

City of Rancho Palos Verdes

Crestridge Senior Housing Project

Initial Study

May 2012



Environmental Scientists Planners Engineers

Initial Study

Crestridge Senior Housing Project

Prepared by:

City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
Contact: Eduardo Schonborn, AICP
(310) 544-5228

Prepared with the assistance of:

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, CA 93003
(805) 644-4455

May 2012

This report prepared on 50% recycled paper with 50% post-consumer content.

TABLE OF CONTENTS

	Page
Initial Study	
Project Title	1
Lead Agency	1
Contact Person.....	1
Project Location.....	1
Project Sponsor’s Name and Address.....	1
General Plan Designations.....	1
Zoning.....	1
Current Land Use.....	4
Surrounding Land Uses	4
Description of Project	4
Other Agencies Whose Approval is Required.....	11
Environmental Factors Potentially Affected	11
Determination.....	12
Environmental Checklist.....	13
I. Aesthetics	13
II. Agricultural and Forestry Resources	14
III. Air Quality	15
IV. Biological Resources	16
V. Cultural Resources.....	17
VI. Geology and Soils	21
VII. Greenhouse Gas Emissions	23
VIII. Hazards and Hazardous Materials	24
IX. Hydrology and Water Quality.....	27
X. Land Use and Planning.....	29
XI. Mineral Resources	32
XII. Noise.....	32
XIII. Population and Housing.....	33
XIV. Public Services.....	34
XV. Recreation	36
XVI. Transportation/Traffic.....	37
XVII. Utilities and Service Systems	38
XVIII. Mandatory Findings of Significance	42
References	44
List of Tables	
Table 1 Project Details	5
Table 2 Estimated Project Wastewater Generation	39



Table 3	Estimated Project Water Demand.....	40
Table 4	Current and Projected WBMWD Water Supply and Demand (AFY).....	40
Table 5	Solid Waste Disposal Facilities.....	41
Table 6	Estimated Project Solid Waste Generation.....	42

List of Figures

Figure 1	Regional Location.....	2
Figure 2	Aerial View of the Project Site and Surroundings.....	3
Figure 3a	Existing Conditions.....	6
Figure 3b	Existing Conditions.....	7
Figure 4	Proposed Site Plan and Conceptual Grading Plan.....	9



INITIAL STUDY

Project Title: Crestridge Senior Housing Project

Lead Agency: City of Rancho Palos Verdes
Community Development Department
Planning and Zoning Division
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Contact Person: Eduardo Schonborn, AICP
Senior Planner
(310) 544-5228
EduardoS@rpv.com

Project Location: The project site is in the City of Rancho Palos Verdes (City), which is located in southwestern Los Angeles County, along the Palos Verdes Peninsula of the Southern California coastline and approximately 25 miles southwest of downtown Los Angeles. The approximately 9.76-acre project site is situated at 5601 Crestridge Road in the north-central portion of the City and is bordered by Crestridge Road on the south, the Belmont Assisted Living facility on the west, the Mirandela Senior Apartments on the east, and the Vista Del Norte Ecological Preserve to the north.

Figure 1 shows the regional vicinity of the project site within Los Angeles County. Figure 2 shows the site's location in the City of Rancho Palos Verdes.

Project Sponsor's

Name and Address: Trumark Homes
9911 Irvine Center Drive, Suite 150
Irvine, California 92618
Contact: James O'Malley, (949) 788-1990

General Plan

Designations: Institutional (I)

Zoning: Institutional (I)





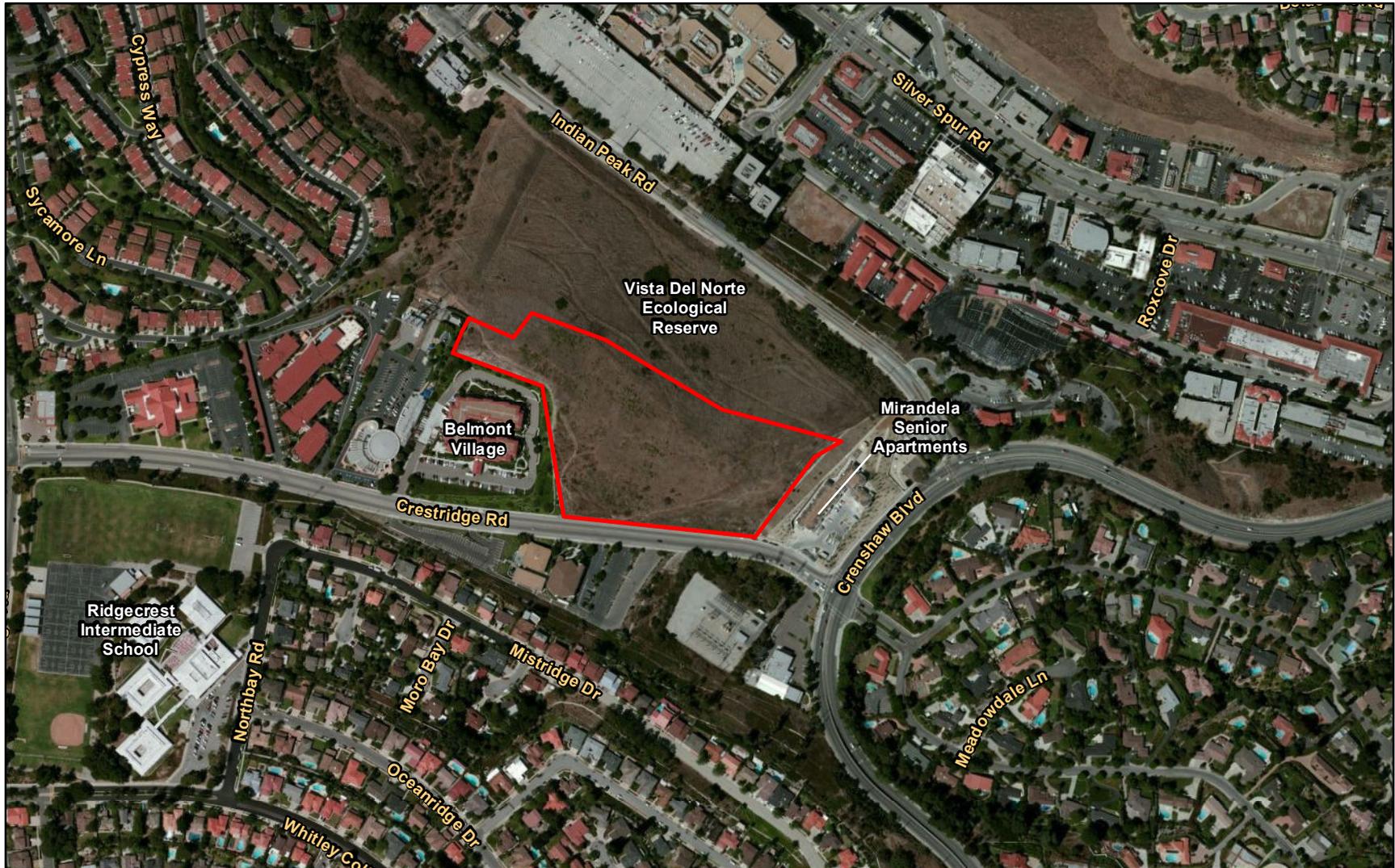
★ Project Location



Imagery provided by National Geographic Society, ESRI and its licensors, 2012.

Regional Location

Figure 1



Bing Maps Aerial: (c) 2010 Microsoft Corporation and its data suppliers. Parcel data from Los Angeles County Assessor, August, 2010.

 Project Site

Aerial View of the
Project Site and Surroundings



0 265 530 Feet

Figure 2

Current Land Use:

The approximately 9.76-acre project site is currently a vacant lot with native and non-native vegetation. No structures exist on the site. Figures 3(a) and 3(b) show photos of the existing conditions on site.

Surrounding Land Uses:

The project site is surrounded by open space and residential and institutional development. To the north of the project site is an undeveloped hillside that slopes down towards Indian Peak Road. This undeveloped area is the City-owned Vista Del Norte Ecological Preserve, which is managed by the Palos Verdes Peninsula Land Conservancy and designated as reserve open space under the Rancho Palos Verdes Natural Communities Conservation Planning (NCCP) Subarea Plan. This adjacent property also includes portions of the Indian Peak Trail as designated in the City's Conceptual Trails Plan (1993). To the south of the project, across Crestridge Road, is a church (Peninsula Community Church). Immediately to the west and to the east of the site are senior residential communities (the Belmont Assisted Living facility to the west and the Mirandela Senior Apartments to the east).

Description of Project:

The proposed Crestridge Senior Housing project would involve the development of a senior-restricted (55+ years of age or older) for-sale residential community. The proposed project would include 60 attached residential units at an overall density of 6.15 units per acre. Of the 60 units, three units would be dedicated affordable units available to very-low-income households, in accordance with the City's inclusionary housing requirements. The proposed townhome-style and single-level living stacked flat residences would have two bedrooms and two bathrooms in six different floor plans, ranging from approximately 1,700 square feet to 2,100 square feet. The units would be two stories in height with up to 5 residences per structure. The main architectural style of the residences and other onsite structures would be Spanish Colonial. Elements of this style include the use of arches, tile roofs, window grilles, wrought iron, corbels, tile or stone decorative elements low-pitched, exterior courtyards, tiled parapets and stucco walls. Other complimentary architectural styles would also be incorporated in the residential building designs. Construction of the proposed project would require grading in order to reduce the slope of portions of the hillside. This would require 145,000 cubic yards of cut and 2,000 cubic yards of fill. Construction would be completed in the year 2015.

The proposed site plan is shown on Figure 4. The proposed project is summarized in Table 1 on the following page.

Community Amenities. The project would include a number of community amenities. A private community trail system would be provided in open space areas to the north, near the highest elevations in the area, thereby offering views of the local area and the greater Los Angeles Basin to the north. A portion of the on-site trails including a pedestrian connection from Crestridge to the preserve would be open to the public. The public trails would also connect the off-site City trails on the neighboring Preserve with Crestridge Road through the proposed development. The community trails would also access the proposed 13,000-square-foot community recreation area located at the northeastern corner of the site. The amenities



proposed for this area would include a patio and trellis, a community conversation and gathering stage, a sundeck and outdoor living room, barbeque facilities, bocce ball courts, and picnic tables.

**Table 1
 Project Details**

Lot Size	9.76 acres
Senior Residential Units	60
Density	6.15 dwelling units/acre
Maximum Building Height	Approximately 27 feet from finished grade
Project Square Footage	142,342 sf (units and garages) <u>2,400 sf (community room)</u> 144,742 sf (total)
Building Footprints	90,527 sf (21% of site)
Streets/Parking/Driveways	62,798 sf (15% of site)
Private Yards	16,404 sf (4% of site)
Open Space/Landscaping	255,394 sf (60% of site)
Parking	120 garage spaces (2 per unit) <u>31 uncovered spaces (0.52 per unit)</u> 151 spaces (2.52 spaces/unit)
Community Amenities	<ul style="list-style-type: none"> • Community Trails • 13,000-sf community recreation area <ul style="list-style-type: none"> ○ patio and trellis ○ conversation and gathering stage ○ sundeck and outdoor living room ○ barbeque facilities ○ bocce ball courts ○ picnic tables • 2,400 sf Community Service Center <ul style="list-style-type: none"> ○ recreation and lounge area ○ kitchen ○ computer center/business room ○ office ○ fitness room ○ indoor and outdoor fireplaces ○ outdoor living area ○ spa ○ barbeque ○ seating area • Community garden and orchard

sf = square feet

An approximately 2,400 square-foot Community Service Center building and sundeck would provide a second, centralized community amenity for the residents. The Community Service Center would provide a recreation and lounge area for community gatherings, kitchen, computer center/business room, office, fitness room, bathrooms, indoor and outdoor fireplaces, outdoor living area, spa, barbeque and seating area. The Community Service Center could also be used for community gatherings and as a social venue for regular resident activities like movie nights, book clubs and cooking classes.





Photo 1 - View of the southern portion of the project site looking west from across Crestridge Road. The retaining wall to the right of the frame is part of the adjacent Mirandela Senior Apartments.



Photo 2 - View of the southern portion of the project site looking east from Crestridge Road.





Photo 3 - View of the western portion of the project site looking upslope, from Crestridge Road looking north. Portions of the adjacent Belmont Village Assisted Living development are visible in the background to the left of the frame.



Source: Turnmark Homes, 2012

Photo 4 - View of the southwestern portion of the project site looking southeast and downslope from the site's western boundary after vegetation clearance.



This page intentionally left blank

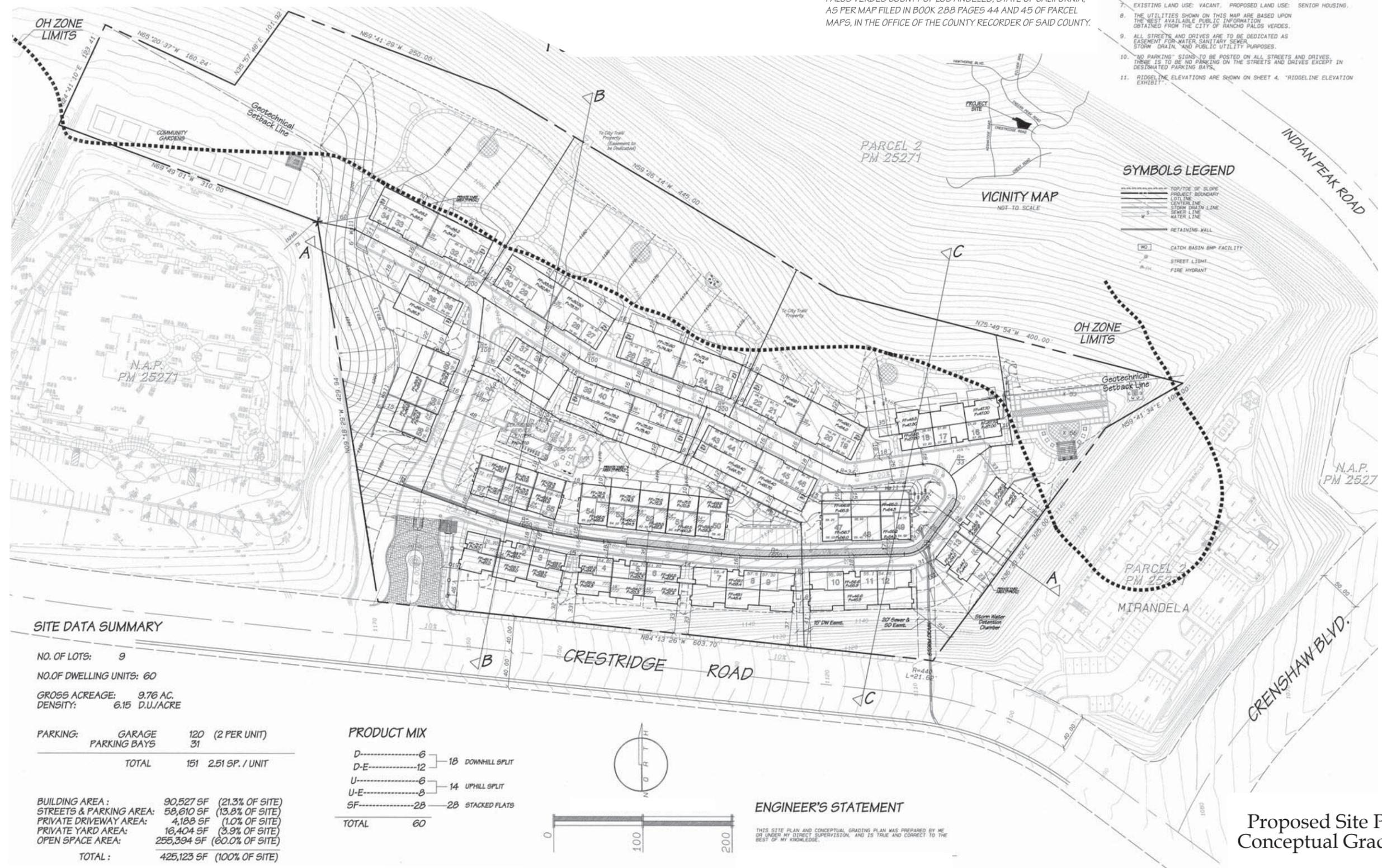


LEGAL DESCRIPTION:
PARCEL 1 OF PARCEL MAP NO. 25271, IN THE CITY OF RANCHO PALOS VERDES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 288 PAGES 44 AND 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

- NOTES**
1. SITE ADDRESS: 5601 CRESTRIDGE DRIVE, RANCHO PALOS VERDES, CA
 2. ASSESSORS PARCEL NO.: 7509-013-009
 3. THOMAS GUIDE: PAGE 823, GRID A-1
 4. SITE AREA: 9.76 ACRES
 5. LOTS: 1 EXISTING, 8 PROPOSED RESIDENTIAL
 6. EXISTING AND PROPOSED ZONING: INSTITUTIONAL AND OPEN SPACE-HAZARD.
 7. EXISTING LAND USE: VACANT. PROPOSED LAND USE: SENIOR HOUSING.
 8. THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF RANCHO PALOS VERDES.
 9. ALL STREETS AND DRIVES ARE TO BE DEDICATED AS EASEMENT FOR WATER, SANITARY, SEWER, STORM DRAIN, AND PUBLIC UTILITY PURPOSES.
 10. "NO PARKING" SIGNS TO BE POSTED ON ALL STREETS AND DRIVES. THERE IS TO BE NO PARKING ON THE STREETS AND DRIVES EXCEPT IN DESIGNATED PARKING BAYS.
 11. RIDGELINE ELEVATIONS ARE SHOWN ON SHEET 4. "RIDGELINE ELEVATION EXHIBIT".

- SYMBOLS LEGEND**
- TOP/TOE OF SLOPE
 - PROJECT BOUNDARY
 - LOT LINE
 - CENTERLINE
 - STORM DRAIN LINE
 - SEWER LINE
 - WATER LINE
 - RETAINING WALL
 - CATCH BASIN BMP FACILITY
 - STREET LIGHT
 - FIRE HYDRANT

VICINITY MAP
NOT TO SCALE



SITE DATA SUMMARY

NO. OF LOTS:	9	
NO. OF DWELLING UNITS:	60	
GROSS ACREAGE:	9.76 AC.	
DENSITY:	6.15 D.U./ACRE	
PARKING:	GARAGE	120 (2 PER UNIT)
	PARKING BAYS	31
	TOTAL	151 2.51 SP. / UNIT
BUILDING AREA:	90,527 SF	(21.3% OF SITE)
STREETS & PARKWAY AREA:	58,610 SF	(13.8% OF SITE)
PRIVATE DRIVEWAY AREA:	4,188 SF	(1.0% OF SITE)
PRIVATE YARD AREA:	16,404 SF	(3.9% OF SITE)
OPEN SPACE AREA:	255,394 SF	(60.0% OF SITE)
TOTAL:	425,123 SF	(100% OF SITE)

PRODUCT MIX

D-----	6	18 DOWNHILL SPLIT
D-E-----	12	
U-----	6	14 UPHILL SPLIT
U-E-----	8	
SF-----	28	28 STACKED FLATS
TOTAL	60	

ENGINEER'S STATEMENT

THIS SITE PLAN AND CONCEPTUAL GRADING PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Proposed Site Plan and Conceptual Grading Plan

The project would also include a community garden and orchard. These features would be located in the northwestern portion of the project site and would include garden plots for residents to raise their own fruits and vegetables, and fruit-producing trees.

Access, Circulation and Parking. The proposed project would have a gated vehicular access off of Crestridge Road. The vehicular entry gate would have a key pad and call box with sufficient stacking distance at the entrance to allow multiple cars to enter without impeding traffic on Crestridge Road. Remote and keypad entry would be two options for residents accessing the site through the gate. Visitors would be able to use the call boxes to call residents to open the gates. A turnaround would be provided should visitors not be able to reach a resident to be allowed inside the community. Pedestrian entry would also be provided adjacent to the driveway; however, it would be an un-gated pedestrian walkway with an entry feature.

Once inside the community, internal private streets would be designed to be a minimum of 26 feet wide. No parallel parking would be allowed on the streets. Guest parking would be provided by 31 perpendicular parking spaces distributed throughout the site to supplement the two-car garages available to each resident.

Public pedestrian access would be provided through the community. A sidewalk and trail system would be provided that connects visitors and residents from Crestridge Road through the site to view points and to the City's property to the north. As specified above, the pedestrian access would not be gated; this would facilitate and ensure public access to the trails through the community.

Other Agencies Whose Approval is Required:

None.

Environmental Factors Potentially Affected:

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

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



DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Eduardo Schonborn, AICP
Senior Planner
City of Rancho Palos Verdes

Date



Environmental Checklist

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

a, c, d. The proposed project would involve grading and construction for 18 residential buildings in an undeveloped hillside location that is in close proximity to and several public streets, including vehicular view corridors. In addition, the project site has variable topography, with a ridge line near the center of the site and slopes to the north and south. As such, it would involve changes to the area's visual character and could potentially affect scenic vistas from public viewpoints such as Mistridge Drive, Crestridge Road, Crenshaw Boulevard and Indian Peak Road, as well as public trails on the adjacent Vista del Norte Ecological Preserve to the north.

Finally, the project would introduce lighting and glare sources to the project site that could be visible from public and private viewpoints, since it would involve construction of residential buildings on vacant land. Therefore, **impacts are potentially significant and will be studied further in an EIR.**

b. There are no scenic resources such as trees, rock outcroppings, or historic buildings on the site, and there are no designated scenic highways in the vicinity of the site (California Scenic Highway Mapping System, 2012). Therefore, no impacts would occur.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e. The subject property is not zoned or otherwise designated for agricultural uses, nor is the site subject to a Williamson Act contract (California Department of Conservation-Los Angeles County Williamson Act Map, 2006). Moreover, the project area is not located in an area designated as Prime or Unique Farmland, or within Farmland of Statewide Importance (California Department of Conservation FMMP, 2008). The project site is not located adjacent to agricultural operations, and currently contains no significant agricultural operations. As such, no impact would occur with respect to Prime or Unique farmland, or Farmland of Statewide Importance, or conflicts with a Williamson Act contract or existing zoning for agricultural use.

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



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

a-d. The subject property is located within the South Coast Air Basin (Basin), which is monitored by the South Coast Air Quality Management District (SCAQMD). The residents generated by the project would incrementally increase the population of Rancho Palos Verdes, with a corresponding increase in air pollutant emissions. Increased emissions would occur on a temporary basis due to grading and construction activities, and in the long-term due to increased motor vehicular activity and energy use. The increased air pollutant emissions could expose new and existing residents in the area to unhealthy air quality. Emissions and localized air pollutant concentrations could also potentially exceed locally adopted thresholds of significance, including the Air Quality Management Plan established by SCAQMD. **Therefore, air quality impacts would be potentially significant and these issues will be studied further in an EIR.**

e. The proposed project would involve adding 60 residential units for seniors in the City of Rancho Palos Verdes. The proposed project would not generate objectionable odors that would affect a substantial number of people. Residential uses are not included on Figure 5-5 *Land Uses Associated with Odor Complaints* of the 1993 SCAQMD CEQA Air Quality Handbook. Therefore, it is unlikely that the proposed project would generate objectionable odors affecting a substantial number of people. **No impact would occur and further analysis is not warranted.**



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

a, b, d. The proposed project would involve construction of 60 residential units on a currently vacant site. The project site contains vegetation, although most of the site has been disturbed by vegetation clearance. The adjacent parcel to the north of the site is designated as reserve open space under the Rancho Palos Verdes Natural Communities Conservation Planning (NCCP) Subarea Plan. The entire site is within federally-designated critical habitat for the coastal California gnatcatcher. In addition, the endangered Palos Verde blue butterfly has the potential



to be present onsite. **Therefore, impacts are potentially significant and will be analyzed further in an EIR.** To address any impacts to special-status species and other protected biological resources, a Biological Resources Assessment (BRA) will be prepared to support the analysis in the EIR.

c. The project site is located in a suburban area surrounded by development. There are no watercourses or wetlands on or adjacent to the project site (Rincon Consultants site visit, April 2012, and U.S. Fish and Wildlife Service, Wetlands Mapper, 2012). **Therefore, no impacts to wetlands would occur and further analysis of this topic in an EIR is not warranted.**

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

f. The Rancho Palos Verdes City Council conceptually approved the citywide Natural Communities Conservation Planning (NCCP) Subarea Plan in 2004. That plan identifies Biological Resource Areas and establishes the Palos Verdes Nature Preserve primarily for habitat preservation purposes. The Rancho Palos Verdes NCCP provides for conservation and protection of the Palos Verdes blue butterfly and other special-status species through conservation of potential habitat, while permitting limited impacts from development to potential habitat for the covered species, including Coastal Sage Scrub habitat.

The parcel north of the site is designated as reserve open space under the Rancho Palos Verdes Natural Communities Conservation Planning (NCCP) Subarea Plan. As such, construction of residential units on the project site could potentially impact habitat. **Impacts related to conflicts with the NCCP Subarea Plan will be further analyzed in an EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

V. CULTURAL RESOURCES -- Would the project:

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. The proposed project would involve construction of new structures on a vacant site, and there are no historic structures on adjacent properties; therefore, it would not affect historic resources. **No impact would occur and further discussion in an EIR is not warranted.**

b. A Preliminary Archaeological Survey Report was conducted by Jay D. Frierman in June 1988 for the project site. Mr. Frierman reviewed literature and unpublished reports that indicated approximately ten archaeological sites within a one-mile radius of the site. According to the report, portions of the site have been used for agriculture. The continuous plowing turned up bits of the subsurface shale, according to the report. The Report did not find any evidence of archaeological or historical material.

A Phase I Cultural Resources Inventory was conducted by the Sanberg Group, Inc. in 2009 for the property immediately south of the project site. Sanberg Group requested an archival review for the property from the South Central Coastal Information Center (SCCIC), California State University, Fullerton, California. The SCCIC is one of eleven regional centers within the California Historical Resources Information System (CHRIS). CHRIS is the official statewide repository for site records, locational maps, Cultural Resource Management reports, and supplemental state and federal historical resource data to support the system's burgeoning inventory of historical resources.

The Inventory states that no historic or prehistoric cultural resources were located during a pedestrian survey. As part of the Inventory, up to 20-30 vertical feet of soil was removed from the site without any finding of cultural resources, which reduces the likelihood of *ill situ* cultural materials. The Inventory identified 11 archaeological investigations within one-half mile of the subject property (LA319, LA41, LA960, LA2382, LA3569, LA4525, LA5210, LA5581, LA5918, LA7863 and LA8807), one of which (LA2382) covered the subject property as part of a larger area of study. The study that included the subject property did not identify any known cultural resources on the subject property.

Both archaeological reports discussed above state that the site and surrounding areas have been extensively disturbed and there are no known archaeological resources onsite; therefore, the potential for archaeological resources to be found onsite is considered relatively low. However, construction activity for the residential units would involve earthwork such as grading and



trenching, which has the potential to unearth yet-to-be discovered archaeological resources. Therefore, although no significant archaeological resources are expressly known to exist on-site, potential impacts to as-yet undetected archaeological resource impacts are considered significant and Mitigation Measure CR-1 is required to reduce impacts. **With implementation of Mitigation Measure CR-1, impacts would be less than significant.**

c. A Phase I Cultural Resources Inventory was conducted by the Sanberg Group, Inc. in 2009 for the property immediately south of the project site at 555 Crestridge Road. The Inventory states that the property is situated on the Palos Verdes Peninsula, located in the northwestern portion of the Peninsular Ranges geomorphic province, a series of ranges separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault (CGS 2002). The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island group (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in this province.

The Palos Verdes Peninsula is a high topographic/structural block of ground underlain by folded marine sedimentary and basaltic rocks of Miocene age. The bedrock is overlain by various surficial geologic units including remnants of marine terrace deposits, colluvium and artificial (manmade) fill. The Peninsula slopes are cut by a series of late Pleistocene age marine terraces and terrace remnants that stair-step along the southern flanks of the peninsula. The four geologic units that potentially underlie the property site and surrounding area include, artificial fill, colluvium, possible remnants of late Pleistocene age marine terrace deposits and marine strata assigned to the Altamira Shale Member of the Miocene age Monterey Formation.

Sedimentary rocks of the Altamira Shale Member of the Monterey Formation (Woodring and Bramlette 1944) appear to be exposed at and underlie the area immediately south of the project site. Within the Altamira Shale Member are chert horizons that yield material that is suitable for stone tool manufacture. Record searches conducted at the Museum of Paleontology, University of California, Berkeley and the Natural History Museum of Los Angeles County (McLeod 2009, Museum of Paleontology, University of California, Berkeley 2009, Bell, et al. 2009) indicated that the Altamira Shale in the area is well-known for fossil including microfossil such as diatoms and foraminifera, shellfish, crabs, fish, sharks, porpoise and whales. When approaching the property on Crenshaw Boulevard in Agua Negra Canyon, one quarter mile to the north, a clear exposure of chert can be observed in the canyon sidewall on the right. This underlying siltstone chert bed appears to have been exposed by grading which has occurred on the property south of the project site. However, activity for the residential units would involve earthwork such as grading and trenching, which has the potential to unearth undiscovered paleontological resources in a sensitive area for paleontological resources. **Therefore, impacts are potentially significant unless mitigated by Mitigation Measure CR-2. With implementation of Mitigation Measure CR-2, impacts would be less than significant.**

d. The likelihood of finding intact significant cultural resources, including any human remains, is low. No known burial sites have been identified within the project area or in the vicinity. In addition, Health and Safety Code § 7050.5, Public Resources Code § 5097.98 and § 15064.5 of the



California Code of Regulations (CEQA Guidelines) mandate procedures to be followed. In accordance with California Health and Safety Code Section 7050.5, all construction or excavation must be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the County coroner or medical examiner can determine whether the remains are those of a Native American. Section 7052 of the Health and Safety Code states that disturbance of Native American cemeteries is a felony. **Therefore, no impacts would occur, and further study in the EIR is not required.**

Mitigation Measures. The following measures would mitigate impacts relating to the possible discovery of resources during construction activity such as site grading and trenching.

CR-1 Discovery Procedure. If cultural resources are encountered during construction, the construction manager shall ensure that all ground disturbance activities are stopped, and shall notify the City Building and Safety Department immediately to arrange for a qualified archaeologist to assess the nature, extent, and potential significance of any cultural resources. If such resources are determined to be significant, appropriate actions to mitigate impacts to the resources must be identified in consultation with a qualified archaeologist. Depending upon the nature of the find, such mitigation may include avoidance, documentation, or other appropriate actions to be determined by a qualified archaeologist. The archeologist shall complete a report of excavations and findings, and shall the report to the South Central Coastal Information Center. After the find is appropriately mitigated, work in the area may resume.

CR-2 Paleontological Monitoring. Prior to the commencement of grading, the applicant shall retain a qualified paleontologist approved by the City to monitor grading and excavation. Monitoring onsite shall occur whenever grading activities are occurring. Additional monitors in addition to one full-time monitor may be required to provide adequate coverage if earth-moving activities are occurring simultaneously. Any cultural resources discovered by construction personnel or subcontractors shall be reported immediately to the paleontologist. In the event undetected buried resources are encountered during grading and excavation, work shall be halted or diverted from the area and the paleontologist shall evaluate the resource and propose appropriate mitigation measures. Measures may include testing, data recovery, reburial, archival review and/or transfer to the appropriate museum or educational institution.

All testing, data recovery, reburial, archival review or transfer to to research institutions related to monitoring discoveries shall be determined by the qualified paleontologist and shall be reported to the City.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. <u>GEOLOGY and SOILS</u> – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a(i). There are no Alquist-Priolo Earthquake Fault Zones within the City (Ranch Palos Verdes General Plan, 1975). The project site is located approximately 0.8 miles northwest of the inactive Cabrillo Fault and approximately 2.5 miles southwest of the Palos Verdes Fault (Southern California Earthquake Data Center, November 2012). Therefore, the potential for surface rupture at the project area is considered low. **The potential impact from fault rupture within the project area would be less than significant and further discussion in an EIR is not warranted.**



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

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

According to the Department of Conservation Seismic Hazard Zones Map, the project site is located within an area that has low to no potential for liquefaction (DOC, 1999). Further, project construction would be required to conform to the California Building Code as adopted by the City in Section 15.04.010 of the Municipal Code, which further reduce any impacts caused by unstable soils. In addition, according to a Supplement Report Geology and Geotechnical Investigation conducted by Group Delta Consultants, Inc. in March 2003 for the project site concluded that the site is underlain at a shallow depth by bedrock and no groundwater was encountered under the proposed area to be developed. The Investigation further concluded that liquefaction would not be a design constraint for the proposed project. **Therefore impacts related to liquefaction would be less than significant and further discussion in an EIR is not warranted.**

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

The Rancho Palos Verdes General Plan Safety Element shows that the site is not located in an area that has potential for active landslides (Figure 14, City of Rancho Palos Verdes, 1975). No active or probable landslides have been identified in the immediate Project area. It should be noted that there is a known landslide within Rolling Hills Estates, below Indian Peak, approximately 0.25 miles northwest of the project site of the project site. In addition, there is a known landslide on the slope south of the project site on the City's property. However, these slopes would not directly affect the project site, as the site would be 0.25 miles from Rolling Hills and would be up gradient from the known slide on the City's property.

Notwithstanding, a wide range of potential slope stability conditions exists within non-landslide areas and new landslides could potentially be triggered by excavation. According to the Geology and Geotechnical Investigation prepared for the project site in 2003, the slope on



the south along Crestridge Road, would maintain a static factor of safety of at least 0.15g, with the appropriate buttress fill. The slope on the northern edge of the site along Indian Peak Road would remain natural. However, according to the Official Maps of Seismic Hazard Zones provided by the State of California Department of Conservation (Torrance Quadrangle, dated March 25, 1999), portions of the slope to the north have been identified as containing earthquake-induced landslide zoned areas. Therefore, further analysis is required to verify the findings of the Investigation and the potential for impacts related to landslides. **The impact related to seismically induced landslides is potentially significant and will be analyzed further in an EIR.**

b. The proposed project would involve grading and drainage improvements that could alter the existing drainage pattern of the site, which has the potential to increase the amount of surface runoff and may have the potential to cause substantial erosion or the loss of topsoil. **This impact would be potentially significant and will be further analyzed in the EIR.**

c. According to the California Department of Conservation Seismic Hazard Zones Map, the site is not located in an area that is subject to settlement due to seismic shaking, liquefaction, or lateral spreading (DOC, 1999). **Impacts would be less than significant.**

d. The soils of the Palos Verdes Peninsula are known to be expansive and occasionally unstable (City of Rancho Palos Verdes, 1975). Therefore, the site may contain soils that have the potential for expansion. **Impacts would be potentially significant and will be further analyzed within the EIR.**

e. The proposed project would connect to the existing City sanitary sewer system. **Therefore, impacts related to septic systems would be less than significant. No further analysis of this issue in an EIR is warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

VII. GREENHOUSE GAS EMISSIONS - Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a-b) The accumulation of greenhouse gases (GHG) in the atmosphere regulates the earth's temperature. However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring



concentrations. In response to an increase in man-made GHG concentrations over the past 150 years, California has implemented AB 32, the “California Global Warming Solutions Act of 2006.” AB 32 requires achievement by 2020 of a statewide GHG emissions limit equivalent to 1990 emissions (essentially a 25% reduction below 2005 emission levels) and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions.

The proposed project involves constructing 60 new residential units, which would increase area emissions and would increase the amount of vehicle trips coming to and from the site. As such, the project could potentially contribute to cumulative impacts relating to global climate change. **The proposed project’s potential contribution to cumulative impacts related to global climate change will be further discussed in an EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	---	---	---	----------------------

VIII. HAZARDS and HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

VIII. HAZARDS and HAZARDOUS MATERIALS - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. The project would involve construction of 60 residential units on vacant land. By their nature, the proposed residential uses would not involve the transport, use, or disposal of substantial quantities of hazardous materials and would not introduce any unusual hazardous materials to the area. **Therefore, impacts would be less than significant and further analysis of this issue in an EIR is not warranted.**

b - d. The following databases (pursuant to Government Code Section 65962.5) were checked (May 1, 2012) for known hazardous materials contamination near the project site:

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

The project site does not appear on the CERCLIS, Geotracker, DTSC’s Envirostor Database or the Cortese list. The closest hazardous site to the project site is a RCRA site approximately 2.5 miles northwest. Therefore, no known soil or groundwater contamination is currently present.

The nearest school in the vicinity of the project area is St. John Fischer School, approximately 0.5 miles southeast of the project site. The project would not emit hazardous emissions or involve handling of hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school.

In addition, a Phase I Environmental Site Assessment (ESA) was conducted for the adjacent property south of the project site at 5555 Crestridge Road by Andersen Environmental in 2008. The report concluded the following:



“In our opinion, none of the other sites listed pose a significant threat to the target property as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the target property. Furthermore, these sites are in our opinion considered a de minimis condition, (under ASTM Standard E 1527-05), as they “generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies” with regard to the target property.”

The report referenced above is available for review at City Hall.

Because the project would not be located in an area with known soil or groundwater contamination, would not emit hazardous emissions or involve handling of hazardous materials, and was not determined to be at risk for any hazards in a Phase I prepared for an adjacent property, **the proposed project’s impact related to release of hazardous materials would be less than significant and further discussion in an EIR is not warranted.**

e, f. The project area is located approximately 13 miles from both the Los Angeles International Airport and the Long Beach Airport, and more than three miles from Torrance Municipal Airport, and is not included within an airport land use plan. Therefore, significant airport safety hazards are not anticipated. **No impact would occur and further discussion in an EIR is not warranted.**

g. The proposed project would be served by existing road networks, since it would be implemented in an area that has existing roadway infrastructure. Evacuation routes from the project site would be primarily from Crestridge Road. The project would not interfere with any emergency response plan or evacuation route. **No impact would occur and further discussion in an EIR is not warranted.**

h. According to the Los Angeles County Fire Department, the City of Rancho Palos Verdes, including the project site, is identified as a High Fire Hazard Area. However, Rancho Palos Verdes Municipal Code Section 8.08.010 adopts the Los Angeles County Fire Code, Title 32, as the Fire Code of the City of Rancho Palos Verdes. The County maintains fire safety requirements, development standards and regulations, and standard fees, for new development. Building standards for fire hazards, including roof coverings, construction materials, structural components, and clearing of brush and vegetative growth, are administered by the LACFD and the City’s Building and Safety Division. The new residential buildings would be required to be constructed to the City’s most recently adopted Building Code. **With mandatory compliance with City Building Code, risk due to wildland fires would be less than significant and further discussion in an EIR is not warranted.**



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY and WATER QUALITY</u> – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

IX. HYDROLOGY and WATER QUALITY – Would the project:

result of the failure of a levee or dam?

- j) Inundation by seiche, tsunami, or mudflow?

a - f. The proposed project would increase impermeable surface area on the site, introducing buildings, paving and hardscape to a site that is currently vacant. This would reduce groundwater recharge and increase surface water runoff. Construction activities such as grading may generate additional pollutants that could adversely affect the quality of surface runoff. Operational impacts typically associated with residential uses, such as pollutants from vehicles and landscaping, may generate additional pollutants that could adversely affect the quality of surface runoff. Therefore, the project has the potential to affect groundwater recharge, and the amount and quality of surface runoff. **Impacts are potentially significant and this issue will be further analyzed in an EIR.**

g, h. The Federal Emergency Management Agency (FEMA) has defined the 100-year flood hazard areas through the publication of Flood Insurance Rate Maps (FIRM). The FIRM for the project site (Map ID 06037C1940F) indicates that the site is within Zone X. Zone X designates an area with a minimal risk of flooding (not within the 100-year flood zone). **Therefore, no impacts would occur and further discussion in an EIR is not warranted.**

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

j. The project site is approximately two miles from the Pacific Ocean at an elevation of approximately 1,167 feet above sea level. In addition, according to the Department of Conservation Tsunami Inundation Map for the Redondo Beach (South) Quadrangle, the project area is located outside a tsunami inundation area (DOC, March 2009). **Therefore, risks from inundation from a tsunami wave or seiche would be less than significant and further discussion in an EIR is not warranted.**



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. <u>LAND USE AND PLANNING</u> - Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. The project would involve construction of 60 residential units on a single parcel of land that is surrounded by residential, open space, and institutional uses. The project would not physically divide an established community. **No impacts would occur and further analysis in an EIR is not warranted.**

b. The project area has City of Rancho Palos Verdes General Plan (1975) designation of Institutional and a zoning designation of Institutional. The City's Municipal Code (Section 17.26.030(E)) states that the following uses are acceptable in the Institutional Zone District with a Conditional Use Permit (CUP):

17.26.030(E) Sanitariums, nursing homes, rest homes, homes for the aged, homes for children and homes for mental patients. For the purpose of this section, homes for the aged may include age-restricted, for-sale or for-rent residential developments provided such a development includes a city-approved supportive service program that may include services such as an on-site caretaker, on-site property manager, meal service prepared on-site or provided to the site, an off-site transportation shuttle system provided by and dedicated solely for the residents of the development, housekeeping services, social/recreation programs, educational programs, health and nutrition programs, and/or on-site home health care personnel for the senior citizens who will reside within the development.

The project would include a senior housing project with 60 residential units. Although the project would not include a full suite of supportive service programs, the project would include on-site amenities oriented to senior residents, an off-site transportation shuttle system dedicated to the residents of the development, facilities for social/recreation programs, and the potential



for additional support services. Therefore, with approval of a CUP, the project would be consistent with the land use and zoning designations for the site.

The following standards apply to institutional districts pursuant to Section 12.26.040 of the City's Municipal Code:

- A. *Setbacks.*
 - 1. *Front and Street Side.* On lots which abut a dedicated street, the front and street side setbacks shall be twenty-five feet. On lots which abut a private or nondedicated street, the front and street side setbacks shall be fifty-five feet.
 - 2. *Interior Side and Rear.* The interior side and rear setbacks shall be twenty feet.
- B. *Building height.* Institutional buildings erected in the city shall have a building height not greater than sixteen feet and shall not exceed one story, except with the approval of a conditional use permit by the planning commission, pursuant to Chapter 17.60 (Conditional Use Permits).
- C. *Roof Equipment.* All roof equipment shall conform to the height limits specified in Section 17.48.050 (Lots, Setbacks, Open Space Area and Building Height) of this title and shall be adequately screened from adjacent private properties and the public right-of-way.
- D. *Parking, loading and access.* The provisions of Chapter 17.50 (Nonresidential Parking and Loading Standards) of this title shall apply. Where an institutional district abuts a residential district, additional parking requirements may be imposed by the director or planning commission if warranted by a proposed project or use.
- E. *Transportation Demand Management Development Standards.* All development shall be subject to the applicable transportation demand and trip reduction measures specified in Section 10.28.030 (Transportation demand management and trip reduction measures) of this Municipal Code. Any transportation demand or trip reduction measures required pursuant to Section 10.28.030, shall be implemented in accordance with all applicable standards and specifications of this title.
- F. *Deliveries and Mechanical Equipment.* Where an institutional district abuts a residential district, all deliveries of goods and supplies; trash pick-up, including the use of parking lot trash sweepers; and the operation of machinery or mechanical equipment which emits noise levels in excess of sixty-five dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of seven a.m. and seven p.m., Monday through Sunday, unless otherwise specified in an approved conditional use permit or other discretionary approval.
- G. *Signs.* The provisions of Section 17.76.050 (Sign permit) shall apply.
- H. *Storage.* Except for those outdoor uses permitted by a conditional use permit or special use permit, all maintenance and groundskeeping equipment shall be housed in permanent, entirely enclosed, structures.
- I. *Lighting.* All exterior lighting in institutional zoning districts shall conform to the performance standards of Section 17.56.040 (Environmental Protection). Before any



development is approved, a plan showing the locations and specifications of all exterior lighting shall be submitted for review and approval by the director.

- J. *Where an institutional district abuts a residential district, buffering and screening techniques shall be utilized along the abutting district boundary line, and additional setbacks for structures, parking and activity areas may be imposed by the director and/or planning commission.*

The setback from Crestridge Road would be at least 32 feet and the west setback would be 60 feet, which would meet the setback requirements of the Code. The setback on the east portion of the site would be 23 feet, which would meet the required setback of 20 feet. The northern portion of the site would include parking within 25 feet of the site boundary; however, buildings onsite would be more than 25 feet from the property line.

The proposed buildings would be a maximum of two stories in height; therefore, since the buildings would be greater than 16-feet in height, the project would require approval of a conditional use permit by the planning commission, pursuant to Chapter 17.60 (Conditional Use Permits). The project would be required to comply with parking, transportation demand management, delivery, sign, storage, and lighting standards as specified in the above Code section.

The City of Rancho Palos Verdes Conceptual Trails Plan designates trails that would connect Crestridge Road through the project site to the existing trails on the Vista del Norte Ecological Preserve to the north. Although the proposed project does not include trails along the precise alignment shown on the Conceptual Trails Plan map, proposed pedestrian pathways open to the public would provide for pedestrian access from Crestridge Road that would link to the trails on the Preserve site. Further, signage would help direct the public through the project site to the public trails and trailheads. Therefore, the project would be generally consistent with the intent of the Conceptual Trails Plan.

Compliance with Municipal Code standards would reduce impacts to a less than significant level and impacts and further discussion in an EIR is not warranted.

c. In 2004 the Rancho Palos Verdes City Council conceptually approved the citywide Natural Communities Conservation Planning (NCCP) Subarea Plan, which identifies Biological Resource Areas and establishes habitat preserves. The Rancho Palos Verdes NCCP provides for conservation and protection of the Palos Verdes blue butterfly and other special-status species, while permitting impacts from development to potential habitat for the covered species, including Coastal Sage Scrub habitat. As the adjacent Vista del Norte Ecological preserve is within the NCCP area, **consistency with the NCCP will be discussed in the biological resources section of an EIR.**



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

a-b. According to the Natural Environment section of the Ranchos Palos Verdes General Plan (1975), from 1948 to 1958 specific areas in Rancho Palos Verdes were quarried for basalt, diatomaceous earth, and Palos Verdes stone. The General Plan states that there are no mineral resources present within the community that would be economically feasible for extraction (Rancho Palos Verdes General Plan, 1975). Construction of 60 residential units on a vacant site would not result in the loss of the availability of a known mineral resource that would be of value locally, regionally, or to the State (California Geological Survey/U.S. Geological Survey, 2003). **There would be no impact and further discussion in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XII. NOISE – Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------	--------------------------	--------------------------

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------	--------------------------	--------------------------

c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------	--------------------------	--------------------------

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------	--------------------------	--------------------------



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XII. NOISE – Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-d. The project site is currently vacant. The proposed project would include construction of 60 residential units, which would increase noise levels for nearby sensitive receptors during construction and operation of the project. It is expected that operation of the project would increase ambient noise due to an increase in traffic and residential activities. Therefore, noise impacts during construction and operation of the project are **potentially significant and will be analyzed further in an EIR.**

e, f. The project area is not included within an airport land use plan, and is approximately 13 miles from the Los Angeles and Long Beach airports, and approximately three miles from Torrance Municipal Airport. The project is also not within the vicinity of a private airstrip. **Thus, no impact related to aircraft noise would occur and further discussion in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XIII. POPULATION AND HOUSING — Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



a. The proposed project involves construction of 60 residential units for seniors in the City. The senior housing facility would include residential units with two bedrooms and would be intended for senior residents, but would allow residents that are less than 55 years of age; therefore, it is assumed for a conservative estimate that the project would generate 2.664 persons per unit, consistent with the California Department of Finance E-5 2012 data for average households in the City of Rancho Palos Verdes. Based on that estimate, there would be a population increase of 160 residents in the City.

Currently, the estimated population of the City is 41,897 (Department of Finance, January 2012). Therefore, with implementation of the proposed project, the population in the City would total 42,057. The population projections for Rancho Palos Verdes anticipate a population of 43,215 in 2020 (Southern California Association of Governments, Integrated Growth Forecast, 2008). Therefore, the increase in residents would not exceed planned growth forecasts in the City.
Impacts would be less than significant and further analysis of this issue is not warranted.

b,c. The proposed project would involve constructing residential uses on a vacant site, which would not displace existing housing or people. **No impacts would occur and further analysis of these issues is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	---	---	---	----------------------

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a (i.). The City of Rancho Palos Verdes is served by the Los Angeles County Fire Department (LACFD). There are six County fire stations with jurisdiction in the City, including two stations



located within City limits. In the event of major fires, the County has “mutual aid agreements” with cities and counties so that additional personnel and firefighting equipment can augment the County Fire Department. The fire station nearest to the project area is Fire Station #106, located at 27413 Indian Peak Road in Rolling Hills Estates, approximately 0.25 miles northwest of the project site. The project site is within a developed area currently served by the LACFD and the additional senior residential units would not substantially increase the population in the City. Therefore the addition of 60 residences would not be expected to require new or expanded fire facilities. In addition, the project area’s close proximity to Fire Station #106 would help ensure an adequate response time by the Fire Department in emergency situations. Buildings constructed would also be required to comply with the Fire Code and LACFD standards, including specific construction specifications and design requirements. Therefore, the project would not substantially affect community fire protection service and would not result in the need for construction or expansion of fire protection facilities. **Impacts would be less than significant and further discussion of this issue in an EIR is not warranted.**

a (ii). The City of Rancho Palos Verdes contracts with the Los Angeles County Sheriff’s Department (LACSD) to provide law enforcement services to the City. The Lomita Station, located at 26123 Narbonne Avenue in Lomita, provides service to the areas within the city limits of Rancho Palos Verdes, Lomita, Rolling Hills and Rolling Hills Estates as well as unincorporated Los Angeles County areas around Rancho Palos Verdes (LACSD Homepage). The Lomita Station is located approximately 3 miles northeast of the project site. The Lomita Station currently has 95 sworn officers on staff. During the daytime shift, approximately 8-10 officers are on duty in the vicinity of the Palos Verdes Peninsula and approximately 3-4 are on duty within the City of Rancho Palos Verdes. During the night shift approximately 6-8 total officers are on duty in the vicinity and approximately 2-3 officers are on duty in Rancho Palos Verdes. The proposed project is not anticipated to require additional police services, as the project area is within a developed area currently served by the LACSD (Personal Communication May 15, 2012, Sargent Mueller, Operations Department). Although the project would increase the number of residents in the project area, it is not expected to adversely affect police services. The LACSD has sufficient resources to accommodate the proposed project. Therefore, the project would not significantly affect police protection services and would not result in the need for construction or expansion of new police facilities. **Impacts would be less than significant and further discussion of this issue in an EIR is not warranted.**

a (iii). The proposed project would involve construction of 60 residential units, which would increase the population in the City by 120 (a conservative estimate, assuming there would be a maximum of two residents in each unit). However, since the project is a senior housing facility, it is not expected that new school children would be introduced into the community compared to a non-age restricted residential development. In addition, in accordance with State law, the developer(s) of the project would be required to pay school impact fees. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees “...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” Thus, payment of the development fees is considered full mitigation for the project’s impacts



under CEQA and no additional mitigation is required. **Impacts to public schools would be less than significant and further analysis of this issue in an EIR is not warranted.**

a (iv-v). The Rancho Palos Verdes Recreation and Parks Department is responsible for maintaining and planning for parkland in the City of Rancho Palos Verdes. The City currently maintains approximately 334 acres of parklands and 1,400 acres of open space (City of Rancho Palos Verdes Recreation and Parks Department Staff, December 2010). The public park closest to the project area is the High Ridge Park in the City of Rolling Hills Estates, located approximately 0.4 miles southwest of the project site. In addition, the project would include a number of community amenities, including a trail system in open space areas to the north of the site, a patio and trellis, a community conversation and gathering stage, a sundeck and outdoor living room, barbeque facilities, bocce ball courts, and picnic tables. An approximately 2,400 square-foot Community Service Center building and sundeck would provide a second, centralized community amenity for the residents. The Community Service Center would provide a recreation and lounge area for community gatherings, kitchen, computer center/business room, office, fitness room, bathrooms, indoor and outdoor fireplaces, outdoor living area, spa, barbeque and seating area. The Community Service Center could also be used for community gatherings and as a social venue for regular resident activities like movie nights, book clubs and cooking classes.

The project would also include a community garden and orchard to serve both residents and the neighboring senior communities. This feature would be located in the northwestern portion of the project site and would include garden plots for residents to raise their own fruits and vegetables, and fruit-producing trees.

Because the project would offer recreational opportunities and because there are several parks in close proximity to the site, the proposed senior housing complex would not increase usage of community parks such that new or expanded facilities would be required. Therefore, **impacts to parks would be less than significant and additional analysis in an EIR is not warranted.**

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



a-b. The proposed project involves construction of 60 residential uses for seniors, which could incrementally increase the use of recreational facilities in the project vicinity. However, as described above in Section XIV, *Public Facilities*, the population increase would not cause substantial physical deterioration of recreational facilities. As discussed above under Item XIV *Public Services*, the project area contains existing residential uses and is adequately served by recreational facilities. In addition, the project applicant would be required to pay a QUIMBY fee pursuant to City Municipal Code Section 16.20.100. Recreational amenities are included in the proposed project, as discussed in the Project Description; impacts of the construction of these facilities are addressed in each section of this Initial Study as part of the project’s potential effects as a whole. **Impacts to recreational facilities would be less than significant and additional analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XVI. TRANSPORTATION / TRAFFIC — Would the project:

a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



a-b, d-f. The proposed project would involve construction of 60 new residential units. The additional residential traffic generated by the project could adversely affect emergency access. **Therefore, impacts are potentially significant and will be further evaluated in the EIR.** A traffic study will be conducted to analyze and evaluate the project’s potential impacts to traffic, circulation, parking and hazards due to design features, and site access.

c. The project by its nature would not result in a change in air traffic patterns by increasing traffic levels or a change in location that results in substantial safety risks. **No impact would occur and further discussion in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XVII. UTILITIES AND SERVICE SYSTEMS — Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



a, b, e. The County Sanitation Districts of Los Angeles, District No. 5 and the Los Angeles County Department of Public Works (DPW) provide wastewater services to the City. Wastewater flow is transported by local City-maintained sewer lines to the Joint Water Pollution Control Plant (JWPCP), located at 24501 South Figueroa, in the City of Carson. The JWPCP has a design capacity of 385 mgd and currently processes an average flow of 280 mgd (2010). Currently, the JWPCP serves a population of approximately 3.5 million people throughout Los Angeles County. The proposed project would generate approximately 0.0096 mgd, as shown in Table 2 below.

Table 2
Estimated Project Wastewater Generation

Land Use	Size	Generation Rate	Total (gpd)	Total (mgd)	Total (gpy)
Residential	60 Residential Units	160 gpd/unit*	9,600	0.0096	3,504,000
Total Project Wastewater Generation			9,600	0.0096	3,504,000

*Source: City of Los Angeles, Bureau of Sanitation Sewage Generation Factors for two-bedroom residential uses.
Notes: Gpd=gallons per day, Mgd=million gallons per day, Gpy=gallons per year

Because there is approximately 105 mgd of available capacity at the JWPCP to treat the additional flow from the project of 0.0096 mgd, the facility could serve the additional wastewater from the proposed project. **Impacts would be less than significant and discussion of this topic in an EIR is not warranted.**

c. As discussed in Section VIII, *Hydrology and Water Quality*, currently, the proposed project would represent a more intense use of the project site as compared to the current use, and would increase impermeable surface area onsite, including residences, driveways, and access roads. This may incrementally reduce groundwater recharge and increase the amount of surface runoff. **These impacts are potentially significant and will be discussed in the EIR in the Hydrology and Water Quality Section.**

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

Table 3 shows the proposed project’s estimated water demand. As shown in Table 3, the project would generate demand for approximately 11,700 gpd or 13.1 acre-feet per year.



**Table 3
Estimated Project Water Demand**

Land Use	Size	Rate	Total (gpd)	Total (AFY)
Residential	60 Residential Units	195 gpd/ unit	11,700	13.1
Total Project Water Demand			11,700	13.1

Source: Civic Center Specific Plan Comprehensive Update, Downtown Redevelopment Plan Amendment and Associated Development, Final EIR, 2004.

Notes: gpd = gallons per day, AFY=acre-feet per year, sf = square feet

The potable water supply for the proposed project would be delivered by the Rancho Dominguez District of CWSC, which in turn purchases all of its supply from WBMWD via MWD sources (the Colorado River and State Water Project). As shown in Table 4, the existing and future supply (31,487 AFY in 2015 and 61,014 AFY in 2035) is greater than the project demand of 13.1 AFY; therefore, the incremental increase in water that would be required by the project would not require expansion of existing facilities or construction of new facilities.

**Table 4
Current and Projected WBMWD Water Supply and Demand (AFY)**

Water Sources	2015 Supply	2015 Demand	2035 Supply	2035 Demand
Total Water Supply	192,134	160,647	197,275	136,261

Source: 2010 Urban Water Management Plan, WBMWD, 2010.

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

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

f, g. Solid waste collection service in Rancho Palos Verdes is provided by various haulers who have exclusive agreements with the City to provide disposal service for solid waste generated within the City. Residential solid waste collection within the project site area is provided exclusively by Universal Waste Systems (UWS). In addition, for construction waste there are



ten authorized commercial haulers who provide dumpster and roll-off service throughout the City. Solid waste generated in the City of Rancho Palos Verdes could be taken to four different landfills; however, Puente Hills Landfill is the primary landfill used by the City. This landfill is operated by the County Sanitation Districts of Los Angeles County within which an independent special district provides water pollution control and solid waste management services under the authorization of the Sanitation Act of 1923. Table 5 summarizes the permitted throughput, estimated capacity, and estimated closure date for these facilities.

**Table 5
Solid Waste Disposal Facilities**

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

Source: California Integrated Waste Management Board Website,
<http://www.calrecycle.ca.gov/SWFacilities/Directory/search.aspx>.
cy=cubic yards

Note: ^a The estimated remaining capacity/estimated closure date is not applicable to this Transfer/Refuse-to-Energy facility

As shown in Table 5, the Puente Hills Landfill has a maximum permitted capacity of 13,200 tons/day and receives on average 9,000 tons/day. There is approximately 4,200 tons of available capacity at the Puente Hills Landfill. Solid waste from Rancho Palos Verdes may also be disposed of at the following facilities: City of Commerce’s Waste to Energy Incinerator, the Downey Area Recycling and Transfer Facility, and the South Gate Transfer Station.

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

As shown in Table 6, development that could occur within the project area would generate an estimated 734 pounds of solid waste per day or 267,937 pounds of solid waste per year. In keeping with the City’s recycling program, approximately 49% of this waste, or 360 pounds per day would be deposited in landfills. The Puente Hills Landfill has a maximum permitted capacity of 13,200 tons/day and receives on average 9,000 tons/day. Therefore, the 360 pounds



per day is within the available capacity (4,200 tons per day) at the Puente Hills Landfill and the project impact to solid waste disposal would be less than significant.

**Table 6
Estimated Project Solid Waste Generation**

Land Use	Size	Generation Rate	Total (lbs/day)	Total (lbs/year)
Residential	60 Residential Units	12.23 lbs/household/day*	734	267,837
Total Project Solid Waste Generation Increase			734	267,837

Notes: SF = square feet
** Source: CalRecycle

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



- a. As discussed in Section IV, *Biological Resources*, the project's impacts on biological resources are potentially significant. As discussed in Section V, *Cultural Resources*, no known cultural resources are located in the project area and the proposed project does not have the potential to disturb previously unknown subsurface archaeological and paleontological resources with implementation of Mitigation Measures CR-1 and CR-2. **The potentially significant biological resources impacts will be further discussed in the EIR.**
- b. The project has potential impacts to aesthetics, biological resources, geology, hydrology and water quality, noise, and traffic impacts that could be significant and cumulatively considerable. **These potentially adverse cumulative impacts will be explored and discussed in more detail in the EIR.**
- c. The proposed project has potential for adverse effects on human beings due to potential impacts related to aesthetics, geology, hydrology and water quality, noise, and traffic. **The potential for adverse effects on human beings will be explored and discussed in more detail in the EIR.**



REFERENCES

- California Code of Regulations: Subchapter 4. Construction Safety Orders Article 4.Dusts, Fumes, Mists, Vapors, and Gases: §1532.1 Lead.
- California Department of Conservation. Seismic Hazard Zones Map-San Pedro Quadrangle, 1999.
- California Department of Conservation. Tsunami Inundation for Emergency Planning-Redondo Beach (South) Quadrangle.
- California Department of Conservation Farmland Mapping and Monitoring Program, Los Angeles County Map. Available online at:
<http://www.conservation.ca.gov/dlrp/FMMP/Pages/Index.aspx>
- California Department of Conservation-Los Angeles County Williamson Act Map, 2006. Available online at: <http://www.consrv.ca.gov/dlrp/lca/Pages/Index.aspx>
- California Department of Fish and Game (CDFG). 2009. California Natural Diversity Database search of RareFind3. The Resource Agency, State of California, Sacramento, California.
- California Department of Toxic Substances Control. EnviroStor Database. Available online at: <http://www.envirostor.dtsc.ca.gov>.
- California Geological Survey/U.S. Geological Survey, 2003. Mineral Resources. Available online at: <http://www.consrv.ca.gov/cgs/minerals/mlc/Pages/index.aspx>.
- California Integrated Waste Management Board Solid Waste Information System (SWIS) Database. Accessed online at: <http://www.ciwmb.ca.gov/SWIS/Default.htm>
- California Integrated Waste Management Board Solid Waste Generation Rates. Accessed online at: <http://www.ciwmb.ca.gov/wastechar/WasteGenRates/default.htm>
- California Integrated Waste Management Board Waste Stream Profile for Rancho Palos Verdes. <http://www.ciwmb.ca.gov/lgtools/mars/DrmcMain.asp>
- City of Rancho Palos Verdes Coastal Specific Plan. Adopted December 1978.
- City of Rancho Palos Verdes Draft Coastal Vision Plan. August 2008.
- City of Rancho Palos Verdes General Plan. Adopted June 26, 1975.
- City of Rancho Palos Verdes Marymount College Facilities Expansion Project, Draft EIR, 2007.
- City of Rancho Palos Verdes Municipal Code available online at:
<http://www.palosverdes.com/rpv/cityclerk/munidatabase/>



The City of Rancho Palos Verdes Natural Communities Conservation Planning (NCCP) Subarea Plan, Adopted by City Council 2004. Available online at:
http://www.palosverdes.com/Rpv/planning/NCCP/rpv_subarea_plan_main.pdf

CNPS. 2006. *Inventory of Rare and Endangered Plants of California*. Sixth edition. Rare Plant Scientific Advisory Committee, David Tibor, Convening Editor, Sacramento, California. September. Changes to the Inventory as published on CNPS website (http://www.cnps.org/programs/Rare_Plant/inventory/changes/changes_accepted.htm).

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). Superfund Information Systems. CERCLIS Database. Available online at:
<http://www.epa.gov/superfund/sites/cursites/>

Department of Toxic Substances Control. DTSC's Hazardous Waste and Substances Site List-Site Cleanup. (Cortese List). Available online at:
<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>.

Dibblee, Thomas W. Geologic Map of the Palos Verdes Peninsula and Vicinity, Redondo Beach, Torrance, and San Pedro Quadrangles, 1999. In association with the California Department of Conservation, Division of Mines and Geology and US Geological Survey.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Los Angeles County Fire Department Homepage. Available online at:
<http://www.fire.lacounty.gov/>

Los Angeles County Sanitation District Homepage. Joint Water Pollution Control Plant (JWPCP) 2008 Annual Plant Performance Data. Available online at:
http://www.lacsd.org/about/wastewater_facilities/jwpcp/performance/default.asp

Los Angeles County Sheriff Department Homepage. Available online at:
<http://www.fire.lasd.org/>

Metropolitan Water District of Southern California. Annual Progress Report to the California State Legislature. Achievements in Conservation, Recycling, and Groundwater Recharge. February, 2009.

Metropolitan Water District of Southern California, Integrated Resources Plan Update, 2004.

Metropolitan Water District of Southern California, Regional Urban Water Management Plan, November 2005.

Southern California Earthquake Data Center. Available online at: <http://www.scec.org/>.

South Coast Air Quality Management District, Air Quality Management Plan, 2007.



South Coast Air Quality Management District, CEQA, Final Localized Significance Threshold Methodology, SCAQMD, June 2003. Available at:
http://www.aqmd.gov/CEQA/handbook/LST/Method_final.pdf

South Coast Air Quality Management District, 1993. CEQA Air Quality Handbook. Figure 5-5
Land Uses Associated with Odor Complaints.

U.S. Environmental Protection Agency, Noise from Construction Equipment and Operations, PB 206 717, 1971.

West Basin Municipal Water District (WBMWD), Urban Water Management Plan, 2005.

