

## EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project and the environmental impacts, mitigation measures, and residual impacts associated with the proposed project.

### PROJECT SYNOPSIS

#### Project Sponsor:

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

#### **Project Description**

The proposed ordinance revisions would apply to the approximately 112-acre “Zone 2 Landslide Moratorium Ordinance”<sup>1</sup> area, located north of the intersection of Palos Verdes Drive South and Narcissa Drive in the Portuguese Bend area of the Palos Verdes Peninsula, within the City of Rancho Palos Verdes, County of Los Angeles, California. This area, located on the hills above the south-central coastline of the City, is within the City’s larger (approximately 1,200-acre) Landslide Moratorium Area (LMA). Zone 2 consists of 111 individual lots. Of these, 64 are developed with residences and accessory structures and 47 are undeveloped lots or lots developed with structures other than residences. These latter 47 lots, which include the 16 Monks’ lots, are the focus of this EIR.

Project Background. In 2002, a group of Portuguese Bend property owners filed a Moratorium Exception (ME) application to exclude their undeveloped lots within the area known as “Zone 2” from the LMA. Shortly after this application was deemed incomplete for processing, the applicants filed suit against the City. As part of the decision in the case (*Monks v. City of Rancho Palos Verdes*), the City has been ordered to remove regulatory impediments in its Municipal Code that prevent the development of the 16 *Monks* plaintiffs’ lots. The City began this process with an Ordinance to allow the *Monks* plaintiffs to apply for Landslide Moratorium Exceptions (LMEs) for their lots. As of January 2012, nine (8) *Monks* plaintiffs have obtained Planning entitlements to develop their lots, while the remaining *Monks* plaintiffs are at various stages in obtaining Planning entitlements for the balance of eight (8) lots. The City now desires to consider broader revisions to the Landslide Moratorium Ordinance that could also permit the owners of the other 31 undeveloped lots in Zone 2 to be developed with new residences. This would result in the possible future development of up to 47 new residences on existing legal lots in Zone 2 within the Portuguese Bend community.

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<sup>1</sup> According to the June 1, 1993 “[Dr. Perry] Ehlig memo”, Zone 2 includes “Subdivided land unaffected by large historic landslides”. And, “Zone 2 includes about 130 acres within existing Tract 14195 and Tract 14500 (except lots 1, 2, 3 and 4 which are in the Portuguese Bend landslide), and the subdivided land served by Vanderlip Drive. It is an area of subdued topography within the central part of the large ancient landslide. Slopes of 5:1 and less prevail over most of the central and downhill parts of Zone 2. Slopes generally range between 5:1 and 3:1 in the uphill part”.



Landslide Moratorium Ordinance Revisions. Section 15.20.040 of the Rancho Palos Verdes Municipal Code establishes the process for requesting exceptions from the City's landslide moratorium regulations. The current (amended in 2009) Municipal Code Section 15.20.040(P) includes the following category of exception to the moratorium on "the filing, processing, approval or issuance of building, grading or other permits" within the existing landslide moratorium area:

*The moratorium shall not be applicable to any of the following:...*

*...P. The construction of residential buildings, accessory structures, and grading totaling less than one thousand cubic yards of combined cut and fill and including no more than fifty cubic yards of imported fill material on the sixteen undeveloped lots in Zone 2 of the "Landslide Moratorium Area" as outlined in green on the landslide moratorium map on file in the Director's office, identified as belonging to the plaintiffs in the case "Monks v. City of Rancho Palos Verdes, 167 Cal. App. 4th 263, 84 Cal. Rptr. 3d 75 (Cal. App. 2 Dist., 2008)"; provided, that a landslide moratorium exception permit is approved by the Director, and provided that the project complies with the criteria set forth in Section 15.20.050 of this Chapter. Such projects shall qualify for a landslide moratorium exception permit only if all applicable requirements of this Code are satisfied, and the parcel is served by a sanitary sewer system. Prior to the issuance of a landslide moratorium exception permit, the applicant shall submit to the Director any geological or geotechnical studies reasonably required by the City to demonstrate to the satisfaction of the City geotechnical staff that the proposed project will not aggravate the existing situation.*

The proposed landslide moratorium ordinance revisions would revise the language of this section to encompass all 47 undeveloped lots in Zone 2, rather than restricting it to only the 16 *Monks* plaintiffs' lots. This would allow for the future submittal of LMEs for all of these undeveloped lots. It should be noted, however, that the granting of an LME does not constitute approval of a specific project permit request, but simply grants the property owner the ability to submit the appropriate entitlement application(s) for consideration of a specific project request.

Future Development Potential. The potential granting of up to 47 LME requests under the proposed ordinance revisions would permit individual property owners to then apply for individual entitlements to develop their lots. The undeveloped lots within Zone 2 are held in multiple private ownerships so the timing and scope of future development is not known. For the purposes of this EIR, it is assumed that development would occur over a period of at least 10 years from adoption of the ordinance revisions, in a manner consistent with the private architectural standards adopted by the Portuguese Bend Community Association and the City's applicable underlying RS-1 or RS-2 zoning regulations. Therefore, the future development assumptions for Zone 2 include the following:

- Forty-seven single-story, ranch-style residences with attached or detached three-car garages, with minimum living area of 1,500 square feet and maximum living area of 4,000 square feet or 15% of gross lot area, whichever is less;
- Less than 1,000 cubic yards of grading (cut and fill combined) per lot, with no more than 50 cubic yards of imported fill per lot;



- Maximum 25% (RS-1) or 40% (RS-2) net lot coverage;
- Maximum building height of 16 feet for residences and 12 feet for detached accessory structures;
- Minimum front setbacks of 20 feet, minimum rear setbacks of 15 feet, minimum street-side setbacks of 10 feet, and minimum interior side setbacks of five feet, with setbacks along private street rights-of-way measured from the easement line rather than the property line; and,
- No subdivision of existing lots within Zone 2.

As noted above, the City has been ordered to remove regulatory impediments in its Municipal Code that prevent the development of the 16 *Monks* plaintiffs' lots. This was accomplished by the 2009 addition to the moratorium exceptions, cited above. As of January 2012, nine *Monks* plaintiffs have obtained Planning entitlements to develop their lots, while the remaining *Monks* plaintiffs are at various stages in obtaining Planning entitlements for the balance of the eight lots. However, to provide a conservative analysis, this EIR considers the potential environmental impacts of buildout of all 47 undeveloped and underdeveloped lots (16 *Monks* lots plus 31 additional lots) under the parameters listed above.

## **ALTERNATIVES**

As required by Section 15126.6 of the *State CEQA Guidelines*, this EIR examines a range of reasonable alternatives to the proposed project. The following alternatives were evaluated:

- *Alternative 1: No Project - This alternative assumes that the Landslide Moratorium Ordinance revisions would not be adopted and that only the 16 Monks' lots would be developed. Development potential would not be increased on the other 31 vacant parcels or parcels developed with structures other than residences, and they would remain in their current condition.*
- *Alternative 2: Reduced Building Area Alternative - Similar to the proposed project, this alternative assumes that the proposed ordinance revisions would potentially allow up to 47 LME requests which would permit individual property owners to then apply for individual entitlements to develop their lots. However, under this alternative the ordinance revisions would further restrict allowable development on each lot so that allowed building size would be reduced by approximately 38% and the amount of grading allowed for development would be reduced by 50%.*
- *Alternative 3: Subdivision of Larger Lots Alternative - This alternative would include subdivision of the 47 subject undeveloped lots or those lots developed with structures other than residences in the project area that are divisible to the minimum lot sizes allowed under their respective zoning designations. Of the 47 lots considered, 16 lots are potentially divisible according to the existing RS-1 and RS-2 zone standards. Based on preliminary analysis, this alternative assumes that these 16 divisible lots can be divided into 62 lots (net increase of 46 lots). Thus, under this alternative the potential number of new residences in the project area would be approximately 93, compared to the 47 residences considered by the proposed project.*



- *Alternative 4: Reduced Housing Units Alternative - This alternative assumes that the Landslide Moratorium Ordinance revisions would allow up to 19 new residential units within the project area. Development potential would not be increased on the other 28 vacant or underdeveloped parcels, and they would remain in their current condition.*

**AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED**

Based on public comments raised during the scoping period on the Notice of Preparation, areas of controversy have been identified in several issue areas, most notably in relation to potential geologic hazards; area drainage and potential water quality impacts; and traffic, including construction and emergency access.

**SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES**

Table ES-1 summarizes the proposed project’s significant environmental impacts, recommended mitigation, and residual impacts. Please note that a number of potential impacts are addressed in the Initial Study (Appendix A to the EIR), where they were determined to be less than significant without the need for mitigation measures or further analysis in the EIR. These include impacts related to:

- Agricultural Resources
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

Please refer to the Initial Study, Appendix A to this EIR, for further information related to these issues.

**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<b>AESTHETICS</b>		
<b>AES-1</b> The project area is located within a scenic public viewshed of the Pacific Ocean and the Palos Verdes hillsides and coastline. Individual lots and some private roads within the project area also have views of the ocean, hillsides and open space. However, because the lots where development could be facilitated by the proposed ordinance revisions are located within a private community consisting of highly variable topography and substantial tree cover, the potential development of up to 47 new single-	None required.	Less than significant without mitigation.



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<p>family residences would not have a substantial adverse effect on a scenic vista. This is a Class III <i>less than significant</i> impact.</p>		
<p><b>AES-2</b> Parcels within Zone 2 contain vegetation of varying types and densities, and the development of residences on up to 47 undeveloped and underdeveloped private lots within the project area would likely result in the removal of mature trees and vegetation. As tree groupings within the project area have been identified as scenic resources in the General Plan, impacts would be Class II, <i>significant but mitigable</i>.</p>	<p><b>AES-2</b> As part of approvals for development on the individual subject lots, the City shall require that future development on the affected lots avoid removal of or substantial damage to existing trees to the extent feasible. Where tree removal or substantial damage cannot be feasibly avoided during development, tree replacement shall be required using a ratio, stock, species and monitoring requirements sufficient to ensure a minimum 1:1 replacement five or more years after removal. When selecting replacement tree species, consideration should be given to species that, as they grow to full stature, would be less likely to result in obstruction of views for adjacent properties.</p>	<p>Implementation of Mitigation Measure AES-2 would reduce impacts to a less than significant level.</p>
<p><b>AES-3</b> The potential development of additional residences within the Zone 2 project area would introduce new structures and new landscaping and hardscape on up to 47 open and mostly undeveloped sites throughout the Portuguese Bend community. This would incrementally increase the density of development throughout the 112-acre project area. Although the general land use pattern and scale and type of development would be maintained, impacts to the existing visual character and quality of the project area and its surroundings would be Class II, <i>significant but mitigable</i>.</p>	<p><b>AES-3</b> Compatibility Analysis. All new residences shall be subject to neighborhood compatibility analysis under the provisions of Section 17.02.030.B (Neighborhood Compatibility) of the Rancho Palos Verdes Municipal Code.</p>	<p>Implementation of Mitigation Measure AES-3 would reduce impacts to a less than significant level.</p>
<p><b>AES-4</b> The proposed ordinance revisions would result in new sources of light and glare within the project area due to introduction of up to 47 new residences and associated lighting. Some of the new light and glare would be visible from public and private viewpoints. This would be a Class II, <i>significant but mitigable</i>.</p>	<p><b>AES-4</b> Exterior Illumination. Exterior illumination for new residences shall be subject to the provisions of Section 17.56.030 (Outdoor Lighting for Residential Uses) of the Rancho Palos Verdes Municipal Code. Key standards that must be adhered to include the following:</p> <ul style="list-style-type: none"> <li>• <i>No outdoor lighting shall be permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is</i></li> </ul>	<p>Adherence to the code requirements listed in Mitigation Measure AES-4 would reduce the impacts of lighting from new residential development to less than significant levels.</p>



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	<p><i>physically located. Individual, nonreflector, incandescent light bulbs, not exceeding one hundred fifty watts each, or an aggregate of one thousand watts for each lot or parcel shall be permitted. On lots exceeding fifteen thousand square feet, an additional one hundred watts in the aggregate shall be permitted for each one thousand five hundred square feet of area or major fraction thereof, by which the lot or parcel exceeds fifteen thousand square feet; provided, that in no event shall the aggregate exceed two thousand watts. As used herein, the term "watts" is irrespective of the voltage.</i></p> <ul style="list-style-type: none"> <li><i>No outdoor lighting shall be permitted where the light source or fixture, if located on a building, above the line of the eaves, or if located on a standard or pole, more than ten feet above grade.</i></li> </ul>	
<b>AIR QUALITY</b>		
<p><b>AQ-1</b> Onsite construction activity would generate air pollutant emissions that would not exceed SCAQMD construction thresholds for ROC, NOx, CO, PM10 and PM2.5. However, construction-related emissions would exceed SCAQMD LSTs for PM10 and PM2.5. With implementation of mitigation, temporary construction impacts would be Class II, <i>significant but mitigable</i>.</p>	<p><b>AQ-1(a) Fugitive Dust Control Measures.</b> The following shall be implemented during construction to minimize fugitive dust emissions:</p> <ul style="list-style-type: none"> <li><i>Soil with 5% or greater silt content that is stockpiled for more than two days must be covered and treated with soil binders to prevent dust generation.</i></li> <li><i>Trucks transporting material must be tarped from the point of origin or must maintain at least two feet of freeboard.</i></li> <li><i>Soil stabilizers must be applied to unpaved roads to prevent excess amounts of dust.</i></li> <li><i>All material excavated or graded must be treated with soil binders preferably in the morning, midday and after work is done for the day.</i></li> <li><i>Ground cover must be replaced in disturbed areas as quickly as possible.</i></li> <li><i>All clearing, grading, earth moving, or excavation activities must cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) so as to prevent</i></li> </ul>	<p>Implementation of mitigation measures AQ-1(a) and AQ-1(b) would reduce impacts to a less than significant level.</p>



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	<p><i>excessive amounts of dust.</i></p> <ul style="list-style-type: none"> <li>• <i>The contractor must provide adequate loading/unloading areas that limit track-out onto adjacent roadways through the utilization of wheel washing, rumble plates, or another method achieving the same intent.</i></li> <li>• <i>All material transported off-site must be securely covered to prevent excessive amounts of dust.</i></li> <li>• <i>Face masks must be used by all employees involved in grading or excavation operations during dry periods to reduce inhalation of dust which may contain the fungus which causes San Joaquin Valley Fever.</i></li> <li>• <i>All residential units located within 500 feet of the construction site must be sent a notice regarding the construction schedule of the proposed project. A sign legible at a distance of 50 feet must also be posted in a prominent and visible location at the construction site, and must be maintained throughout the construction process. All notices and the signs must indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.</i></li> <li>• <i>Visible dust beyond the property line emanating from the project must be prevented to the maximum extent feasible.</i></li> <li>• <i>These control techniques must be indicated in project specifications. Compliance with the measure shall be subject to periodic site inspections by the City.</i></li> </ul> <p><b>AQ-1(b) Construction Vehicles.</b>                      Trucks and other construction vehicles shall not park, queue and/or idle at the project sites or in the adjoining public or private rights-of-way before 7:00 am, Monday through Saturday, in accordance with the permitted hours of construction state in Section 17.56.020.B of the Rancho Palos Verdes Municipal Code.</p>	
<p><b>AQ-2</b> Operation of new residences that could be built as a result of the</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>



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<p>proposed ordinance revisions would generate air pollutant emissions. However, emissions would not exceed SCAQMD operational significance thresholds for ROG, NOX, CO, PM10 and PM2.5. Therefore, operational air quality impacts would be Class III, <i>less than significant</i>.</p>		
<p><b>AQ-3</b> Traffic that could be generated by new residences constructed as a result of adoption of the proposed ordinance revisions, together with cumulative traffic growth in the area, would not create carbon monoxide concentrations exceeding state or federal standards. Localized air quality impacts would therefore be Class III, <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
<p><b>AQ-4</b> Adoption of the proposed ordinance revisions would have the potential to generate population growth, but such growth would be within the population projections upon which the Air Quality Management Plan (AQMP) are based. Therefore, impacts associated with AQMP consistency for the project would be Class III, <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
<b>BIOLOGICAL RESOURCES</b>		
<p><b>BIO-1</b> Special Status Species. Potential development that would be facilitated by the proposed ordinance revisions would not significantly affect special status species due to the lack of suitable habitat, level and frequency of existing human disturbance onsite, and existing regulations under the Natural Overlay Control District (OC-1) that would restrict construction to areas not likely occupied by the San Diego desert woodrat. While the increased human presence is considered adverse, it would not be substantially different or increased over existing conditions, and no significant effect is anticipated. Therefore, impacts to Special Status Species would be Class III, <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
<p><b>BIO-2</b> Sensitive Plant Communities. Development of some of the undeveloped lots in Zone 2 has the potential to significantly impact existing or regrown Coastal Sage Scrub habitat,</p>	<p><b>BIO-2 Biological Survey.</b> For lots that are identified as containing sensitive habitat on the City's most-recent vegetation maps and/or that abut any portion of the current or proposed</p>	Implementation of Mitigation Measure BIO-2 would reduce impacts to a less than significant level.





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<p>either through the direct removal of habitat during construction or as a result of Fire Department-mandated fuel modification on and/or off site (i.e., in the Reserves) after construction of new residences. In that event, effects to this sensitive plant community would be considered potentially significant and impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>future boundary of the Palos Verdes Nature Preserve, each applicant shall be required to prepare a biological survey as a part of a complete application for the development of the lot. Said survey shall identify the presence or absence of sensitive plant and animal species identified in the City's adopted NCCP on the subject property, and shall quantify the direct and indirect impacts of the construction of the residence upon such species, including off-site habitat impacts as a result of Fire Department-mandated fuel modification. The applicant and/or any successors in interest to the subject property shall be required to mitigate such habitat loss through the payment of a mitigation fee to the City's Habitat Restoration Fund.</p>	
<p><b>BIO-3</b> Wetland Habitat and Jurisdictional Drainages. Construction activities within eight lots adjacent to Altamira Canyon could potentially affect jurisdictional drainage areas. This impact is considered Class II, <i>significant but mitigable</i>.</p>	<p><b>BIO 3(a) Agency Coordination.</b> The City shall review each application for construction and determine if proposed development is within the drainage channel within Altamira Canyon. If so, the applicant shall be required to obtain permits, agreements, and/or water quality certifications or correspondence indicating that none are necessary from applicable state and federal agencies regarding compliance with state and federal laws governing work within jurisdictional waters. Such agencies would include the California Department of Fish and Game, the United States Army Corps of Engineers, and the Los Angeles Regional Water Quality Control Board. The applicant shall provide such permits and/or agreements prior to the granting of a building or grading permit.</p> <p><b>BIO 3(b) Habitat Restoration.</b> In the event an application for construction would result in the loss of riparian or wetland vegetation, the applicant shall restore such habitat at a minimum ratio of 1:1 for temporary loss and 3:1 for permanent loss. Such restoration can occur either on site or within disturbed areas of the Palos Verdes Nature Preserve as determined and approved by the City.</p>	<p>Implementation of mitigation measures BIO-3 (a-b) would reduce impacts to a less than significant level.</p>
<p><b>BIO-4</b> Wildlife Movement. No significant impacts are anticipated with respect to night lighting and noise given</p>	<p><b>BIO-4 Nesting Bird Surveys and Avoidance.</b> The City shall require that tree pruning and removal is conducted</p>	<p>Implementation of Mitigation Measure BIO-4 would reduce impacts to a less</p>



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<p>the existing residential use of the area. Although the regionally important habitat area (RIHA) is protected by the policies of the Natural Overlay District (OC-1), tree removal associated with development facilitated by the proposed project could affect birds including the California gnatcatcher. Impacts to nesting birds as a result of tree removal would be Class II, <i>significant but mitigable</i>.</p>	<p>outside of the bird breeding season (generally February 1 through August 31). If vegetation clearing (including tree pruning and removal) or other project construction is to be initiated during the bird breeding season, pre-construction nesting bird surveys shall be conducted by a qualified biologist. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA and the Fish and Game Code of California, nesting bird surveys shall be performed twice per week during the three weeks prior to the scheduled felling of the trees on the site. The surveys shall be conducted by a qualified biologist approved by the Community Development Director. If any active non-raptor bird nests are found, the tree(s) or vegetation shall not be cut down and a suitable buffer area (varying from 25-300 feet) depending on the particular species found is established from the nest, and that area is avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area (typically 250-500 feet from the nest) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the City-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring from September 1 to January 31.</p>	<p>than significant level.</p>
<p><b>BIO-5</b> Local Policies and Ordinances. The proposed ordinance revisions would not conflict with local policies or ordinances protecting biological resources. Impacts would be Class III, <i>less than significant</i>.</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>



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<p><b>BIO-6</b> Conflict with Adopted Habitat Preservation Plan or Natural Communities Conservation Plan. Potential development under the proposed ordinance revisions would have the potential to conflict with guidelines of the NCCP. Therefore, impacts would be Class II, <i>significant but mitigable</i>.</p>	<p><b>BIO 6(a) Structure Location.</b> To avoid the need for continued fuel management within the Filiorum Reserve, the City shall require that all structures for those lots abutting the Filiorum Reserve property boundary are located at least 100 feet from that boundary.</p> <p><b>BIO 6(b) Perimeter Fences.</b> As part of approvals for development on the individual subject lots, the City shall require that lots adjoining the Filiorum Reserve are fenced sufficient to prevent the ready egress of domestic animals into the Reserve. In addition, no gates or other means of ingress into the Reserve shall be permitted.</p> <p><b>BIO 6(c) Construction Best Management Practices.</b> The following measures shall be required for those lots that abut Reserve lands as part of construction monitoring for the site:</p> <ul style="list-style-type: none"> <li>• Contractors shall be educated regarding the off-site Reserve and the need to keep equipment and personnel within the project site prior to the initiation of construction.</li> <li>• Temporary construction fencing shall be placed at the planned limits of disturbance adjacent to the Reserve.</li> <li>• Construction should be scheduled to avoid the bird nesting season (see Mitigation Measure BIO-4 above).</li> <li>• Construction grading adjacent to drainages shall be scheduled for the dry season whenever feasible.</li> </ul> <p><b>BIO-6(d) Construction Staging and Stockpiling Areas.</b> Grading and building plans submitted for City review and approval for those lots abutting Reserve lands shall identify areas for construction staging, fueling and stockpiling if needed. These areas shall be located as far as practical from Reserve lands, and not closer than 50 feet from the PVNP boundary.</p>	<p>Less than significant.</p>
<p><b>CULTURAL RESOURCES</b></p>		



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<p><b>CR-1</b> Potential development that the proposed ordinance revisions could facilitate on the undeveloped lots, which could include up to 1,000 cubic yards of grading per lot, has the potential to disturb as-yet undetected areas of prehistoric archaeological significance. This is considered a Class II, <i>significant but mitigable</i>, impact.</p>	<p><b>CR-1 Archaeological Monitoring.</b> Prior to the commencement of grading, the applicant shall retain a qualified archeologist to monitor grading and excavation. In the event undetected buried cultural resources are encountered during grading and excavation, work shall be halted or diverted from the resource area and the archeologist shall evaluate the remains and propose appropriate mitigation measures.</p>	<p>Implementation of Mitigation Measure CR-1 would reduce impacts to a less than significant level.</p>
<p><b>CR-2</b> Grading for development that could be facilitated by the proposed ordinance revisions has low potential to disturb any paleontological resources. Impacts to paleontological resources would be Class III, <i>less than significant</i>.</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p><b>CR-3</b> Grading for development that could be facilitated by the proposed ordinance revisions has the potential to disturb human remains, including those interred outside of formal cemeteries. With adherence to existing regulations that address discovery of human remains during grading and construction, impacts would be Class III, <i>less than significant</i>.</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p><b>GEOLOGY</b></p>		
<p><b>GEO-1</b> Seismically-induced ground shaking could result in the exposure of people and structures that could be introduced to the area as a result of the proposed ordinance revisions to adverse effects. However, mandatory compliance with applicable CBC requirements would reduce impacts to a Class III, <i>less than significant</i>, level.</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p><b>GEO-2</b> Construction on individual lots in Zone 2 facilitated by the proposed ordinance revisions could cause or accelerate erosion, such that slope failure could occur. Operation of the project, which would allow for 47 single-family homes to be developed in the project area, could potentially cause or accelerate downstream erosion. However, with implementation of Mitigation Measure HWQ-1 and Mitigation Measure HWQ-4 identified in Section 4.8, <i>Hydrology and Water Quality</i>, impacts would be Class II, <i>significant but</i></p>	<p>Mitigation Measure HWQ-1, as identified in Section 4.8, <i>Hydrology and Water Quality</i>, would be required to reduce erosion during construction to a less than significant level. In addition, pursuant to Mitigation Measure HWQ-4 in Section 4.8, <i>Hydrology and Water Quality</i>, each of the individual developers would be required to comply with each of the points listed below, pursuant to the review and approval by the City Building Official:</p> <ul style="list-style-type: none"> <li>• <i>Illustrate that point flow on each of the properties is either normalized,</i></li> </ul>	<p>Impacts would be less than significant with implementation of mitigation measures HWQ-1 and HWQ-4.</p>



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Impact	Mitigation Measures	Significance After Mitigation
<i>mitigable.</i>	<p><i>attenuated adequately, or will reach an acceptable conveyance such as a storm drain, channel, or natural drainage course. All runoff shall be directed to an acceptable conveyance and shall not be allowed to drain to localized sumps or catchment areas with no outlet.</i></p> <ul style="list-style-type: none"> <li>• <i>Maintain existing drainage patterns and outlet at historical outlet points</i></li> <li>• <i>Minimize changes to the character of the runoff at property lines. Changes in character include concentration of flow outletting onto adjacent properties or increasing the frequency or duration of runoff outletting onto adjacent properties</i></li> <li>• <i>Reduce increases in runoff by utilizing appropriate and applicable low impact development principles</i></li> <li>• <i>Provide onsite detention facilities or conveyance to acceptable off-lot conveyance devices</i></li> <li>• <i>Minimize "Dry Weather" runoff which could add to the total infiltration from the project</i></li> </ul>	
<p><b>GEO-3</b> The project area is located on a geologic unit that could be unstable or could potentially become unstable as a result of development facilitated by the proposed ordinance revisions. With implementation of mitigation measures GEO-3(a) and GEO-3(b), impacts would be Class II, <i>significant but mitigable.</i></p>	<p><b>GEO-3(a) Geotechnical Recommendations.</b> Prior to issuance of any Grading Permit or Building Permit, individual project applicants shall comply with all recommendations contained within the Geotechnical Study prepared by LGC Valley, Inc., dated March 29, 2011, including the following:</p> <ul style="list-style-type: none"> <li>• <i>Conform to the City of Rancho Palos Verdes Landslide Moratorium Ordinance (Rancho Palos Verdes Municipal Code Chapter 15.20).</i></li> <li>• <i>Less than 1,000 cubic yards of grading (cut and fill combined) per lot, with no more than 50 cubic yards of imported fill per lot.</i></li> <li>• <i>The property owners shall agree to participate in the Abalone Cove Landslide Abatement District and/or other recognized or approved districts whose purpose is to maintain the land in a geologically stable condition. No proposed building activity may cause lessening of stability in the zone.</i></li> <li>• <i>Prior to issuance of a building permit, a geotechnical report shall be submitted to and approved by the</i></li> </ul>	<p>Impacts would be reduced to below a level of significance under CEQA with implementation of mitigation measures GEO-3(a) and GEO-3(b) and compliance with applicable requirements of the most recent CBC.</p>



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>City's geotechnical reviewers indicating what, if any, lot-local and immediately adjacent geologic hazards must be addressed and/or corrected prior to, or during construction. Said report shall specify foundation designs based on field and laboratory studies.</i></p> <ul style="list-style-type: none"> <li>• <i>All houses shall connect to a public sanitary sewer system. Any necessary easements shall be provided.</i></li> <li>• <i>Storm drainage improvements to reduce lot infiltration of run-off shall be designed and approved by the City prior to issuance of building permits.</i></li> <li>• <i>All lot drainage deficiencies, if any, identified by City staff shall be corrected. The design of pools, ponds and sumps shall be subject to City review and approval.</i></li> <li>• <i>Runoff from all buildings and paved areas shall be collected and directed to the street or to an approved drainage course as approved by the City Engineer.</i></li> <li>• <i>All other relevant building code requirements shall be met.</i></li> </ul> <p><b>GEO-3(b) Covenant.</b> Individual project applicants shall submit for recordation a covenant agreeing to construct the project strictly in accordance with the approved plans and agreeing to prohibit further projects on the subject site without first filing an application with the Director pursuant to the terms of Chapter 15.20 of the Rancho Palos Verdes Municipal Code. Such covenant shall be submitted to the Director for recordation prior to the issuance of a building permit.</p>	
<p><b>GEO-4</b> The project area is in a Seismic Hazard Zone for earthquake-induced landslides. Therefore, project area development would inherently be subject to risks associated with seismically-induced landslides. However, with implementation of mitigation measures GEO-3(a) and GEO-3(b) requiring that potential new construction on each lot be designed in compliance with site-specific</p>	<p>Mitigation measures GEO-3(a) and GEO-3(b) above would be required to reduce impacts to a less than significant level. In particular, Mitigation Measure GEO-3(a) would require each applicant to submit a geotechnical report for review and approval by the City's geotechnical reviewers indicating any geologic hazards that need to be addressed and/or corrected prior to construction. In addition, Mitigation Measure GEO-3(b) would require each</p>	<p>Impacts would be reduced to below a level of significance under CEQA with incorporation of mitigation measures GEO-3(a) and GEO-3(b).</p>



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
geotechnical recommendations, impacts would be Class II, <i>significant but mitigable</i> .	individual project applicant to record a covenant agreeing to construct the project strictly in accordance with the approved plans. Because each individual single-family residential site would be required to prepare a geotechnical report and would be required to construct the project strictly according to approved plans, potential seismically-induced landsliding effects would be addressed on a site-specific basis.	
<b>GEO-5</b> The project area is not susceptible to liquefaction, ground lurching, lateral spreading or seismic settlement. Impacts would be Class III, <i>less than significant</i> .	None required.	Less than significant without mitigation.
<b>GEO-6</b> Soils within the project area are moderately to highly expansive. With implementation of mitigation measures GEO-3(a) and GEO-3(b), impacts related to expansive soils would be Class II, <i>significant but mitigable</i> .	Implementation of mitigation measures GEO-3(a) and GEO-3(b) would be required to reduce impacts related to expansive soils. Mitigation Measure GEO-3(a), as described above, requires that the project conform to the City of Rancho Palos Verdes Landslide Moratorium Ordinance, grade less than 1,000 cubic yards per lot, participate in ACLAD and/or other recognized or approved districts whose purpose is to maintain the land in a geologically stable condition, and submit a geotechnical report to the City's geotechnical reviewers prior to construction. Further, Mitigation Measure GEO-3(b) would ensure that these geotechnical report recommendations are actually implemented into the project by requiring individual project applicants to record a covenant agreeing to construct the project strictly in accordance with the approved plans. With implementation of the recommendations contained in the geotechnical report as required by Mitigation Measure GEO-3(a) and by constructing the project strictly according to approved plans as required by Mitigation Measure GEO-3(b), impacts related to expansive soils would be reduced to a less than significant level.	With implementation of mitigation measures GEO-3(a) and GEO-3(b), impacts related to expansive soils would be reduced to a less than significant level.
<b>GREENHOUSE GAS EMISSIONS</b>		



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p><b>GHG-1</b> Development that could be facilitated by the proposed ordinance revisions would generate additional GHG emissions beyond existing conditions. However, GHG emissions generated by full development potential within Zone 2 would not exceed relevant significance thresholds. Further, the proposed project would be generally consistent with the Climate Action Team GHG reduction strategies, the 2008 Attorney General Greenhouse Gas Reduction Measures and the CAPCOA GHG Model Policies Guide. Impacts would be Class III, <i>less than significant</i>.</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p><b>FIRE PROTECTION</b></p>		
<p><b>FIRE-1</b> The project area is located in a Very High Fire Hazard Severity Zone and is adjacent to the Portuguese Bend and Upper Filiorum subareas of the Rancho Palos Verdes Nature Preserve on the north, east and west. New residences constructed as a result of adoption of the proposed ordinance revisions could expose people or structures to risks associated with wildland fires. Impacts would be Class II, <i>significant but mitigable</i>.</p>	<p><b>FIRE-1(a) Fuel-Load Vegetation Management.</b> Each applicant shall be required to prepare a fuel modification plan pursuant to the requirements of LACFD. The LACFD shall review and approve the plan prior to issuance of a building or grading permit. The fuel modification plan shall at a minimum include the following:</p> <ul style="list-style-type: none"> <li>• <i>Vegetation clearance requirements around all new structures within a minimum 100 foot buffer, or greater, as determined by LACFD;</i></li> <li>• <i>A landscaping plan using plants recommended for the Rancho Palos Verdes area and selected from the desirable plant list for setback, irrigated, or thinning zone; and</i></li> <li>• <i>A regularly scheduled brush clearance of vegetation on and adjacent to all applicable access roads, power lines, and structures.</i></li> </ul> <p><b>FIRE-1(b) Fire Protection Requirements.</b> New, single-family residences and related accessory structures shall be designed to incorporate all fire protection requirements of the City's most recently adopted Building Code, to the satisfaction of the Building Official.</p>	<p>Upon implementation of mitigation measures FIRE-1(a) and FIRE-1(b), impacts related to fire hazards would be less than significant.</p>
<p><b>HYDROLOGY AND WATER QUALITY</b></p>		
<p><b>HWQ-1</b> During construction of the proposed project, the soil surface would be subject to erosion and the downstream watershed, including the</p>	<p><b>HWQ-1 Construction pollution, sediment and erosion control.</b> Prior to issuance of any Grading Permit or Building Permit, each applicant shall</p>	<p>Impacts would be less than significant with implementation of Mitigation Measure HWQ-1.</p>





**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>Pacific Ocean, could be subject to temporary sedimentation and discharges of various pollutants. However, with implementation of Mitigation Measure HWQ-1, impacts relating to the potential for discharge of various pollutants, including sediment, would be Class II, <i>significant but mitigable</i>.</p>	<p>prepare a Construction Erosion Control and Water Quality Plan for the review and approval of the Building Official. The applicant shall be responsible for continuous and effective implementation of the plan during construction of each residence. The plan shall include Best Management Practices that may include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• <i>Erosion Control. Eroded sediments from areas disturbed by construction and from stockpiles of soil shall be retained on site to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking or wind. Utilize erosion control techniques, such as soil stabilizers, covering soil during construction, wind blocking devices, cease grading during high winds, use of soil binders (watering graded soils should be avoided), filtration devices, and stabilizing ingress/egress points. Reduce fugitive dust to the maximum extent practicable.</i></li> <li>• <i>Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading schedule during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.</i></li> <li>• <i>Pollutant Detainment Methods. Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins.</i></li> <li>• <i>Construction Materials Control. Construction related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage</i></li> </ul>	



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>facilities or adjoining properties by wind or runoff. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediment and pollutants. Non-Stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.</i></p> <ul style="list-style-type: none"> <li>• <i>Recycling/Disposal. Maintain a clean site. This includes proper recycling of construction related materials and equipment fluids.</i></li> <li>• <i>Cleanup and dispose of small construction wastes (i.e., dry concrete) appropriately.</i></li> </ul>	
<p><b>HWQ-2</b> Development that would be facilitated by the proposed ordinance revisions would incrementally increase the amount of impermeable surfaces in the project area, and potential new development would also generate various urban pollutants such as oil, herbicides and pesticides, which could adversely affect surface water quality. With implementation of Mitigation Measure HWQ-2, impacts related to surface water quality would be Class II, significant but mitigable.</p>	<p><b>HWQ-2 NPDES Review.</b> Any development proposal located within, adjacent to or draining into a designated Environmentally Sensitive Area (ESA) and involving the creation of two thousand five hundred square feet or more (&gt; 2,500 SF) of impervious surface shall require the review and approval by the City's National Pollutant Discharge Elimination System (NPDES) consultant prior to building permit issuance.</p>	<p>Impacts would be less than significant with implementation of Mitigation Measure HWQ-2..</p>
<p><b>HWQ-3</b> Potential buildout under the proposed ordinance revisions would incrementally increase the amount of impermeable surface within the project area, which would affect the location and amount of infiltration. Based on the hydrologic and geologic conditions in the project area, impacts related to groundwater recharge would be Class III, <i>less than significant.</i></p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p><b>HWQ-4</b> Potential buildout under the proposed ordinance revisions would incrementally increase the amount of onsite impermeable surface area, which may increase storm water flows and create localized flooding. However, with implementation of Mitigation Measure GEO-3 and Mitigation Measure HWQ-4, buildout under the ordinance revisions would result in a flow rate generally similar to existing conditions. Therefore, impacts related to storm water runoff would be Class II, <i>significant but</i></p>	<p><b>HWQ-4 Flooding.</b> Prior to issuance of any grading permit or building permit, the applicant for any individual construction project shall comply with the following, pursuant to the review and approval by the City Building Official:</p> <ul style="list-style-type: none"> <li>• <i>Illustrate that point (concentrated) flow on each of the properties is either normalized, attenuated adequately, or will reach an acceptable conveyance such as a storm drain, channel, or natural</i></li> </ul>	<p>Impacts would be less than significant with implementation of Mitigation Measure HWQ-4</p>



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

<b>Impact</b>	<b>Mitigation Measures</b>	<b>Significance After Mitigation</b>
<i>mitigable.</i>	<p><i>drainage course. All runoff shall be directed to an acceptable conveyance and shall not be allowed to drain to localized sumps or catchment areas with no outlet.</i></p> <ul style="list-style-type: none"> <li>• <i>Maintain existing drainage patterns and outlet at historical outlet points</i></li> <li>• <i>Minimize changes to the character of the runoff at property lines. Changes in character include concentration of flow outletting onto adjacent properties or increasing the frequency or duration of runoff outletting onto adjacent properties</i></li> <li>• <i>Reduce increases in runoff by utilizing appropriate and applicable low impact development principles</i></li> <li>• <i>Provide onsite detention facilities or conveyance to acceptable off-lot conveyance devices</i></li> <li>• <i>Minimize "Dry Weather" runoff which could add to the total infiltration from the project</i></li> </ul>	
<p><b>HWQ-5</b> Adoption of the proposed ordinance revisions would allow for the construction of up to 47 single-family homes within the project area. Several of the single-family homes could be constructed in an area in which there is a potential for flood hazards to exist. However, with implementation of Mitigation Measure HWQ-5, flooding impacts would be Class II, <i>significant but mitigable.</i></p>	<p><b>HWQ-5 Standards of Construction in a Flood Zone D Area.</b> Prior to issuance of any grading permit or building permit, the applicant for any construction project located in an area designated as Zone D by FEMA shall comply with the following, pursuant to Section 15.42.120 of the City of Rancho Palos Verdes Municipal Code. Plans shall be reviewed and approved accordingly by the City Building Official:</p> <ul style="list-style-type: none"> <li>• <i>All new construction shall be designed to be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy</i></li> <li>• <i>All new construction shall be constructed with materials and utility equipment resistant to flood damage</i></li> <li>• <i>All new construction shall be constructed using methods and practices that minimize flood damage</i></li> <li>• <i>All new construction shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent</i></li> </ul>	<p>Impacts would be less than significant with implementation of Mitigation Measure HWQ-5</p>



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<i>water from entering or accumulating within the components during conditions of flooding</i>	
<b>NOISE</b>		
<b>N-1</b> Short-term project construction would intermittently generate high noise levels on and adjacent to the site. This would be a Class II, <i>significant but mitigable</i> impact.	<b>N-1 Construction Schedule.</b> Permitted hours and days of construction activity are 7:00 a.m. to 7:00 p.m., Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Municipal Code without a special construction permit.	Compliance with this mitigation measure would reduce construction noise impacts of the proposed project to a less than significant level.
<b>N-2</b> Construction facilitated by the proposed ordinance revisions could generate intermittent levels of groundborne vibration affecting residences and other buildings near the project site. However, these impacts are temporary in nature and would not exceed existing thresholds. Therefore, impacts would be <i>less than significant</i> .	None required.	Less than significant without mitigation.
<b>N-3</b> Traffic generated by the potential development of up to 47 new residences in Zone 2 would incrementally increase noise levels on area roadways. However, the increase in noise would not exceed significance thresholds and would therefore be Class III, <i>less than significant</i> .	None required.	Less than significant without mitigation.
<b>TRAFFIC AND CIRCULATION</b>		
<b>T-1</b> The potential increase in vehicles traveling on the surrounding roadway network from buildout under the proposed ordinance revisions would not result in significant impacts at any of the study area intersections under existing plus project conditions. However, the increase in vehicle trips under cumulative conditions would result in significant impacts at three of the study area intersections. Mitigation Measure T-1(a) would reduce impacts to a less than significant level at the intersection of Hawthorne Boulevard/Via Rivera. However, mitigation measures T-1 b through c were found to be infeasible and would not reduce cumulative impacts to a less than significant level at Forrestal Drive/Palos Verdes Drive South and Seahill Drive-	<b>T-1(a) Hawthorne Boulevard/Via Rivera.</b> The individual project applicants shall provide a proportionate fair share contribution to the City to restripe the southbound approach of Via Rivera to provide two lanes (a 10-foot wide single left-turn lane and a 12-foot wide optional through-right combination lane) and/or a traffic signal shall be installed at the intersection of Hawthorne Boulevard and Via Rivera in order to improve overall operations and assignment of motorist right-of-way.  <b>T-1(b) Seahill Drive-Tramonto Drive/Palos Verdes Drive South.</b> The individual project applicants shall provide a proportionate fair-share contribution towards the modification of the intersection to provide an acceleration lane to better facilitate the northbound left-turn movement (from	Mitigation Measure T-1(a) would reduce the potentially significant project-related impact to the intersection of Hawthorne Boulevard/Via Rivera to a less than significant level.  Mitigation Measure T-1(b)) would require the applicant to provide a proportionate fair-share contribution towards the modification of the intersection to provide an acceleration lane to better facilitate the northbound left-turn movement (from Seahill Drive) onto westbound Palos Verdes Drive South. However, since the fair share contribution to this



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>Tramonto Drive/Palos Verdes Drive South. Impacts at these two intersections would therefore be Class I, <i>significant and unavoidable</i>.</p>	<p>Seahill Drive) onto westbound Palos Verdes Drive South. <i>(Note that the City can only require a fair share payment; therefore, implementation of the improvements required in this Mitigation Measure cannot be guaranteed. Impacts at this intersection would be significant and unavoidable).</i></p> <p><b>T-1(c) Forrestal Drive/Palos Verdes Drive South.</b> A traffic signal shall be installed at this intersection in order to improve overall operations and assignment of motorist right-of-way. <i>(Note that impacts at this intersection have been assumed to be significant and unavoidable. Please see discussion under Significance After Mitigation for further explanation.)</i></p>	<p>mitigation measure would not allow the City to fully implement the measure absent of other funding resources, the mitigation was conservatively deemed infeasible and no feasible mitigation measures were identified that would mitigate project-related impacts at this location. Impacts would be significant and unavoidable.</p> <p>Mitigation Measure T-1(c) would require a traffic signal to be installed at this intersection. Although installation of the signal may be technically feasible, there may be other policy reasons for finding the traffic signal inappropriate and infeasible at this time. If the City were to approve signalization of the intersection, the impact would be reduced to less than significant. If, however, the City determines that signalization is not feasible, no other feasible mitigation measures were identified that would mitigate project-related impacts at this location. Therefore, assuming that the City does not authorize signalization of the intersection, the project's impact at this intersection would be significant and unavoidable.</p>
<p><b>T-2</b> The proposed project would increase traffic levels along roadways in the vicinity of the project site. However, the projected increases are below City-adopted thresholds at both studied street segments. Therefore, impacts to these two street segments would be Class III, <i>less than significant</i>.</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p><b>T-3</b> Based on Los Angeles County Congestion Management Program (CMP) criteria, impacts to CMP identified freeway monitoring segments and arterial intersections</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
as a result of buildout under the proposed project would be Class III, <i>less than significant</i> .		
<p><b>T-4</b> Access to the project site during construction activity and during the operational phase of the project would be provided via Narcissa Drive and Peppertree Drive. Although there would be an increase of traffic during construction activity, construction traffic would not result in any significant impacts. In addition, emergency access during both construction and operational phases would be adequate to serve the Portuguese Bend community. Therefore, impacts relating to site access and circulation would be Class III, <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
<p><b>T-5</b> Development facilitated by the proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Impacts relating to alternative transportation would be <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
<b>UTILITIES AND SERVICE SYSTEMS</b>		
<p><b>U-1</b> Wastewater conveyance and treatment systems are adequate to serve the potential for up to 47 new residences to be built in the project area. However, individual new residences that could be constructed under the proposed ordinance revisions would require the extension of wastewater conveyance facilities. This impact would be Class II, <i>significant but mitigable</i>.</p>	<p><b>U-1 Holding Tank System.</b> If the director of Public Works determines that the sanitary sewer system cannot accommodate a new connection at the time of building permit issuance, the project shall be connected to a City approved holding tank system until such time as the sanitary sewer system can accommodate the project. In such cases, once the sanitary sewer system becomes available to serve the project, as determined by the Director of Public Works, the holding tank system shall be removed, and the project shall be connected to the sanitary sewer system.</p> <p><b>U-2 Additional Plumbing.</b> If the project involves additional plumbing fixtures, or additions of habitable space which exceed 200 square feet, or could be used as a new bedroom, bathroom, laundry room or kitchen, and if the lot or parcel is not served by a sanitary sewer system, septic systems shall be replaced with approved holding tank systems in which to dispose of on-site waste water. The capacity of the</p>	Less than significant with implementation of mitigation measures U-1 through U-5.



**Table ES-1  
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 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>required holding tank system shall be subject to the review and approval of the City's Building Official. For the purposes of this mitigation measure, the addition of a sink to an existing bathroom, kitchen or laundry room shall not be construed to be an additional plumbing fixture. For those projects which involve additions of less than 200 hundred square feet in total area and which are not to be used as a new bedroom, bathroom, laundry room or kitchen, the applicant shall submit for recordation a covenant specifically agreeing that the addition of the habitable space will not be used for those purposes. Such covenant shall be submitted to the Director for recordation prior to the issuance of a building permit. For lots or parcels which are to be served by a sanitary sewer system on or after July 6, 2000, additional plumbing fixtures may be permitted and the requirement for a holding tank may be waived, provided that the lot or parcel is to be connected to the sanitary sewer system. If a sanitary sewer system is approved and/or under construction but is not yet operational at the time that a project requiring a landslide moratorium exception permit is approved, the requirement for a holding tank may be waived, provided that the lot or parcel is required to be connected to the sanitary sewer system pursuant to Section 15.20.110 of the Rancho Palos Verdes Municipal Code, or by an agreement or condition of project approval.</p> <p><b>U-3 Participation in Future Sewer and/or Storm Drain Assessment District.</b> If the lot or parcel is not served by a sanitary sewer system, the applicant shall submit for recordation a covenant agreeing to support and participate in existing or future sewer and/or storm drain assessment districts and any other geological and geotechnical hazard abatement measures required by the City. Such covenant shall be submitted to the Director prior to the issuance of a building permit.</p>	



**Table ES-1  
 Summary of Significant Environmental Impacts,  
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p><b>U-4 Sewer and Storm Drain Easement.</b> If the lot or parcel is not served by a sanitary sewer system, the applicant shall submit for recordation a covenant agreeing to an irrevocable offer to dedicate to the City a sewer and storm drain easement on the subject property, as well as any other easement required by the City to mitigate landslide conditions. Such covenant shall be submitted to the Director prior to the issuance of a building permit.</p> <p><b>U-5 Inspection of Sewer Lateral.</b> If the lot or parcel is served by a sanitary sewer system, the sewer lateral that served the applicant's property shall be inspected to verify that there are no cracks, breaks or leaks and, if such deficiencies are present, the sewer lateral shall be repaired or reconstructed to eliminate them, prior to the issuance of a building permit for the project that is being approved pursuant to the issuance of a moratorium exception permit.</p>	

