

1.0 INTRODUCTION

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. The units would be two stories in height with up to five residences per structure. Proposed amenities for the project include: a trail system; a 13,000 square-foot outdoor community recreation area; a 2,400 square-foot community building; and a community garden and orchards. Public pedestrian access would be provided through the community, connecting Crestridge Road through the site to view points at the rear of the site and to the Vista Del Norte Ecological Preserve to the north.

This section discusses: (1) the environmental impact report (EIR) background; (2) the legal basis for preparing an EIR; (3) the scope and content of the EIR; (4) lead, responsible, and trustee agencies; and (5) the environmental review process required under the California Environmental Quality Act (CEQA). The proposed project is described in greater detail in Section 2.0, *Project Description*.

1.1 ENVIRONMENTAL IMPACT REPORT BACKGROUND

A Notice of Preparation (NOP) of an environmental impact report was distributed for a 30-day agency- and public-review period, along with the draft Initial Study, on May 29, 2012. The Initial Study (see Appendix A to this EIR) concluded that the proposed project required an Environmental Impact Report due to the possibility of significant impacts in several environmental issue areas. The Initial Study, NOP, and NOP comment letters are presented in Appendix A. The City received 15 letters in response to the NOP. These letters are included in Appendix A to this EIR. In addition, the City Council also received public comments on the scope of the environmental review at a scoping session regarding the NOP and Initial Study held on June 26, 2012. A summary of the environmental topics of concern discussed in the comment letters and at the public scoping session follows in Table 1-1.

**Table 1-1
 Scoping Comments Received**

Subject	Where Subject is Addressed in EIR
Air Quality – construction, operational emissions	Section 4.1 Air Quality
Land Use and Planning – consistency with plans and policies, land use compatibility	Initial Study (EIR Appendix A)
Noise – construction and operational noise	Section 4.7 Noise
Fire Protection	Initial Study (EIR Appendix A)
Geology – seismic safety	Section 4.4 Geology and Soils
Traffic – construction and operational traffic	Section 4.8 Traffic and Circulation
Aesthetics – views, lighting, visual character	Section 4.1 Aesthetics
Cultural Resources	Initial Study (EIR Appendix A)
Wastewater Treatment	Initial Study (EIR Appendix A)
Growth Inducement	5.0 Other CEQA-Required Discussions
Biological Resources – wildlife, sensitive animal and plant species, consistency with habitat plans	Section 4.3 Biological Resources



**Table 1-1
Scoping Comments Received**

Subject	Where Subject is Addressed in EIR
Recreation – trails	Initial Study (EIR Appendix A)
Hazards and Hazardous Materials	Initial Study (EIR Appendix A)

1.2 PURPOSE AND LEGAL AUTHORITY

The proposed project requires the discretionary approval of the City of Rancho Palos Verdes City Council. The project is also subject to the environmental review requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines*, the purpose of this EIR is to serve as an informational document that:

...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR has been prepared as a Project EIR pursuant to Section 15161 of the *CEQA Guidelines*. A Project EIR is appropriate for a specific development project. As stated in the *CEQA Guidelines*:

This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction, and operation.

This EIR is to serve as an informational document for the public and City of Rancho Palos Verdes decision-makers. The process will culminate with a City Council hearing to consider certification of a Final EIR and approval of the entitlements associated with the proposed Crestridge Senior Housing Project.

1.3 SCOPE AND CONTENT

This EIR addresses potential impacts of several issue areas identified by the Initial Study to be potentially significant. The following issues were found to include potentially significant impacts and are studied in the EIR:

- *Aesthetics*
- *Air Quality*
- *Biological Resources*
- *Geology and Soils*
- *Greenhouse Gas Emissions*
- *Hydrology and Water Quality*
- *Noise*
- *Transportation/Traffic*

All other issues are addressed in the Initial Study in Appendix A.

In preparing the EIR, use was made of pertinent City policies and guidelines, certified EIRs and adopted CEQA documents, and background documents prepared by the City. A full reference list is contained in Section 7.0, *References and Report Preparers*.



The alternatives section of the EIR (Section 6.0) was prepared in accordance with Section 15126.6 of the *CEQA Guidelines*. The alternatives discussion evaluates the CEQA-required “no project” alternative and alternative development scenarios for the site. It also identifies the environmentally superior alternative among the alternatives assessed.

The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. The *CEQA Guidelines* provide the standard of adequacy on which this document is based. The *Guidelines* state:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure. (Section 15151)

1.4 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

The *CEQA Guidelines* define lead, responsible and trustee agencies. The City of Rancho Palos Verdes is the lead agency for the project because it holds principal responsibility for approving the project. Responsible and trustee agencies for the purposes of CEQA, and other entities in addition to the City of Rancho Palos Verdes (Lead Agency) that may use this EIR in their decision-making process or for informational purposes include, but may not be limited to, the following:

- *California Regional Water Quality Control Board;*
- *County of Los Angeles Public Works;*
- *County of Los Angeles Public Works – Environmental Management;*
- *County Sanitation District of Los Angeles County;*
- *Los Angeles County Fire Department;*
- *Los Angeles County Health Department;*
- *Los Angeles County Sheriff’s Department;*
- *Palos Verdes Library District;*
- *Palos Verdes Peninsula Unified School District;*
- *South Coast Air Quality Management District;*
- *Southern California Association of Governments;*
- *State of California Department of Fish and Game;*
- *State of California Department of Transportation;*
- *State Water Resources Control Board;*
- *U.S. Fish and Wildlife Service (USFWS).*

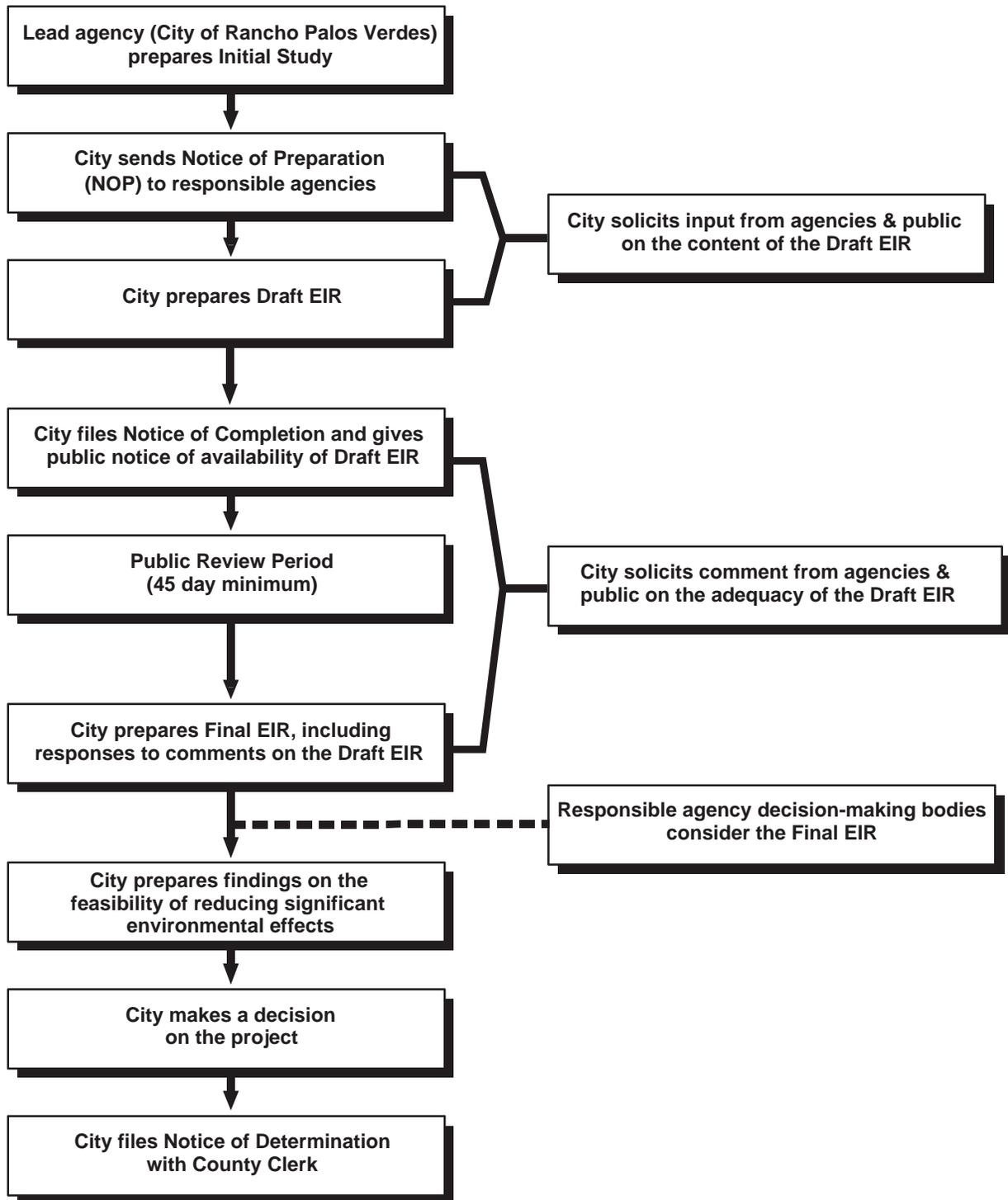


1.5 ENVIRONMENTAL REVIEW PROCESS

The major steps in the environmental review process, as required under CEQA, are outlined below and illustrated on Figure 1-1. The steps are presented in sequential order.

1. **Notice of Preparation (NOP).** After deciding that an EIR is required, the lead agency (City of Rancho Palos Verdes) must file an NOP soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk's office for 30 days. The NOP may be accompanied by an Initial Study that identifies the issue areas for which the proposed project could create significant environmental impacts.
2. **Draft Environmental Impact Report (DEIR) Prepared.** The DEIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) discussion of significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) a discussion of alternatives; g) mitigation measures; and h) discussion of irreversible changes.
3. **Notice of Completion.** The lead agency would file a Notice of Completion with the State Clearinghouse when it completes a Draft EIR and prepare a Public Notice of Availability of a Draft EIR. The lead agency must place the Notice in the County Clerk's office for 30 days (Public Resources Code Section 21092) and send a copy of the Notice to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of DEIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must solicit input from other agencies and the public, and respond in writing to all comments received (Public Resources Code Sections 21104 and 21253). The minimum public review period for a DEIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the Clearinghouse (Public Resources Code 21091) approves a shorter period.
4. **Final EIR.** A Final EIR must include: a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.
5. **Certification of FEIR.** Prior to making a decision on a proposed project, the lead agency must certify that: a) the FEIR has been completed in compliance with CEQA and reflects the independent judgment of the City; b) the Final EIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the Final EIR prior to approving a project (*CEQA Guidelines* Section 15090).





CEQA Environmental Review Process

Figure 1-1

6. **Lead Agency Project Decision.** The lead agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).
7. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (*CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.
8. **Mitigation Monitoring Reporting Program.** When the lead agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
9. **Notice of Determination.** The lead agency would file a Notice of Determination after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA legal challenges (*Public Resources Code* Section 21167[c]).

