

8.0 COMMENTS and RESPONSES / ADDENDA and ERRATA

This section includes comments received during the circulation of the Draft Environmental Impact Report (EIR) for the Crestridge Senior Housing Project EIR; responses to the comments on the Draft EIR; and corrections and information added to the Final EIR, where appropriate, in response to comments related to the proposed project’s environmental effects. Corrections or additional text discussed in the responses to comments are also shown in the text of the Final EIR in ~~striketrough~~ (for deleted text) and underline (for added text) format. (It should also be noted that additional minor clarifications and corrections to typographical errors not based on responses to comments may also be shown in ~~strikeout~~/underline format in the Final EIR. None of these changes introduces significant new information or affects the conclusions of the EIR.)

The Draft EIR was circulated for a 47-day public review period that began on August 22, 2012 and concluded on October 8, 2012. The City received 18 comment letters on the Draft EIR. Commenters and the page number on which each commenter’s letter can be found are listed below. In addition to written responses received, the City held a public meeting to take verbal comments on the Draft EIR. This was the Planning Commission hearing of September 25, 2012. Responses to these comments follow the responses to the written comments received.

<u>Commenter</u>	<u>Page #</u>
1. David Singleton, Program Analyst, Native American Heritage Commission	8-3
2. Frank Vidales, Acting Chief, Forestry Division, Prevention Services Bureau, County of Los Angeles Fire Department	8-10
3. Adrian Raza, Customer Service Specialist, Facilities Planning Department, County Sanitation Districts of Los Angeles County	8-16
4. David Wahba, Planning Director, City of Rolling Hills Estates	8-21
5. Helen Chen	8-27
6. Linda Davis	8-29
7. Robert M. and Evelyn Rockoff	8-36
8. Carol Schamp and Roger Schamp	8-38
9. Beverly Gasio	8-44
10. Linda Leng	8-48
11. Steve and Sue Locer	8-52
12. Susan Nelson	8-56
13. Robert and Evelyn Rockoff	8-58
14. Fran Saporito and Agda Hoch	8-62
15. Michael Stallkamp	8-66
16. The Steigers	8-70
17. Ken and Donna Wrye	8-73
18. Name Illegible	8-77



In Section 15088, the CEQA Guidelines require that “[t]he lead agency shall evaluate *comments on environmental issues* received from persons who reviewed the draft EIR and shall prepare a written response.” (Italics added for emphasis.) Consistent with the Guidelines, the responses to comments focus on those comments that pertain to environmental issues.

8.1 WRITTEN COMMENTS AND RESPONSES

The comment letters and the City’s responses follow. Each comment letter has been numbered sequentially and each separate issue raised by the commenter, if more than one, has also been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 2.1, for example, indicates that the response is for the first issue raised in Comment Letter 2).



NATIVE AMERICAN HERITAGE COMMISSION

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ds_nahc@pacbell.net



Letter 1

September 14, 2012

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SEP 17 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

Mr. Eduardo Schonborn, AICP

City of Rancho Palos Verdes

30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Re: SCH#2012051079; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the "Crestridge Senior Housing Project;" located in the City of Rancho Palos Verdes; Los Angeles County, California.

Dear Mr. Schonborn:

The Native American Heritage Commission (NAHC) is the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604).

This letter includes state and federal statutes relating to Native American historic properties or resources of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC recommends that the lead agency request that the NAHC do a Sacred Lands File search as part of the careful planning for the proposed project.

1.1

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural

1.2

significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties, including archaeological studies. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

1.2

Furthermore, the NAHC if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

1.3

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'.

1.4

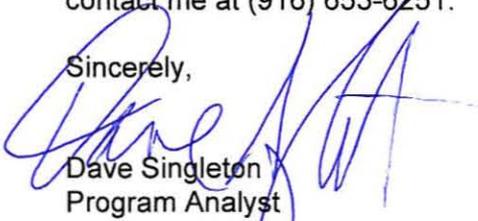
To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as referenced by CEQA Guidelines Section 15370(a).

1.5

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

**Native American Contacts
Los Angeles County
September 14, 2012**

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
3094 Mace Avenue, Apt. B Gabrielino
Costa Mesa, , CA 92626
calvitre@yahoo.com
(714) 504-2468 Cell

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Gabrielino-Tongva Tribe
Bernie Acuna
1875 Century Pk East #1500 Gabrielino
Los Angeles , CA 90067
(619) 294-6660-work
(310) 428-5690 - cell
(310) 587-0170 - FAX
bacuna1@gabrieinotribe.org

Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Pk East #1500 Gabrielino
Los Angeles , CA 90067
lcandelaria1@gabrielinoTribe.org
626-676-1184- cell
(310) 587-0170 - FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012051079; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Crestridge Senior Housing Project; located in the City of Rancho Palos Verdes; Los Angeles County, California.

**Native American Contacts
Los Angeles County
September 14, 2012**

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
(626) 926-4131
gabrielenoindians@yahoo.
com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2012051079; CEQA Notice of Completion; draft Environmental Impact Report (DEIR) for the Crestridge Senior Housing Project; located in the City of Rancho Palos Verdes; Los Angeles County, California.

Letter 1

COMMENTER: Dave Singleton, Program Analyst, Native American Heritage Commission (NAHC)

DATE: September 14, 2012

RESPONSE:

Response 1.1

The commenter recommends that the lead agency request that the NAHC do a Sacred Lands File (SLF) search for the proposed project.

As indicated in the NAHC letter (dated May 31, 2012) provided in response to the Notice of Preparation of the Draft EIR, the NAHC previously conducted a SLF search within the “area of potential effect” (APE) of the proposed project and Native American cultural resources were not identified.

Response 1.2

The commenter suggests consultation with a list of Native American contacts (provided with the comment letter) to see if the proposed project might impact Native American cultural resources. As stated above, the NAHC previously conducted a SLF search within the “area of potential effect” (APE) of the proposed project and Native American cultural resources were not identified. In addition, as discussed in the Initial Study (Appendix A to the EIR), previous archaeological investigations in the project area did not find any evidence of archaeological material. These findings coupled with the fact that the site and surrounding areas have been extensively disturbed by previous activities indicates that the potential for archaeological resources to be found onsite is relatively low.

However, the Draft EIR does note that construction activity 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 therefore Mitigation Measure CR-1 is included in the Draft EIR to reduce potential impacts by prescribing specific actions to protect such resources if they are encountered during grading.

Response 1.3

The commenter notes several requirements that would apply if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act. The National Environmental Policy Act does not apply to the proposed project, which does not require federal funding nor approval by a federal agency.



Response 1.4

The commenter notes that in the event that human remains are discovered at the site the requirements of Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code 7050.5 would apply.

No known burial sites have been identified within the project area or in the vicinity. In the unlikely event that human remains are discovered at the site, the provisions of the government codes referenced above would be implemented, including the requirement in California Health and Safety Code Section 7050.5, that 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. It should also be noted that Section 7052 of the Health and Safety Code states that disturbance of Native American cemeteries is a felony.

In addition, as noted above, Mitigation Measure CR-1 has been included in the EIR to address the potential for construction activity to unearth yet to be discovered archaeological resources.

Response 1.5

The commenter notes that when Native American sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends "avoidance" of the site. This recommendation is noted.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

RECEIVED
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COMMUNITY DEVELOPMENT
DEPARTMENT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

Letter 2

September 14, 2012

Eduardo Schonborn, Senior Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Dear Mr. Schonborn:

DRAFT ENVIRONMENTAL IMPACT REPORT, NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT, CRESTRIDGE SENIOR HOUSING PROJECT (SCH #2012051079), DEVELOPMENT OF A SENIOR RESTRICTED (55+YRS OR OLDER) FOR-SALE RESIDENTIAL COMMUNITY, 5601 CRESTRIDGE ROAD, RANCHO PALOS VERDES (FFER #201200118)

The Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

- 1. We have no comments at this time.

2.1

LAND DEVELOPMENT UNIT:

- 1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
- 2. The statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are the review of and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within Contract Cities (cities that
SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

2.2

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

contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities, located within non-contract cities. The County of Los Angeles Fire Department, Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.

3. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.
4. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
5. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches.
6. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade. In such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in ten feet.
7. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.
8. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
9. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on County of Los Angeles Fire Code Appendix B, Table B 105.1.
10. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.

2.2

- c) When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and mid-block.
 - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
11. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
12. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28 foot width does not allow for parking and shall be designated as a "FIRE LANE" and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.
13. The 26 feet in width shall be increased to:
- a) 34 feet in width when parallel parking is allowed on one side of the access way.
 - b) 36 feet in width when parallel parking is allowed on both sides of the access way.
 - c) Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
14. When serving land zoned for residential uses having a density of more than four units per net acre shall meet the following requirements:
- a) A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length.
 - b) The length of the cul-de-sac may be increased to 1,000 feet if a minimum of 36 feet in width is provided.
 - c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
15. All access devices and gates shall meet the following requirements:
- a) Any single gated opening used for ingress and egress shall be a minimum of 26 feet in-width, clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning

2.2

radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.

- d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.
16. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation.
 17. Notify the County of Los Angeles Fire Department, Fire Station 106, (310) 377-9523, Fire Station 56, (310) 377-1584, and Fire Station 53, (310) 377-3333, at least three days in advance of any street closures that may affect Fire/Paramedic responses in the area.
 18. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.
 19. The County of Los Angeles Fire Department, Land Development Unit comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.
 20. Submit three sets of water plans to the County of Los Angeles Fire Department, Land Development Unit. The plans must show all proposed changes to the fire protection water system, such as fire hydrant locations and main sizes. The plans shall be submitted through the local water company.
 21. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Nancy Rodeheffer, at (323) 890-4243.
 22. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.

2.2

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

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

2.3

Eduardo Schonborn, Senior Planner
September 14, 2012
Page 5

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project.

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

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:ij

2.4

Letter 2

COMMENTER: Frank Vidales, Acting Chief, Forestry Division, Prevention Services Bureau,
County of Los Angeles Fire Department

DATE: September 14, 2012

RESPONSE:

Response 2.1

The commenter states that the Planning Division of the County of Los Angeles Fire Department has no comment at this time. The response is noted.

Response 2.2

The commenter states that the proposed project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants and goes on to detail the requirements of each of these issue areas.

As discussed under Item XVI, *Public Services*, of the Initial Study (Appendix A to the Draft EIR), impacts related to fire protection would be less than significant without mitigation. This comment pertains to primarily the final construction details and design of the project, rather than the adequacy of the Draft EIR. These requirements are noted and will be reviewed by City staff.

Response 2.3

The commenter states that the areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed. This response is noted.

Response 2.4

The commenter states that the Health and Hazards Division of the County of Los Angeles Fire Department has no objection to the proposed project. This response is noted.





COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

Letter 3

GRACE ROBINSON CHAN
Chief Engineer and General Manager

October 5, 2012

Ref. File No: 2339577

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**COMMUNITY DEVELOPMENT
DEPARTMENT**

Mr. Eduardo Schonborn, AICP, Senior Planner
Community Development Department
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Dear Mr. Schonborn:

Crestridge Senior Housing Project

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on August 24, 2012. The proposed development is located within the jurisdictional boundaries of District No. 5. We offer the following comments and updates:

1. Previous comments submitted by the Districts in correspondence dated April 18, 2012 (copy enclosed), to Mr. Rafik Albert of RGP Planning & Development Services, still apply to the subject project with the following updated information.
2. The Joint Water Pollution Control Plant currently processes an average flow of 265.4 million gallons per day (mgd).
3. The analysis provided for item XCII under Utilities and Service Systems section on page 39 states "The proposed project would generate approximately 0.0096 mgd, as shown in Table 2 below." Table 2 reflects the correct estimated projected wastewater generation of 11,600 gallons per day (gpd); however the generation rate should be amended to reflect 156 gpd/unit.
4. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
5. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

3.1 ↓

6. All other information concerning Districts' facilities and sewerage service contained in the document is current.

↑ 3.1

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Chan



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR: ar

Enclosure

c: M. Tremblay
J. Ganz



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
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Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON CHAN
Chief Engineer and General Manager

April 18, 2012

File No: 05-00.00-00

Mr. Rafik Albert
RGP Planning & Development Services
8921 Research Drive
Irvine, CA 92618

Dear Mr. Albert:

Crestridge Senior Residential Community

This is in reply to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on April 3, 2012. The proposed development is located within the jurisdictional boundaries of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Palos Verde North Slope Section 3 Replacement Trunk Sewer, located in Crenshaw Boulevard north of Silver Spur Road. This 10-inch diameter trunk sewer has a design capacity of 4.0 million gallons per day (mgd) and conveyed a peak flow of 1.0 mgd when last measured in 2011.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 276.6 mgd.
3. The expected average wastewater flow from the project site is 11,700 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program/Buildover Procedures, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program/Buildover Procedures, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Chan



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR: ar

c: M. Tremblay
J. Ganz

Letter 3

COMMENTER: Adriana Raza, Customer Service Specialist, Facilities Planning Department, County Sanitation Districts of Los Angeles County

DATE: October 5, 2012

RESPONSE:

Response 3.1

The commenter states that previous comments submitted by the Districts (letter dated April 18, 2012) still apply to the proposed project, though several updated pieces of information are provided including revisions to the average daily flow treated at the Joint Water Pollution Control Plant (JWPCP) [265.4 million gallons per day (gpd)] and the wastewater generation rate for the project (156 gpd/unit).

The following revisions to the text of Pages 39 to 40 of the Initial Study (Appendix A of the Draft EIR) were made in the Final EIR to address this comment:

The JWPCP has a design capacity of 400 mgd and currently processes an average flow of ~~272.7~~ 265.4 mgd (Adriana Raza, County of Los Angeles Sanitation District, ~~April 18~~ October 5, 2012).

**Table 2
 Estimated Project Wastewater Generation**

Land Use	Size	Generation Rate	Total (gpd)	Total (mgd)	Total (gpy)
Residential	60 Residential Units	460 <u>156</u> gpd/unit*	11,700	0.0117	4,270,500
Total Project Wastewater Generation			11,700	0.0117	4,270,500

*Source: County of Los Angeles Sanitation District Will Serve Program. Table 1: Loadings for Each Class of Land Use. <http://www.lacsd.org/civica/filebank/blobdload.asp?BlobID=3531>.

Notes: Gpd=gallons per day, Mgd=million gallons per day, Gpy=gallons per year

The information provided does not affect the findings under Item XVII, *Utilities and Service Systems*, in the Initial Study (included in Appendix A of the Draft EIR), which determined that available capacity at the JWPCP is sufficient to treat the additional flow from the project of 0.0117 mgd and that impacts to wastewater treatment systems would be less than significant.



SUSAN SEAMANS
Mayor
FRANK V. ZERUNYAN
Mayor Pro Tem
JOHN C. ADDLEMAN
Council Member
JUDY MITCHELL
Council Member
STEVEN ZUCKERMAN
Council Member
DOUGLAS R. PRICHARD
City Manager



CITY OF
ROLLING HILLS ESTATES
4045 PALOS VERDES DRIVE NORTH • ROLLING HILLS ESTATES, CA 90274
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www.ci.Rolling-Hills-Estates.ca.us

Letter 4

October 8, 2012

Mr. Eduardo Schonborn, AICP
City of Rancho Palos Verdes
Community Development Department
Planning and Zoning Division
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

RE: Crestridge Senior Housing Project – Draft Environmental Impact Report

Dear Mr. Shonborn,

Thank you for the opportunity to comment on the Draft Environmental Impact Report for the proposed 60-unit Crestridge Senior Housing Project at 5601 Highridge Road. Staff at the City of Rolling Hills Estates has reviewed the project information and has the following comments:

- | | |
|---|-------|
| 1. Please amend Mitigation Measure T-5 and add a Condition of Approval to prohibit curb parking along the property frontage within the identified sight visibility lines to preserve the driver's clear line of sight and assist in entering/exiting the project driveway. Parking is currently allowed along the street frontage and is heaviest on Sunday during church services. Besides landscaping and hardscape, curb parking within the sight line can block the driver's view of approaching traffic. | 4.1 |
| 2. The TIA incorrectly distributes the construction vehicle trips in Section 13. The study incorrectly assumes that all construction workers will follow the same route as the trucks. Whereas outbound construction trucks are prohibited from using northbound Crenshaw Boulevard, construction workers would use Crenshaw Boulevard to leave the project site in both the AM and PM peak hours. Please revise accordingly. | 4.2 |
| 3. The assumptions for construction traffic start times in Table 4.8-11 are too late. Typical construction activity begins at 7am. Please amend all construction trip generation to reflect this start time. | 4.3 |
| 4. The Construction Traffic Impact section fails to estimate the amount of construction traffic during the actual building construction phase. Construction trip generation during this phase may exceed the assumed 64 AM trips and 64 PM trips for the rough grading phase. Please provide a comparison to verify whether the trips in the building phase will exceed the rough grading phase. | 4.4 |
| 5. Construction related restrictions should be placed on operating times, frequency, and queuing on the street, and a construction management plan should be required to be | ↓ 4.5 |

reviewed and approved by the City of Rolling Hills Estates as well as Rancho Palos Verdes. Please address these items as Conditions of Approval as appropriate.

6. Since the Draft EIR assumes that the Community Service Center and Community Recreation Area are ancillary uses, no additional trips or parking spaces have been assigned to them. As such, either use SHALL NOT be used for events that invite outside guests or rented for non-resident purposes. Therefore, a Condition of Approval is strongly urged prohibiting such events or rentals. It should be noted there are only 31 guest spaces which are required for the housing units. 4.6
7. To enhance Complete Streets directives, the project should be required to construct full width sidewalks along the street frontage of Crestridge Road. 4.7
8. Please explore adding a designated location for a multi-use/equestrian trail through the project site, as designated in the City of RHE's General Plan for future equestrian trails (see enclosed exhibit), that could eventually provide a connection to a future loop trail from Crenshaw Blvd. (possibly across Indian Peak Road, through the site, and then westerly on Crestridge Road and connecting to the trail at Highridge Park. 4.8

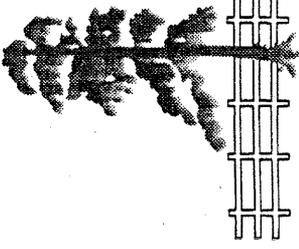
Thank you for your consideration of the above items. If you have any questions, please feel free to contact Niki Cutler, AICP, Principal Planner at (310) 377-1577 x115, or email her at nikic@ci.rolling-hills-estates.ca.us.

Sincerely,



David Wahba
Planning Director

City of
Rolling Hills Estates



GENERAL PLAN

- EXISTING TRAILS
- CITY MAINTAINED
 - PRIVATE MAINTAINED
 - PROPOSED TRAILS
- CITY BOUNDARY
- HORSE OVERLAY ZONE



General vicinity of Proposed Crestridge Senior Housing Project.

DAVID EWANS AND ASSOCIATES, INC.

EQUESTRIAN TRAILS

Exhibit 6-1

Letter 4

COMMENTER: David Wahba, Planning Director, City of Rolling Hills Estates

DATE: October 8, 2012

RESPONSE:

Response 4.1

The commenter suggests that curb parking be prohibited along the property frontage within the identified sight visibility lines. Mitigation Measure T-5 has been modified in Section 4.8, *Traffic and Circulation*, to address this comment, as follows:

- T-5 Maintain Sight Distance.** Final project plans shall show that landscaping and/or hardscape at or near the proposed project driveway is designed such that a driver's clear line of sight is not obstructed. In addition, curbside parking shall be prohibited along the property frontage within the identified sight visibility lines shown on Figure 4.8-5 of the EIR.

Response 4.2

The commenter states an opinion that the Traffic Impact Analysis (TIA) incorrectly distributes construction vehicle trips by assuming that all construction workers will follow the same route as the haul trucks.

This comment is acknowledged. It should be noted that while outbound construction workers may utilize Crenshaw Boulevard, they may also utilize the same route to and from the project site as the construction trucks (i.e. Crestridge Road to Highridge Road to Hawthorne Boulevard). Nonetheless, if all 10 construction workers that are assumed to be on-site during the rough grading construction phase were to travel to and from the project site through the intersection of Crenshaw Boulevard/Crestridge Road, the findings presented in Section 13.0 of the traffic impact study would remain unchanged and all five key study intersections would operate at acceptable levels of service during the AM and PM peak hours.

Response 4.3

The commenter states an opinion that construction activity typically begins at 7AM rather than at 8:15AM as assumed in Table 4.8-11 of the Draft EIR.

This comment is acknowledged. The construction traffic start and end times (i.e. 8:15 AM to 4:15 PM) are based on information provided by the project team. Nonetheless, use of a 7:00 AM start time would extend the hours of construction, resulting in a smaller average number of construction trips during each hour of the construction workday. Given that no significant impacts were identified during the rough grading construction phase using an eight-hour workday, it can be concluded that no significant impacts would occur at any of the five key study intersections with extended construction work hours (i.e. start time of 7:00 AM).



Response 4.4

The commenter correctly states that the construction traffic impact analysis does not estimate the amount of construction traffic during the building construction phase.

Construction traffic during the building construction phase would be less than the rough grading construction phase as the building construction phase would occur over a longer period of time and would not nearly include the number of daily truck traffic that are associated with the rough grading construction phase. Based on assumptions included in the CalEEMod model, a total of 48 daily trips would be associated with the construction workers during the building construction phase. Assuming each construction worker makes a total of 4 trips per day (i.e. one during the AM peak hour, two during the lunch hour and one during the PM peak hour), this would result in a total of twelve construction workers on-site. Therefore, a total of 48 daily trips, 12 AM peak hour trips and 12 PM peak hour trips are expected to be generated by the twelve construction workers during the building construction phase. Comparison of these trips to that of the rough grading construction trip generation indicates that the building construction component is forecast to generate less traffic on a daily basis as well as during the peak hours. Given that the rough grading construction component would not result in a significant impact at any of the five key study intersections during the AM and PM peak hours, it can be concluded that the building construction component would also not result in a significant impact at any of the five key study intersections.

Response 4.5

The commenter states the opinion that construction related restrictions should be placed on operating times, frequency, and queuing on the street and that a construction management plan should be required to be reviewed and approved by the City of Rolling Hills Estates and City of Rancho Palos Verdes.

The results of the construction traffic assessment for the rough grading construction component indicated that all five key study intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours. Given that there are no significant construction impacts, no restrictions are required to be placed on the proposed project during project construction. Nonetheless, the request for the inclusion of the City of Rolling Hills Estates' input during development of the project's construction management plan is acknowledged and will be forwarded to the City decision makers for their consideration.

Response 4.6

The commenter correctly notes that since the Draft EIR assumes that Community Service Center and Community Recreation Area are ancillary uses, no additional trips or parking spaces have been assigned to these buildings. The commenter then suggests that a Condition of Approval be provided which prohibits events in these spaces that invite outside guests or rent these areas for non-resident purposes.

This comment is acknowledged. As stated in Section 2.0, *Project Description*, of the Draft EIR, the proposed Community Recreation Area and the Community Service Center are ancillary uses to the proposed project and will almost exclusively be utilized by its residents and their

guests. Nonetheless this comment will be forwarded to the City's decision makers for consideration. It should be noted that the project requires approval of a Conditional Use Permit, which regulates such uses as special events.

Response 4.7

The commenter states that to enhance the Complete Streets directives, the project should be required to construct full width sidewalks along the street frontage of Crestridge Road. This comment does not pertain to the environmental analysis specifically, but is a project design suggestion that will be forwarded to the City's decision makers for consideration.

Response 4.8

The commenter requests that consideration be given to provision of a multi-use/equestrian trail through the project site, suggesting that such a trail could eventually provide a connection to a future loop trail from Crenshaw Blvd (possibly across Indian Peak Road, through the site, and then westerly on Crestridge Road and connecting to the trail at Highridge Park).

As described in Section 2.0, *Project Description*, the proposed project currently provides for a pedestrian connection from Crestridge Road to the adjacent Vista Del Norte Ecological Preserve, which would be open to the public and would serve to connect the off-site City trails with Crestridge Road through the proposed development. At this time there are no plans to allow equestrian access through the site in part because equestrian use of the trails within the Vista Del Norte Ecological Preserve is currently prohibited by the City of Rancho Palos Verdes Conceptual Trails Plan (as revised). Although this comment does not pertain to the environmental analysis in the Draft EIR, it will be forwarded to the City's decision makers for their consideration.

Letter 5

Mr. Eduardo,

The proposed senior condos not only totally block the views of houses above the art center also are built too close together like motel. The developer has to lower the ground before to build the condos. We should have a meeting to discuss these matters.

5.1

Thanks

Helen chen

Letter 5

COMMENTER: Helen Chen

DATE: Undated

RESPONSE:

Response 5.1

The commenter states an opinion that the proposed project would “totally block the views of the houses above the art center” and “are built too close together.” The commenter suggests that the ground level at the site should be lowered before the project is built.

As noted throughout the Draft EIR and in particular in Section 2.0, *Project Description*, the applicant proposes to lower the existing grade of the site by up to 35 feet, which would minimize changes to existing views from residential areas to the south of the site. Section 4.1, *Aesthetics*, of the Draft EIR, under Impact AES-1, acknowledges that the proposed project would change the visual character of the site from undeveloped to developed, which would affect private viewpoints from the residences on the hillsides to the south of the site. As shown in Figures 4.1-2 to 4.1-5 of the Draft EIR, from some houses on these streets the site is in the foreground of views northward across the Los Angeles Basin and to the mountains beyond. In some cases, buildings at the site would intrude into the existing view from these residences, incrementally reducing the view of the basin. However, the view frames from these residences are expansive and offer nearly 150-degree wide views, taking in a wide swath of the Santa Monica Bay towards the north, the Los Angeles basin and mountains to the east, and the Long Beach area to the south. The proposed project’s structures and landscaping would be located along the lower part of the view frames and would obstruct only a small portion of the view of the developed basin, and little if any of the wide mountain views. None of these private views would be fully impaired by the proposed project. Nevertheless, the comment is noted and will be forwarded to County decision makers for consideration.

The opinion that the buildings are built too close together is noted and will be forwarded to the City decision makers for consideration. Also, the commenter’s request for a meeting on the project has been noted and forwarded to City staff. It should be noted that the Draft EIR identifies a significant and unavoidable impact related to the proposed change in the site’s visual character.



RECEIVED

Letter 6

10-5-12 Draft EIR Crestridge Senior Housing Project

OCT 09 2012

COMMUNITY DEVELOPMENT DEPARTMENT

The theme of my comment is "Less is more."

- The overlay of proposed condo on the photos from Mistridge Drive is very dense. (Figure 4.1-4) The proposed condos detract from the views of houses above the Arts Center. The proposed buildings are very close together. I believe that the project does not fit the aesthetic surroundings and open space concept in place for our city. 6.1
- Fewer condo buildings are preferred as an alternative to the existing 60 buildings proposal. Additionally, preference is suggested for more open space between the buildings.
- Preservation of rural open space (more park-like areas).
- Prevention of destruction of wildlife habitat. The EIR did not identify any red tail hawks that I have seen flying over the site and in my backyard before all the existing projects have been built. Since the other sites have been built, I rarely see any red tail hawks. I saw two red tail hawks fly on 10-5-12. 6.2
- More grading is preferred to lower the pad to build. This will help preserve the visual appeal of the view especially at night. Hopefully some trees then could mask the condos. 6.3
- Some parking spaces for the condos are outside. I would suggest that parking for the tenants be enclosed in a covered parking building. 6.4
- The adjoining property, Mirandela Senior Housing, restricts the age to 62 years or old. In the instant proposal, the restriction is limited to occupants at 55 years old. I would recommend that the age limit increase to 62 years. The proposal opens it up to other occupants who are less than 55 years old such as teenagers. 6.5
- Query: What will be the total population that will be expected to live there? 6.6
- I incorporate by reference Mr. and Mrs. Rockoff's recommendations. 6.7

Again, less is more.

Thank You,
Linda Davis
Linda Davis, on Mistridge

10-5-12

September 26, 2012

RECEIVED

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

OCT 09 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: **Comments on Draft EIR for Crestridge Senior Housing Project**

Dear Eduardo;

We are long-time residents of RPV and selected our home in Mesa for its location, above the smog and with magnificent views of the city/lights and mountains. Understandably, we are very concerned about anything that would lessen our view enjoyment and adversely affect property values in our neighborhood.

We ask that the items below be considered in the proposed project's requirements for the applicant, and for the Homeowner's Association (C,C,&R's) as noted by **. Further, we ask that C,C,&R's be made available for public comment to ensure requirements would be enforceable for the life of the project.

Structures

We see the temporary frames of the proposed structures, and prefer that these structures be lower so as not to block/impair views of any homes in Mesa. Also, we oppose any revisions to grading that would result in increased elevations.

As for the finished structures (exteriors and roof tiles) we ask that the City receive public comment about proposed colors to ensure aesthetically pleasing/subdued results and neighborhood compatibility.

Foliage/Landscaping

The temporary frames do not indicate the height of the trees proposed to be maintained at one foot (max) above the roof of the adjacent or closest structure. We oppose this height as it would create even greater view impairment than currently displayed, especially considering the quantities of trees proposed (below).

F-1** Please include the following points as part of the required Mitigation Measures and conditions of approval for the project:

AES-# Landscape Planting Plan

The applicant shall submit for City approval a landscape planting plan for the project site. The plans shall demonstrate that all landscaping/foliage at the project site shall be selected and installed to ensure that:

- * their mature heights would not exceed the roof ridgeline of the closest structure, so as not to impede or detract from the view of any offsite properties.
- * Foliage/trees shall be of a species that can be maintained at such heights.
- * Landscape planting requirements shall be maintained for the life of the project.

Please note that to comply with this requirement, the applicant would need to reselect various trees shown on their "Preliminary Landscape Concept" Plan. (Tree heights are per Sunset Western Garden Book):

- o Large canopy trees (quantity=approx. 29) consisting of:
 - Cupaniopsis anacardioides / Carrot Wood - to 40' high
 - Maytenus boaria / Mayten Tree - to 50' high
 - Umbellularia californica / California Laurel - to 75' high
- o Vertical accents (quantity=approx. 40) including:
 - Cupressus sempervirens "Stricta / Columnar Italian Cypress - to 60' high
- o Palms (quantity=approx. 15) - Washingtonia robusta /Mexican Fan Palm - to 100' high
- o California Native (quantity=approx. 27) including:
 - Quercus agrifolia / Coast Live Oak - to 70' high
- o Medium Canopy trees (quantity=approx. 25)
 - Quercus suber / Cork Oak - to 60' high

F-2**	<p>Please include the following points as part of the <u>required</u> Mitigation Measures and conditions of approval for the project:</p> <p><u>AES-# Landscape Maintenance Plan</u> The applicant shall submit for City approval a landscape maintenance plan for the project site. The plans shall demonstrate that landscaping/foliage at the project site shall be:</p> <ul style="list-style-type: none"> * maintained on an on-going basis to ensure that foliage does not exceed the roof ridgeline of the closest structure, so as not to impede or detract from the view of offsite properties * maintained in this manner for the life of the project.
-------	--

Lighting and Glare

L-1**	<p>Please include the following points as part of the <u>required</u> Mitigation Measures and conditions of approval for the project:</p> <p><u>AES-# Lighting</u> The applicant shall submit for City approval a lighting plan for the project site. The plans shall demonstrate that lighting fixtures at the project site shall be designed and installed as follows:</p> <ul style="list-style-type: none"> * All exterior lighting shall be shielded so that it is down-cast and does not create any direct illumination impacts to off-site properties. * No internally-illuminated signage shall be used. * No solar panels shall be allowed due to potential for glare. * Lighting requirements shall be maintained for the life of the project.
-------	--

L-2 Within 3-months following Certificate of Use Occupancy, the City shall inspect the project site to assess lighting impacts and shall require additional screening or reduction in intensity of any light determined to be excessively bright based on City review and community feedback.

Equipment - mechanical, electrical, air-conditioning, heating, & other

E-1**	<p>Please include the following points as part of the <u>required</u> Mitigation Measures and conditions of approval for the project:</p> <p><u>AES-# Equipment</u> The applicant shall submit for City approval an equipment plan for the project site. The plans shall demonstrate that equipment at the project site shall be designed and installed as follows:</p> <ul style="list-style-type: none"> * Roof-mounted equipment (including solar panels) shall not be permitted. * Equipment shall be located, enclosed or screened so as not to be visible from the view of off-site properties and the public right-of-way. * Satellite dishes shall be installed in the least visually obtrusive portions of the structures where an acceptable quality signal can be received. * Equipment requirements shall be maintained for the life of the project.
-------	--

Miscellaneous

- M-1 **Vehicular Entry Gate and Call Boxes**
We prefer that no gates or other devices (including call boxes) shall be constructed which limit direct access to the site's entry, because we think:
 - * gates are a nuisance and create congestion at entrances/exits which pose safety issues.
 - * gates do not allow quick access by emergency vehicles (fire trucks and ambulances) which typically visit senior developments more frequently.
 - * call box use creates disturbing noises, especially at night as sound amplifies up the hill.
- M-2 **Tall Tower at entry**
We request elimination of the proposed tall entry tower to be mindful of views and the residential nature of the project. Otherwise, we request that the tower's height be reduced.
- M-3 **On-site Trash Collection Sites**
We ask that any on-site trash collection/storage sites shall be located and enclosed/ screened so as not to be visible from the view of off-site properties.

We thank you again, Mr. Schonborn for your help and consideration in these matters

Anda Davis

Letter 6

COMMENTER: Linda Davis

DATE: October 5, 2012

RESPONSE:

Response 6.1

The commenter states an opinion that the design of the proposed project is very dense, detracts from the view of houses above the Arts Center and does not fit the aesthetic surroundings and open space concept in place for the City.

Impacts related to scenic views are addressed in the Draft EIR in Section 4.1, *Aesthetics*. Impact AES-1, acknowledges that the proposed project would change the visual character of the site from undeveloped to developed, which would affect private viewpoints from the residences on the hillsides to the south of the site. As shown in Figures 4.1-2 to 4.1-5 of the Draft EIR, from some houses on these streets the site is in the foreground of views northward across the Los Angeles Basin and to the mountains beyond. In some cases, buildings at the site would intrude into the existing view from these residences, incrementally reducing the view of the basin. However, the view frames from these residences are expansive and offer nearly 150-degree wide views, taking in a wide swath of the Santa Monica Bay towards the north, the Los Angeles basin and mountains to the east, and the Long Beach area to the south. The proposed project's structures and landscaping would be located along the lower part of the view frames and would obstruct only a small portion of the view of the developed basin, and little if any of the wide mountain views. None of these private views would be fully impaired by the proposed project. Nevertheless, the comment is noted and will be forwarded to County decision makers for consideration. .

With regards to the density of design, the proposed project would include 60 attached residential units at an overall density of 6.15 units per acre, which is substantially lower than the densities of the adjacent senior housing complexes (Mirandela = approximately 11 - 12 units/acre; Belmont Assisted Living = approximately 22 - 23 units/acre). Nevertheless, the commenter's opposition to the design of the proposed project is noted and will be forwarded to County decision makers for consideration.

Response 6.2

The commenter correctly notes that the EIR did not identify any red-tailed hawks present at the project site. In addition, the commenter notes that red-tailed hawks are not as commonly seen now as in the past.

Red-tailed hawk is an urban-tolerant species that is relatively common for its trophic level and is distributed throughout the North American continent. Mean productivity for this species based on long term nesting observations was determined to not be significantly different for urban/suburban areas as compared to more natural environments (W. F. Minor, M. Minor. and



M. Ingraldi, 1993, Nesting of Red-tailed Hawks and Great Horned Owls in a Central New York Urban/Suburban Area, *Journal of Field Ornithology* 64: 433-439). The pepper trees present do not appear to provide suitable nesting habitat for this species, and no evidence of nesting was observed during the biological field reconnaissance. The proposed project would convert approximately 10 acres of marginal foraging habitat for this raptor into landscape, hardscape and buildings. The habitat present on site is considered marginal because, as discussed in the EIR, it is subject to continual fuel management, which removes cover and vegetation that supports small animals that form the basis of the red-tailed hawk's diet. A red-tailed hawk needs from 200 to 2,400 acres for foraging habitat (D. Zeiner, W. Laudenslayer, K. Mayer, and M. White [editors], November 1990, *California's Wildlife, Vol. II - Birds*, California Department of Fish and Game) and given its poor habitat quality, the site forms a negligible portion of the potential red-tailed hawk foraging habitat in the area. Therefore, no significant effects to this species would be expected. Nonetheless, the potential for birds, including raptors, to nest at the site is a potential impact to biological resources, and Mitigation Measure BIO-3 in the EIR is recommended to reduce this impact.

Response 6.3

The commenter states a preference for more grading to lower the height of the building pads in order to preserve views across the site and requests that trees be included to mask the buildings. As noted throughout the Draft EIR and in particular in Section 2.0, *Project Description*, under the current project design the applicant proposes to lower the existing grade of the site by up to 35 feet in some locations, which would minimize changes to existing views from residential areas to the south of the site. The request that more grading be considered will be forwarded to the City decision makers for consideration. See also Response 5.1, above, regarding the Draft EIR's discussion of impacts to existing views and the visual character of the site. In addition, a Preliminary Landscape Plan has been submitted for the proposed project which includes landscaping, including tree planting, throughout the site. The suggestion for additional landscape screening will be forwarded to the decision makers for their consideration.

Response 6.4

The commenter notes that some parking spaces are provided outside and suggests that tenant parking be provided in enclosed buildings.

The design of the proposed project provides for resident parking in two-car garages in each unit. Guest parking would be provided in 31 perpendicular parking spaces located throughout the site. The suggestion to include the exterior parking spaces in enclosed areas will be forwarded to the City decision makers for consideration.

Response 6.5

The commenter suggests that the age restriction at the property be raised to 62 years or older, similar to the Mirandela Senior Housing project. This suggestion, which relates to the proposed project's operating details rather than its environmental impacts, will be forwarded to the City's decision makers for consideration. Please note that the potential for future project residents to have school-age children is addressed in the Draft EIR by estimating on-site population and traffic trip generation using standard condominium (rather than senior housing) per-unit rates

(see Response 6.6 below, and also the Initial Study, in Appendix A to the EIR, and Section 4.8, *Traffic and Circulation*).

Response 6.6

The commenter asks what the total population will be for the proposed project.

As noted under Item XIII, *Population and Housing*, of the Initial Study (Appendix A to the Draft EIR) the proposed project 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, as a conservative estimate it is assumed that the proposed 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.

Response 6.7

The commenter incorporates by reference the comments included in Comment Letter 13. Comment Letter 13 is identical to Comment Letter 8. Please *Letter 8* for the relevant responses to those comments.



FAX TRANSMITTAL MEMO

Letter 7

ROBERT M. & EVELYN ROCKOFF
5525 SEASIDE HEIGHTS DRIVE
RANCHO PALOS VERDES, CA 90275
PHONE & FAX: 310-541-5550
PHONE: 310-541-5858
EMAIL ROCKOFFR@COV.NET

DATE 09-13-2012 TIME 9:30 AM

PLEASE DELIVER THE FOLLOWING TO

NAME EDUARDO SCHONBORN SENIOR PLANNER

COMPANY CITY OF RANCHO PALOS VERDES

FAX# 310-544-5293

NUMBER OF PAGES INCLUDING COVER SHEET 1

If you do not receive all of the pages, please call back as soon as possible.

MESSAGE RE: CREST RIDGE SENIOR HOUSING PROJECT EIR
TABLE ES1 SUMMARY OF ENVIRONMENTAL IMPACTS - MITIGATION
I AM CONCERNED ABOUT THE FOLLOWING
PAGE ES-3 - AES1 TREE MAINTENANCE

PAGE ES-4 - LIGHTING AES-3
CAN I GET A COPY OF THE CITY ORDINANCES REGARDING 7.1
THE ENFORCEMENT OF THESE 2 ITEMS
WHEN IS THE NEXT CITY MEETING REGARDING CREST RIDGE
SENIOR HOUSING PROJECT.

THANKING YOU IN ADVANCE FOR YOU HELP IN THESE
MATTERS

Robert Rockoff

Letter 7

COMMENTER: Robert M. & Evelyn Rockoff

DATE: September 13, 2012

Response 7.1

The commenter expresses concern regarding Mitigation Measure AES-1 (Tree Maintenance) and Impact AES-3 (Lighting). However, specific issues regarding these two items are not outlined; therefore, no specific response can be provided. Impacts related to scenic views, visual character and light and glare are discussed in Section 4.1, *Aesthetics*. Impacts related to scenic views and light and glare would be less than significant; those related to visual character would be significant and unavoidable.

The request by the commenter for a copy of the City ordinances regarding the enforcement of Mitigation Measure AES-1 and Section 17.56.40 of the City of Rancho Palos Verdes Municipal is noted along with the request for information regarding the next City meeting on the proposed project. These requests have been received by City staff.



September 26, 2012

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Subject: Comments on Draft EIR for Crestridge Senior Housing Project

Dear Eduardo;

We are long-time residents of RPV and selected our home in Mesa for its location, above the smog and with magnificent views of the city/lights and mountains. Understandably, we are very concerned about anything that would lessen our view enjoyment and adversely affect property values in our neighborhood.

We ask that the items below be considered in the proposed project's requirements for the applicant, and for the Homeowner's Association (C,C,&R's) as noted by **. Further, we ask that C,C,&R's be made available for public comment to ensure requirements would be enforceable for the life of the project.

8.1

Structures

We see the temporary frames of the proposed structures, and prefer that these structures be lower so as not to block/impair views of any homes in Mesa. Also, we oppose any revisions to grading that would result in increased elevations.

8.2

As for the finished structures (exteriors and roof tiles) we ask that the City receive public comment about proposed colors to ensure aesthetically pleasing/subdued results and neighborhood compatibility.

8.3

Foliage/Landscaping

The temporary frames do not indicate the height of the trees proposed to be maintained at one foot (max) above the roof of the adjacent or closest structure. We oppose this height as it would create even greater view impairment than currently displayed, especially considering the quantities of trees proposed (below).

F-1**

Please include the following points as part of the required Mitigation Measures and conditions of approval for the project:

AES-# Landscape Planting Plan

The applicant shall submit for City approval a landscape planting plan for the project site. The plans shall demonstrate that all landscaping/foliage at the project site shall be selected and installed to ensure that:

- * their mature heights would not exceed the roof ridgetline of the closest structure, so as not to impede or detract from the view of any offsite properties.
* Foliage/trees shall be of a species that can be maintained at such heights.
* Landscape planting requirements shall be maintained for the life of the project.

8.4

Please note that to comply with this requirement, the applicant would need to reselect various trees shown on their "Preliminary Landscape Concept" Plan. (Tree heights are per Sunset Western Garden Book):

- o Large canopy trees (quantity=approx. 29) consisting of:
Cupaniopsis anacardioides / Carrot Wood - to 40' high
Maytenus boaria / Mayten Tree - to 50' high
Umbellularia californica / California Laurel - to 75' high
o Vertical accents (quantity=approx. 40) including:
Cupressus sempervirens "Stricta / Columnar Italian Cypress - to 60' high
o Palms (quantity=approx. 15) - Washingtonia robusta /Mexican Fan Palm - to 100' high
o California Native (quantity=approx. 27) including:
Quercus agrifolia / Coast Live Oak - to 70' high
o Medium Canopy trees (quantity=approx. 25)
Quercus suber / Cork Oak - to 60' high

Handwritten signature and initials.

F-2** Please include the following points as part of the required Mitigation Measures and conditions of approval for the project:

AES-# Landscape Maintenance Plan
 The applicant shall submit for City approval a landscape maintenance plan for the project site. The plans shall demonstrate that landscaping/foliage at the project site shall be:

- * maintained on an on-going basis to ensure that foliage does not exceed the roof ridgeline of the closest structure, so as not to impede or detract from the view of offsite properties
- * maintained in this manner for the life of the project.

8.4

Lighting and Glare

L-1** Please include the following points as part of the required Mitigation Measures and conditions of approval for the project:

AES-# Lighting
 The applicant shall submit for City approval a lighting plan for the project site. The plans shall demonstrate that lighting fixtures at the project site shall be designed and installed as follows:

- * All exterior lighting shall be shielded so that it is down-cast and does not create any direct illumination impacts to off-site properties.
- * No internally-illuminated signage shall be used.
- * No solar panels shall be allowed due to potential for glare.
- * Lighting requirements shall be maintained for the life of the project.

8.5

L-2 Within 3-months following Certificate of Use Occupancy, the City shall inspect the project site to assess lighting impacts and shall require additional screening or reduction in intensity of any light determined to be excessively bright based on City review and community feedback.

Equipment - mechanical, electrical, air-conditioning, heating, & other

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- * Roof-mounted equipment (including solar panels) shall not be permitted.
- * Equipment shall be located, enclosed or screened so as not to be visible from the view of off-site properties and the public right-of-way.
- * Satellite dishes shall be installed in the least visually obtrusive portions of the structures where an acceptable quality signal can be received.
- * Equipment requirements shall be maintained for the life of the project.

8.6

Miscellaneous

M-1 Vehicular Entry Gate and Call Boxes
 We prefer that no gates or other devices (including call boxes) shall be constructed which limit direct access to the site's entry, because we think:

- * gates are a nuisance and create congestion at entrances/exits which pose safety issues.
- * gates do not allow quick access by emergency vehicles (fire trucks and ambulances) which typically visit senior developments more frequently.
- * call box use creates disturbing noises, especially at night as sound amplifies up the hill.

8.7

M-2 Tall Tower at entry
 We request elimination of the proposed tall entry tower to be mindful of views and the residential nature of the project. Otherwise, we request that the tower's height be reduced.

8.8

M-3 On-site Trash Collection Sites
 We ask that any on-site trash collection/storage sites shall be located and enclosed/ screened so as not to be visible from the view of off-site properties.

We thank you again, Mr. Schonborn for your help and consideration in these matters

We agree w/ pages 1 and 2
[Signature] CAROL SCHAMP

[Signature] ROGER SCHAMP

5587 MISTRIDGE DRIVE RPV
310.377.2194 CSCHAMP@AOL.COM

We would like more earth removed.

(as would Bob & Evie Rockoff & Linda Fuentes)

[Signature]

8.9

Letter 8

COMMENTER: Carol and Roger Schamp

DATE: September 26, 2012

RESPONSE:

Response 8.1

The commenters request that the CC&Rs (covenants, conditions and restrictions) for the Homeowner's Association for the proposed project be made available for public comment. This request will be forwarded to the City decision makers for consideration.

Response 8.2

The commenters express a preference that the proposed structures be located at a lower elevation so as not to "block/impair views of any homes in Mesa." They are also opposed to any revisions to grading that would result in increased elevations.

As noted throughout the Draft EIR and in particular in Section 2.0, *Project Description*, under the current project design it is planned to lower the existing grade of the site by up to 35 feet in some locations. Please see Response 5.1 above for further information on this topic. Nevertheless, these opinions are noted and will be forwarded to the City decision makers for consideration. It should be noted that the EIR evaluates the project as proposed; subsequent substantial changes to the proposed project, including the grading plan, would require additional CEQA evaluation.

Response 8.3

The commenters request that the City receive public comment regarding the proposed colors for the finished structures (exteriors and roof tiles). A public Planning Commission hearing on the project is scheduled for November 13, 2012. Comments on all aspects of the project, including on the design of the finished structures, can be provided by the public at the scheduled Planning Commission hearing.

Response 8.4

The commenters state their opposition to the inclusion of the one foot maximum height limit for trees above the roof of the adjacent or closest structure in Mitigation Measure AES-1. Further, the commenters make several suggestions for amendments to the text of Mitigation Measure AES-1. Mitigation Measure AES-1 has been modified in Section 4.1, *Aesthetics*, to address this comment, as follows:

AES-1 ~~Tree~~ Landscape Maintenance. Prior to issuance of building permits, the applicant shall prepare and submit for City review and approval a landscape maintenance plan for the project site. ~~that includes a requirement to undertake tree trimming at regular intervals, or as necessary, to prevent trees at the site~~



~~from extending beyond one foot above the roof of the adjacent or closest structure (to the tree/foilage).~~ The plan shall demonstrate that:

- The mature heights of all landscaping/foilage at the project site would not exceed the roof ridgeline of the adjacent or closest structure;
- Foliage/Trees selected shall be of a species that can be maintained at such heights;
- Landscaping at the site shall be maintained on an on-going basis to ensure that foliage does not exceed the roof ridgeline of the closest structure; and
- Landscape planting and maintenance requirements shall be maintained for the life of the project.

It should be noted that this mitigation measure is currently *recommended* in the Draft EIR, as the proposed project would not block or otherwise have a substantial adverse effect on a scenic view or vista resulting in a Class III, adverse, but less than significant impact. However, the City's decision makers have the option to include this recommended mitigation measure as part of the required Conditions of Approval if desired.

The commenter also notes that amendments to the "Preliminary Landscape Concept" Plan would be required to include trees of a lower mature height. The need for amendments to the list of potential tree species will be considered during further development of the Landscape Concept Plan.

Response 8.5

The commenters provide a number of suggestions for the lighting plan for the proposed project and request that these be included in the project's mitigation measures and conditions of approval. As discussed on Page 4.1-22 of the Draft EIR, the proposed project would result in new sources of light and glare on and around the project site due to introduction of new buildings, hardscape and associated lighting. However, with required adherence to the lighting restrictions in City's zoning ordinance, impacts related to light and glare would be Class III, less than significant. As impacts would be less than significant, no mitigation measures are required in the Draft EIR. However, the suggestions on design guidelines/restrictions for inclusion in the lighting plan for the site will be forwarded to the City decision makers for consideration.

Response 8.6

The commenters provide a number of suggestions regarding the placement and visibility of equipment at the project site.

Impacts related to scenic views are addressed in Section 4.1, *Aesthetics*, of the Draft EIR. As described in the Draft EIR, while the proposed project would change the visual character of the site from undeveloped to developed, a significant impact to visual character, the impact of the proposed project on scenic views would be Class III, adverse, but less than significant impact as the project would not block or otherwise have a substantial adverse effect on a scenic view or vista, including those identified in the General Plan. Nevertheless, the suggested design requirements for onsite equipment will be forwarded to the City decision makers for consideration.

Response 8.7

The commenters state a preference that no gates or other entry devices (including call boxes) be included in the proposed development. The commenters state an opinion that gates create congestion at entrances/exits which pose safety issues; gates do not allow quick access by emergency vehicles; and call box use creates nuisance noise.

The analysis under Impact T-4 in Section 4.8, *Traffic and Circulation*, included an assessment of the required storage reservoir for the proposed project's gated entry along Crestridge Road. Review of the proposed project site plan (Figure 2-2 in the Draft EIR) shows that the proposed project driveway would provide adequate storage. Regarding emergency access, the Fire Department must review all access plans and provide conditions of approval to ensure that emergency access is adequate and safe.

As noted in the Draft EIR under Impact N-4, the proposed project would have a gated entrance, and operation of and amplified sound associated with this gated entrance would produce noise. However, noise from this source would only occur occasionally, would not reach levels that would be expected to exceed compatibility thresholds, and would not significantly contribute to ambient noise levels.

Nevertheless, the commenters' opposition to inclusion of a gate and/or entry device as part of the proposed project will be forwarded to the City decision makers for consideration.

Comment 8.8

The commenters request elimination or reduction in height of the proposed entry tower and also request that on-site trash collection/storage sites be enclosed/screened. These suggestions for design of the proposed project will be forwarded to the City decision makers for consideration. See also Response 8.6 above.

Comment 8.9

The commenters ask that more earth be removed from the site.

As noted throughout the Draft EIR and in particular in Section 2.0, *Project Description*, under the current project design it is planned to lower the existing grade of the site by up to 35 feet in some locations. Please see Response 5.1 above for further information on this topic. Nevertheless, these opinions are noted and will be forwarded to the City decision makers for consideration. It should be noted that the EIR evaluates the project as proposed; subsequent substantial changes to the proposed project, including the grading plan, would require additional CEQA evaluation.

Letter 9

RECEIVED

OCT 09 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

September 26, 2012

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Subject: **Comments on Draft EIR for Crestridge Senior Housing Project**

Dear Eduardo;

We are long-time residents of RPV and selected our home in Mesa for its location, above the smog and with magnificent views of the city/lights and mountains. Understandably, we are very concerned about anything that would lessen our view enjoyment and adversely affect property values in our neighborhood.

We ask that the items below be considered in the proposed project's requirements for the applicant, and for the Homeowner's Association (C,C,&R's) as noted by **. Further, we ask that C,C,&R's be made available for public comment to ensure requirements would be enforceable for the life of the project.

Structures

We see the temporary frames of the proposed structures, and prefer that these structures be lower so as not to block/impair views of any homes in Mesa. Also, we oppose any revisions to grading that would result in increased elevations.

As for the finished structures (exteriors and roof tiles) we ask that the City receive public comment about proposed colors to ensure aesthetically pleasing/subdued results and neighborhood compatibility.

Foliage/Landscaping

The temporary frames do not indicate the height of the trees proposed to be maintained at one foot (max) above the roof of the adjacent or closest structure. We oppose this height as it would create even greater view impairment than currently displayed, especially considering the quantities of trees proposed (below).

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- * Landscape planting requirements shall be maintained for the life of the project.

Please note that to comply with this requirement, the applicant would need to reselect various trees shown on their "Preliminary Landscape Concept" Plan. (Tree heights are per Sunset Western Garden Book):

- o Large canopy trees (quantity=approx. 29) consisting of:
 - Cupaniopsis anacardioides / Carrot Wood - to 40' high
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F-2**	<p>Please include the following points as part of the <u>required</u> Mitigation Measures and conditions of approval for the project:</p> <p>AES-# Landscape Maintenance Plan</p> <p>The applicant shall submit for City approval a landscape maintenance plan for the project site. The plans shall demonstrate that landscaping/foilage at the project site shall be:</p> <ul style="list-style-type: none"> * maintained on an on-going basis to ensure that foliage does not exceed the roof ridgeline of the closest structure, so as not to impede or detract from the view of offsite properties * maintained in this manner for the life of the project.
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Lighting and Glare

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 We ask that any on-site trash collection/storage sites shall be located and enclosed/ screened so as not to be visible from the view of off-site properties.

We thank you again, Mr. Schonborn for your help and consideration in these matters

~~Beverly Gasio~~
Mrs. W.E. Gasio

Beverly Gasio - Mrs. W.E. Gasio
5543 Seaside Hts
Rancho Palos Verdes CA
90275

Page 3 of 3

My mother has a lot of arthritis in her hands
so signing & writing are difficult.

Letter 9

COMMENTER: Beverly Gasio

DATE: September 26, 2012

RESPONSE:

Response 9.1

The commenter provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



September 26, 2012

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

RECEIVED
OCT 10 2012
COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: **Comments on Draft EIR for Crestridge Senior Housing Project**

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We thank you again, Mr. Schonborn for your help and consideration in these matters

Linda Leng
5537 Seaside Heights Dr
Riv, CA 90275

Letter 10

COMMENTER: Linda Leng

DATE: September 26, 2012

RESPONSE:

Response 10.1

The commenter provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



September 26, 2012

OCT 05 2012

Eduardo Schonborn, AICP, Senior Planner
 City of Rancho Palos Verdes, Community Development Department
 30940 Hawthorne Boulevard
 Rancho Palos Verdes, CA 90275

COMMUNITY DEVELOPMENT
 DEPARTMENT

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- o Palms (quantity=approx. 15) - Washingtonia robusta /Mexican Fan Palm - to 100' high
- o California Native (quantity=approx. 27) including:
 - Quercus agrifolia / Coast Live Oak - to 70' high
- o Medium Canopy trees (quantity=approx. 25)
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F-2**	Please include the following points as part of the <u>required</u> Mitigation Measures and conditions of approval for the project:
	<p><u>AES-# Landscape Maintenance Plan</u></p> <p>The applicant shall submit for City approval a landscape maintenance plan for the project site. The plans shall demonstrate that landscaping/foliage at the project site shall be:</p> <ul style="list-style-type: none"> * maintained on an on-going basis to ensure that foliage does not exceed the roof ridgeline of the closest structure, so as not to impede or detract from the view of offsite properties * maintained in this manner for the life of the project.

Lighting and Glare

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	<p><u>AES-# Lighting</u></p> <p>The applicant shall submit for City approval a lighting plan for the project site. The plans shall demonstrate that lighting fixtures at the project site shall be designed and installed as follows:</p> <ul style="list-style-type: none"> * All exterior lighting shall be shielded so that it is down-cast and does not create any direct illumination impacts to off-site properties. * No internally-illuminated signage shall be used. * No solar panels shall be allowed due to potential for glare. * Lighting requirements shall be maintained for the life of the project.

L-2 Within 3-months following Certificate of Use Occupancy, the City shall inspect the project site to assess lighting impacts and shall require additional screening or reduction in intensity of any light determined to be excessively bright based on City review and community feedback.

Equipment - mechanical, electrical, air-conditioning, heating, & other

E-1**	Please include the following points as part of the <u>required</u> Mitigation Measures and conditions of approval for the project:
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Miscellaneous

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 We ask that any on-site trash collection/storage sites shall be located and enclosed/ screened so as not to be visible from the view of off-site properties.

We thank you again, Mr. Schonborn for your help and consideration in these matters

Stem & Sue Jones
5555 Mistridge Dr
R.P.V.
1 Ca 90275

Letter 11

COMMENTER: Steve and Sue Locer

DATE: September 26, 2012

RESPONSE:

Response 11.1

These commenters provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



Letter 12

We thank you again, Mr. Schonborn for your help and consideration in these matters

RECEIVED

9 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

Susan Nelson
5603 Mistridge Dr.
R. P. V. CA 90275

RECEIVED

OCT 09 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

Letter 12

COMMENTER: Susan Nelson

DATE: Undated

RESPONSE:

Response 12.1

This commenter provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



Letter 13

September 26, 2012

RECEIVED

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

OCT 02 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: **Comments on Draft EIR for Crestridge Senior Housing Project**

Dear Eduardo;

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Foliage/Landscaping

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We thank you again, Mr. Schonborn for your help and consideration in these matters

Sincerely,

Robert & Evelyn Rockoff

5525 SEASIDE HEIGHTS DR.

RANCHO PALOS VERDES CA 90225

PHONE 310 541 5858

EMAIL ROCKOFFER@COX.NET.

Letter 13

COMMENTER: Robert and Evelyn Rockoff

DATE: September 26, 2012

RESPONSE:

Response 13.1

These commenters provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



Letter 14

September 26, 2012

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

RECEIVED

OCT 03 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: **Comments on Draft EIR for Crestridge Senior Housing Project**

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*Fran Saporito
5517 Seaside Hgts. Dr.
Rancho Palos Verdes, Ca. 90275*

*Agda Hoch
5503 Seaside Hgts Dr.
Rancho Palos Verdes, CA 90275*

Letter 14

COMMENTER: Fran Saporito and Agda Hoch

DATE: September 26, 2012

RESPONSE:

Response 14.1

These commenters provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



Letter 15

September 26, 2012

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

RECEIVED

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OCT 09 2012

COMMUNITY DEVELOPMENT
DEPARTMENT
COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: **Comments on Draft EIR for Crestridge Senior Housing Project**

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Michael

Stallkamp

5535 Mistridge Drive

RPU, CA 90275

Letter 15

COMMENTER: Michael Stallkamp

DATE: September 26, 2012

RESPONSE:

Response 15.1

This commenter provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



September 26, 2012

Letter 16

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Subject: Comments on Draft EIR for Crestridge Senior Housing Project

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 - * gates are a nuisance and create congestion at entrances/exits which pose safety issues.
 - * gates do not allow quick access by emergency vehicles (fire trucks and ambulances) which typically visit senior developments more frequently.
 - * call box use creates disturbing noises, especially at night as sound amplifies up the hill.

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 We request elimination of the proposed tall entry tower to be mindful of views and the residential nature of the project. Otherwise, we request that the tower's height be reduced.

- M-3 **On-site Trash Collection Sites**
 We ask that any on-site trash collection/storage sites shall be located and enclosed/ screened so as not to be visible from the view of off-site properties.

Letter 16

COMMENTER: The Steigers

DATE: September 26, 2012

RESPONSE:

Response 16.1

These commenters provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



Letter 17

September 26, 2012

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

RECEIVED

OCT 09 2012

COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: **Comments on Draft EIR for Crestridge Senior Housing Project**

Dear Eduardo;

We are long-time residents of RPV and selected our home in Mesa for its location, above the smog and with magnificent views of the city/lights and mountains. Understandably, we are very concerned about anything that would lessen our view enjoyment and adversely affect property values in our neighborhood.

We ask that the items below be considered in the proposed project's requirements for the applicant, and for the Homeowner's Association (C,C,&R's) as noted by **. Further, we ask that C,C,&R's be made available for public comment to ensure requirements would be enforceable for the life of the project.

Structures

We see the temporary frames of the proposed structures, and prefer that these structures be lower so as not to block/impair views of any homes in Mesa. Also, we oppose any revisions to grading that would result in increased elevations.

As for the finished structures (exteriors and roof tiles) we ask that the City receive public comment about proposed colors to ensure aesthetically pleasing/subdued results and neighborhood compatibility.

Foliage/Landscaping

The temporary frames do not indicate the height of the trees proposed to be maintained at one foot (max) above the roof of the adjacent or closest structure. We oppose this height as it would create even greater view impairment than currently displayed, especially considering the quantities of trees proposed (below).

F-1**

Please include the following points as part of the required Mitigation Measures and conditions of approval for the project:

AES-# Landscape Planting Plan

The applicant shall submit for City approval a landscape planting plan for the project site. The plans shall demonstrate that all landscaping/foliage at the project site shall be selected and installed to ensure that:

- * their mature heights would not exceed the roof ridgeline of the closest structure, so as not to impede or detract from the view of any offsite properties.
- * Foliage/trees shall be of a species that can be maintained at such heights.
- * Landscape planting requirements shall be maintained for the life of the project.

Please note that to comply with this requirement, the applicant would need to reselect various trees shown on their "Preliminary Landscape Concept" Plan. (Tree heights are per Sunset Western Garden Book):

- o Large canopy trees (quantity=approx. 29) consisting of:
 - Cupaniopsis anacardioides / Carrot Wood - to 40' high
 - Maytenus boaria / Mayten Tree - to 50' high
 - Umbellularia californica / California Laurel - to 75' high
- o Vertical accents (quantity=approx. 40) including:
 - Cupressus sempervirens "Stricta / Columnar Italian Cypress - to 60' high
- o Palms (quantity=approx. 15) - Washingtonia robusta / Mexican Fan Palm - to 100' high
- o California Native (quantity=approx. 27) including:
 - Quercus agrifolia / Coast Live Oak - to 70' high
- o Medium Canopy trees (quantity=approx. 25)
 - Quercus suber / Cork Oak - to 60' high

F-2** Please include the following points as part of the required Mitigation Measures and conditions of approval for the project:

AES-# Landscape Maintenance Plan
 The applicant shall submit for City approval a landscape maintenance plan for the project site. The plans shall demonstrate that landscaping/foliage at the project site shall be:

- * maintained on an on-going basis to ensure that foliage does not exceed the roof ridgeline of the closest structure, so as not to impede or detract from the view of offsite properties
- * maintained in this manner for the life of the project.

Lighting and Glare

L-1** Please include the following points as part of the required Mitigation Measures and conditions of approval for the project:

AES-# Lighting
 The applicant shall submit for City approval a lighting plan for the project site. The plans shall demonstrate that lighting fixtures at the project site shall be designed and installed as follows:

- * All exterior lighting shall be shielded so that it is down-cast and does not create any direct illumination impacts to off-site properties.
- * No internally-illuminated signage shall be used.
- * No solar panels shall be allowed due to potential for glare.
- * Lighting requirements shall be maintained for the life of the project.

L-2 Within 3-months following Certificate of Use Occupancy, the City shall inspect the project site to assess lighting impacts and shall require additional screening or reduction in intensity of any light determined to be excessively bright based on City review and community feedback.

Equipment - mechanical, electrical, air-conditioning, heating, & other

E-1** Please include the following points as part of the required Mitigation Measures and conditions of approval for the project:

AES-# Equipment
 The applicant shall submit for City approval an equipment plan for the project site. The plans shall demonstrate that equipment at the project site shall be designed and installed as follows:

- * Roof-mounted equipment (including solar panels) shall not be permitted.
- * Equipment shall be located, enclosed or screened so as not to be visible from the view of off-site properties and the public right-of-way.
- * Satellite dishes shall be installed in the least visually obtrusive portions of the structures where an acceptable quality signal can be received.
- * Equipment requirements shall be maintained for the life of the project.

Miscellaneous

M-1 Vehicular Entry Gate and Call Boxes
 We prefer that no gates or other devices (including call boxes) shall be constructed which limit direct access to the site's entry, because we think:

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We thank you again, Mr. Schonborn for your help and consideration in these matters

KEN & DONNA WRYE
5541 MISTRIDGE DR
RANCHO PALMS VERDES 90225

Kenneth Wrye
Donna M Wrye

Letter 17

COMMENTER: Ken and Donna Wrye

DATE: September 26, 2012

RESPONSE:

Response 17.1

These commenters provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



September 26, 2012

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes, Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

RECEIVED

OCT 09 2012

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DEPARTMENT

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Equipment - mechanical, electrical, air-conditioning, heating, & other

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We thank you again, Mr. Schonborn for your help and consideration in these matters

A handwritten signature in blue ink, appearing to be 'Ally' or similar, written in a cursive style.

5609 Seaside Heights

RPV CA 90275

310 544 7688

Letter 18

COMMENTER: Name Illegible

DATE: September 26, 2012

RESPONSE:

Response 18.1

This commenter provided the same letter/petition as Letter 8. Please see responses 8.1 to 8.9.



8.2 VERBAL COMMENTS AND RESPONSES ON THE DRAFT EIR

The City of Rancho Palos Verdes Planning Commission held a public hearing on September 25, 2012 at which verbal comments on the Draft EIR were received. In addition to the planning commissioners, one member of the public offered verbal comments on the Draft EIR and the project. The commenters are listed below followed by a summary of the comments and responses thereto.

Commenters

Sunshine

Planning Commissioners

Sunshine

This commenter suggested that the project does not include a trail through the site to connect Crestridge Road to the Vista Del Norte Ecological Preserve. This commenter also requested that a mid-block crossing be included on Crestridge Road.

As described in Section 2.0, *Project Description*, of the Draft EIR, the proposed project would provide an on-site trail system that would include a pedestrian connection from Crestridge Road to the adjacent Preserve that would be open for use by members of the public.

There are currently no plans to provide a mid-block crossing on Crestridge Road as part of the proposed project. This would be outside the boundary of the site and is not required to address any significant impacts identified in the EIR. However, this does not preclude the City from installing such a crossing separate from the proposed project.

Planning Commission

Commissioner Leon requested that the number of truck trips during the grading phase be quantified.

The estimated number of truck trips associated with the grading phase of the proposed project is quantified in Table 4.8-12 of the Draft EIR.

Commissioner Leon also asked whether an alternative haul route was available for these trips and if there are any times of day that truck trips would be restricted, such as during school drop off and pick up times and during the nighttime period.

The City of Rancho Palos Verdes has identified the following haul route for all construction and rough grading trucks.

- All loaded trucks shall use Crestridge Road to Highridge Road to Hawthorne Boulevard to export all materials.
- All unloaded trucks shall use Crenshaw Boulevard to Crestridge Road to access the site.



This haul route was selected because partially because of Crenshaw's steep grade and lack of an emergency truck lane.

The results of the construction traffic assessment for the rough grading construction component indicated that all five key study intersections are forecast to operate at acceptable levels of service during the AM and PM peak hours. Given that there are no significant impacts resulting from construction traffic, no restrictions are required for the proposed project during project construction. In addition, development of an alternative haul route is not necessarily required. Furthermore, the haul route does not conflict with the Ridgcrest Intermediate School drop off and pick up area on Northbay Road, which is the closest school to the project site.

Commissioner Leon asked whether the option of a balanced site had been considered to reduce the amount of grading and soil export required.

A number of alternatives to the proposed project were considered in the Draft EIR. While none of the alternatives considered a scenario where a balanced site was used to accommodate development at the same scale as the proposed project, all of the alternatives considered would require less grading and soil export than the proposed project. Please see Section 6.0 of the Draft EIR for a discussion of the alternatives considered. It should be noted that a balanced site would increase the finished floor and relative heights of proposed structures, thereby increasing impacts to private views.

Commissioner Tomlin asked how light pollution from the site would be addressed and requested further discussion on the treatment of site lighting, in particular the light fittings on the outsides of the buildings themselves.

As discussed at the hearing and in Section 4.1, *Aesthetics*, of the Draft EIR, the proposed project would be required to comply with the City ordinance regarding design of on-site lighting. As discussed therein, Section 17.56.40 of the City's Municipal Code provides standards for outdoor lighting in non-residential zoning districts. Key standards that must be adhered to include the following requirements:

- *[N]o one fixture shall exceed one thousand two hundred watts and the light source shall not be directed toward or result in direct illumination of a parcel of property or properties other than that upon which such light source is physically located.*
- *No outdoor lighting shall be permitted where the light source or fixture, if located on a building, is above the line of the eaves. If the light source or fixture is located on a standard or pole, the light source or fixture shall not be more than ten feet above existing grade, adjacent to the building or pole.*

With adherence to these restrictions impacts related to light and glare would be less than significant.

Chairman Tetreault asked what the protocol would be if archaeological resources are encountered at the site, in particular ancient burial grounds.

No known burial sites have been identified within the project area or in the vicinity and, as discussed in the Initial Study, the probability of burial sites on the subject property is

considered relatively low. However, in the unlikely event that human remains are discovered at the site, adherence to the applicable provisions of the government code would be required, including the requirement in California Health and Safety Code Section 7050.5, that all construction or excavation must be stopped in the event of an accidental discovery of any human remains until the County coroner or medical examiner can determine whether the remains are those of a Native American. It should also be noted that Section 7052 of the Health and Safety Code states that disturbance of Native American cemeteries is a felony.

In addition, Mitigation Measure CR-1 has been included in the EIR to reduce potential impacts should construction activity unearth yet to be discovered archaeological resources by prescribing specific actions to protect such resources if they are encountered during grading.

Commissioner Gerstner requested clarification as to whether equestrian uses would be allowed on the trail system within the site to connect with the existing trail system in the nature preserve.

As discussed at the hearing and described in Section 2.0, *Project Description*, the proposed project currently provides for a pedestrian connection from Crestridge Road to the adjacent Vista Del Norte Ecological Preserve, which would be open to the public and would serve to connect the off-site City trails with Crestridge Road through the proposed development. At this time there are no plans to allow equestrian access through the site in part because equestrian use of the trails within the Vista Del Norte Ecological Preserve is currently prohibited by the City of Rancho Palos Verdes Conceptual Trails Plan (as revised).

Vice Chairman Emenhiser queried whether there were alternative options to the construction haul route identified in the EIR. Please see the previous response to Commissioner Leon's query regarding the proposed haul route.

Chairman Tetreault requested more information regarding a mid-block crossing and how that might be included.

As noted previously, there are currently no plans to provide a mid-block crossing on Crestridge Road as part of the proposed project. This would be outside the boundary of the site and is not required to address any significant impacts identified in the EIR. However, this does not preclude the City from installing such a crossing separate from the proposed project.