

## **3.0 ENVIRONMENTAL SETTING**

This section provides a general overview of the environmental setting for the project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Section 4.0, *Environmental Impact Analysis*.

### **3.1 REGIONAL SETTING**

The project site is located within the City of Rancho Palos Verdes which encompasses approximately 13.6 square miles. The City of Rancho Palos Verdes is located in southwestern Los Angeles County, along the Palos Verdes Peninsula coastline. Arterial roadways that provide vehicular access to various parts of Rancho Palos Verdes include Palos Verdes Drive (South, East and West), Hawthorne Boulevard, Crenshaw Boulevard, and Crest Road. Figure 2-1 in Section 2.0, *Project Description*, shows the project site in its regional context. The January 2011 population of Rancho Palos Verdes was estimated at 41,766 persons. As of the date of issuance of the Notice of Preparation of this EIR (January, 2011), the City's housing stock consisted of an estimated 16,181 units (California Department of Finance, January 2011). The average household size in the City was about 2.68 persons per unit (California Department of Finance, January 2011).

The Mediterranean climate of the region and the coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. The sea breeze, which is the predominant wind, is a primary factor in creating this climate and typically flows from the west-southwest in a day-night cycle with speeds generally ranging from 5 to 15 miles per hour. The sea breeze maintains the cool temperatures and clean air circulation and generally prevents warmer inland temperatures and air pollution from permeating into the peninsula, except under certain seasonal conditions such as the offshore Santa Ana winds (City of Rancho Palos General Plan, 1975).

### **3.2 PROJECT SITE SETTING**

The project area is located in the Portuguese Bend community in the City of Rancho Palos Verdes, on the sloping hillsides above the south-central coastline of the City. Of the approximately 111 lots on the 112 acre project area, the vast majority of the developed lots include single-family residences and related accessory structures and uses. The largest developed lot in Zone 2 is occupied by the Portuguese Bend Riding Club, a nonconforming commercial stable that was established prior to the City's incorporation in 1973. The majority of the undeveloped lots contain non-native vegetation, and some have small, non-habitable structures (e.g., sheds, stables, fences, etc.) for equestrian or horticultural uses. The lots are generally between ¼-acre and one acre or more in size. Topography is highly variable, ranging from relatively level areas to areas of moderate to steeper slopes. Altamira Canyon roughly bisects Zone 2 in a generally north to south direction.

The 112-acre Zone 2 area is primarily surrounded by open space and semi-rural residential development. To the northeast of the project area are developed residential lots in the Portuguese Bend community as well as City-owned open space in the Portuguese Bend Reserve of the Palos Verdes Nature Preserve, both of which are within Zone 1 of the Landslide



Moratorium Area. To the northwest and west of the project area are developed residential lots in the Portuguese Bend community and vacant, residentially-zoned land (Upper and Lower Filiorum) which are located in Zone 1 of the Landslide Moratorium Area. To the south, southeast and east of the project area are developed and undeveloped residential lots in the Portuguese Bend community and located in Zone 5 (the area affected by the 1978 Abalone Cove landslide), Zone 6 (the active Portuguese Bend landslide area) and Zone 3 (located between Altamira Canyon and the westerly edge of the Portuguese Bend landslide area). Individual lots that would gain development potential as a result of the proposed project are located throughout Zone 2, and are therefore surrounded by the uses described above as well as other lots, both developed and undeveloped, in Zone 2. Figure 2-1 in Section 2.0, *Project Description* shows the regional location of the City of Rancho Palos Verdes. Figure 2-2 in Section 2.0, *Project Description* shows the 47 Zone 2 lots in the 112-acre proposed project area of Portuguese Bend.

### 3.3 CUMULATIVE PROJECTS SETTING

In addition to the specific impacts of individual projects, CEQA requires an EIR to consider potential cumulative impacts. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

Currently planned and pending projects in Rancho Palos Verdes and the surrounding areas are listed in Table 3-1. Table 3-2 summarizes all cumulative development by land use; locations of projects on the list that are in proximity to the project site are shown on Figure 3-1. These projects are considered in the cumulative analyses in Section 4.0, *Environmental Impact Analysis*.

**Table 3-1  
 Cumulative Projects in Rancho Palos Verdes and Surrounding Area**

<b>Project/Location</b>	<b>Non-Residential Square Footage</b>	<b>Dwelling Units</b>	<b>Description</b>
<b><i>City of Rancho Palos Verdes</i></b>			
Trump National Golf Club (Palos Verdes Drive South/west of Shoreline park)		63	59 single-family residential dwelling units (5 homes built, 3 under construction); 4 affordable housing units have been constructed. An 18-hole golf course with clubhouse and driving range. The golf course, clubhouse, driving range and parks/trails are complete and open to public.
Ocean Front Estates (Palos Verdes Drive South/Hawthorne)		5	Total of 79 single family dwelling units. 74 homes already built, 5 vacant lots.



**Table 3-1  
 Cumulative Projects in Rancho Palos Verdes and Surrounding Area**

<b>Project/Location</b>	<b>Non-Residential Square Footage</b>	<b>Dwelling Units</b>	<b>Description</b>
Golden Cove Shopping Center -Trader Joe's grocery store (Palos Verdes Drive West/Hawthorne)	11,000		Demo existing restaurant building (measuring 6,815 sf), and construct a new Trader Joe's grocery store building measuring 11,000 sf of retail area. Also, restripe and reconfigure existing parking lot to increase the overall number of parking spaces in the shopping center from 280 to 296 spaces
Tentative Tract Map No. 52666 (3200 Palos Verdes Drive West)		13	13 total new homes (10 homes constructed 3 remaining)
Marymount College Facilities Expansion (30800 Palos Verdes Drive East)	77,504		77,504 sf of floor area consisting of a new academic buildings and residence halls for 250 students
Hawthorne/Crest Office Building (29941 Hawthorne Blvd (northwest corner of Hawthorne and Crest)	18,215		7,232 sf office building, 6,370 sf subterranean garage, and 4,613 sf parking lot
Green Hills Memorial Park Master Plan Revision (27501 Western Avenue)			Revise master plan to allow additional mausoleums, grading and ground burials over the next 30 years on 27.3 acres.
Highridge Condominium Project (28220 Highridge Road)		28	Construction of a 28-unit condominium building with subterranean parking
St. John Fisher Church Expansion (5448 Crest Road)	32,426		32,426 sf of new building area, the demolition of 10,329 sf of existing facilities, a remodel of 26,544 sf of existing facilities, a total of 30,688 cubic yards of associated grading and a new monument sign attached to the new sanctuary.
RDA Crestridge Senior Housing Project ("Mirandela") (Northwest corner of Crestridge Road and Crenshaw Boulevard) <sup>1</sup>		34	34-unit senior apartment complex.
Point Vicente Animal Hospital (31270 Palos Verdes Drive West)	5,759		5,759 sf veterinary hospital
Chevron Gas Station and Car Wash (27774 Hawthorne Blvd)			Gas station with convenience market and car wash on approximately 26,000 sf lot
<b>Approximate Rancho Palos Verdes Subtotal</b>	<b>190,117</b>	<b>155</b>	
<b>City of Rolling Hills Estates</b>			
Rolling Hills Covenant Church (2221/2222 Palos Verdes Drive North)			1,650 seat sanctuary, 500 space parking garage, and the conversion of the 1,200 seat auditorium into a multipurpose room/gymnasium

<sup>1</sup> Please note that this project is already built and operational as of November 2011. However, this project is included as part of the cumulative analysis for this EIR as it was not built at the time the NOP was released in January 2011.



**Table 3-1  
 Cumulative Projects in Rancho Palos Verdes and Surrounding Area**

<b>Project/Location</b>	<b>Non-Residential Square Footage</b>	<b>Dwelling Units</b>	<b>Description</b>
Butcher Subdivision (Palos Verdes Drive North and Montecillo Drive)		11	11 lot subdivision for single-family residential development
Chandler Ranch (Chandler's Landfill, Palos Verdes Drive East)	61,411	114	114 residences, extend existing Rolling Hills Country Club to 7,000 yards and expand clubhouse to 61,411 sf
Deep Valley Condos (627 Deep Valley Drive)	5,810	58	58-unit mixed use condominium and 5,810 sf of retail space on site of existing car wash
Crest Road Building (5883 Crest Road)	5,760		5,760 sf office/retail building
Silverdes Project (828 Silver Spur Road)	29,642		16-unit medical office condominium building on former ARCO station site
827 Deep Valley Drive (827 Deep Valley Drive)		16	16-unit senior condominium
Mediterranean Village (927 Deep Valley Drive)	2,000	75	75-unit mixed-used condominium with 2,000 sf of retail space on site of existing medical office building
Brickwalk LLC Residential Project (655-683 Deep Valley Drive and 924-950 Indian Peak Road)	14,200	148	148-unit mixed-use condominium and 14,200 sf of retail space on site of existing and demolished office buildings
Silver Center Project (449 Silver Spur Road)	4,745		4,745 sf retail/commercial building on former Unocal station site
Tanglewood Subdivision (Rolling Hills and Tanglewood Lane)		3	3 lot subdivision for single-family detached housing development
Silver Spur Court Project (981 Silver Spur Road)		18	18-unit condominium project
Rolling Hills Villas Project (901 Deep Valley Drive)	1,526	41	41-unit senior condominium and 1,526 sf of retail space
Continental Development Project (627 Silver Spur Road)	30,000	70	70-unit condominium and 30,000 sf of commercial space
2901 Palos Verdes Drive North		3	3 new single-family homes
Promenade at the Peninsula (520, 550 and 580 Deep Valley Drive)	16,620	66	66-unit condominium and 16,620 sf of new commercial space on the site of existing mall
<b>Approximate Rolling Hills Estates Subtotal</b>	<b>171,869</b>	<b>623</b>	
<b>City of Los Angeles</b>			
Seaport Condos Project		140	140-unit multi-use condominium complex
Ponte Vista Project (26900 S. Western Avenue)		1,395	1,395-unit planned development (380 senior condos, 385 non-senior condos, 630 townhomes) on 61.53-acre former Navy housing site
<b>Approximate Los Angeles Subtotal</b>		<b>1,535</b>	



**Table 3-1  
 Cumulative Projects in Rancho Palos Verdes and Surrounding Area**

<b>Project/Location</b>	<b>Non-Residential Square Footage</b>	<b>Dwelling Units</b>	<b>Description</b>
<b>Approximate Cumulative Total<sup>ab</sup></b>	<b>361,986</b>	<b>2,313</b>	

*Source: City of Rancho Palos Verdes, 2010.*

*sf = square feet; du = dwelling unit*

<sup>a</sup> *All totals are approximate based on standard uncertainties related to specific project information.*

<sup>b</sup> *Cumulative Total includes cumulative development in the City of Rancho Palos Verdes, City of Rolling Hills Estates and City of Los Angeles.*

**Table 3-2  
 Approximate Cumulative Development  
 by Land Use**

<b>Land Use Type</b>	<b>Total Cumulative Development</b>
Commercial/Retail	87,116 sf
Office	52,402 sf
Residential	2,313 du
Institutional	187,100 sf

*Source: City of Rancho Palos Verdes, 2012*

*sf = square feet; du = dwelling unit*

*All footnotes from Table 3-1 apply to this table.*



*This page intentionally left blank.*

