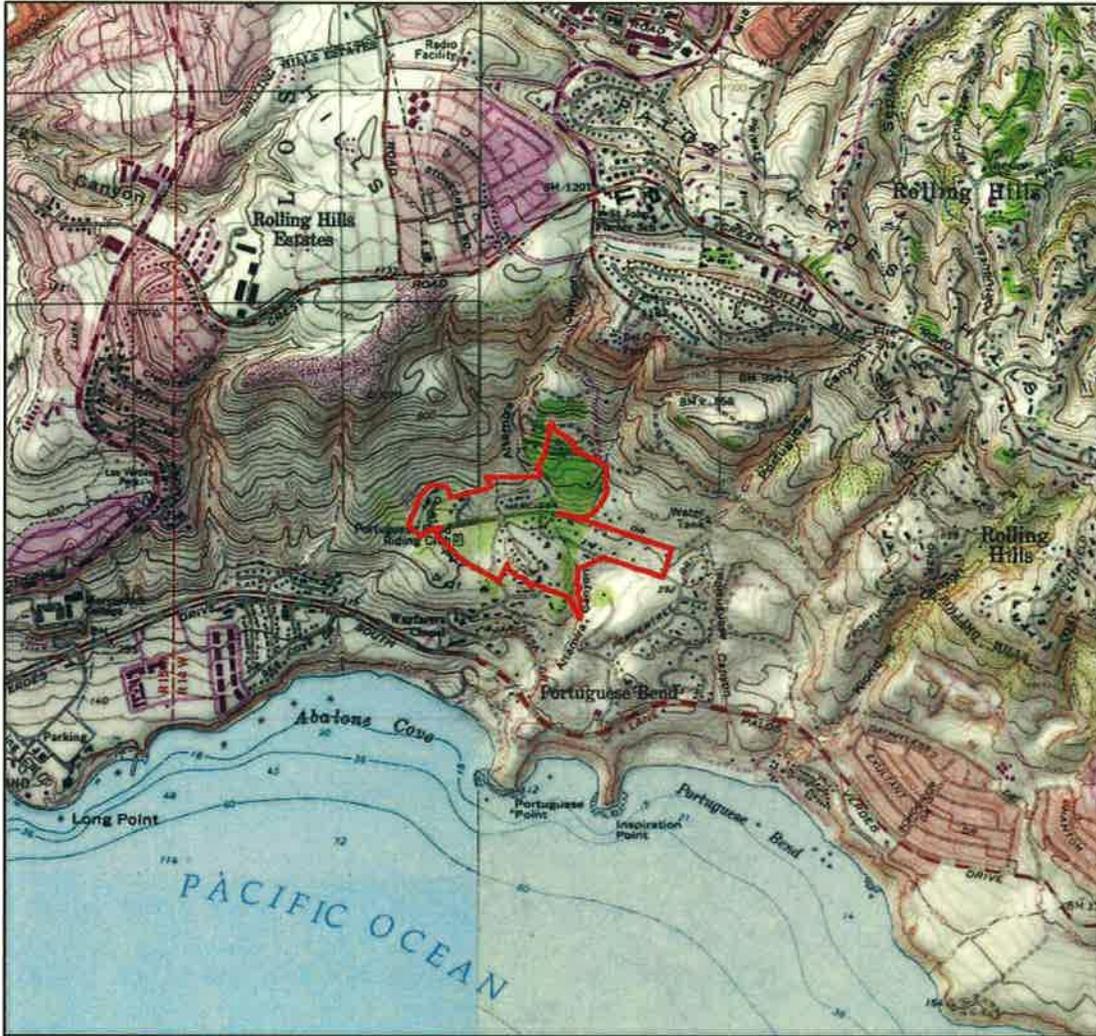
Please contact Mr. Octavio Silva at 310-544-5234 or via e-mail at [Octavios@rpvca.gov](mailto:Octavios@rpvca.gov) for further information.

Date: November 8, 2018

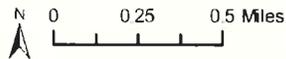
Signature  FOR AM  
Name and Title: Ara Mihranian, Director of Community  
Development



# RANCHO PALOS VERDES



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★ Project Location



## Project Location Map

Zone 2 Landslide Moratorium Ordinance Revisions