

Zone 2 Landslide Moratorium Ordinance Revisions

Draft Environmental Impact Report

Table of Contents

	Page
VOLUME I	
Executive Summary	ES-1
1.0 Introduction	
1.1 Environmental Impact Report Background.....	1-1
1.2 Purpose and Legal Authority	1-2
1.3 Scope and Content.....	1-3
1.4 Lead, Responsible, and Trustee Agencies.....	1-4
1.5 Environmental Review Process	1-4
2.0 Project Description	
2.1 Project Sponsor.....	2-1
2.2 Project Location.....	2-1
2.3 Current Land Use and Regulatory Setting.....	2-1
2.4 Project Characteristics	2-10
2.5 Project Objectives.....	2-11
2.6 Required Approvals	2-12
3.0 Environmental Setting	
3.1 Regional Setting	3-1
3.2 Project Site Setting	3-1
3.3 Cumulative Projects Setting.....	3-2
4.0 Environmental Impact Analysis	4-1
4.1 Aesthetics	4.1-1
4.2 Air Quality	4.2-1
4.3 Biological Resources.....	4.3-1
4.4 Cultural Resources.....	4.4-1
4.5 Geology	4.5-1
4.6 Greenhouse Gas Emissions	4.6-1
4.7 Fire Protection	4.7-1
4.8 Hydrology and Water Quality.....	4.8-1
4.9 Noise.....	4.9-1
4.10 Traffic and Circulation.....	4.10-1
4.11 Utilities and Service Systems	4.11-1
5.0 Other CEQA-Required Discussions	5-1



Table of Contents

5.1	Growth Inducing Effects.....	5-1
5.2	Irreversible Environmental Effects.....	5-2
6.0	Alternatives	6-1
6.1	No Project Alternative.....	6-1
6.2	Reduced Building Area Alternative.....	6-7
6.3	Subdivision of Larger Lots Alternative	6-12
6.4	Reduced Housing Units Alternative.....	6-19
6.5	Alternatives Considered, But Rejected	6-24
6.6	Environmentally Superior Alternative	6-25
7.0	References and Report Preparers	7-1
7.1	References	7-1
7.2	Report Preparers	7-6

List of Figures

Figure 1-1	Environmental Review Process	1-5
Figure 2-1	Project Location Map.....	2-2
Figure 2-2	Project Area and Affected Parcels	2-3
Figure 2-3a	Existing Conditions in the Project Area	2-4
Figure 2-3b	Existing Conditions in the Project Area	2-5
Figure 2-3c	Existing Conditions in the Project Area	2-6
Figure 4.1-1	Public Views of the Project Area	4.1-3
Figure 4.1-2	General Plan “Visual Aspects” for the Project Area.....	4.1-4
Figure 4.2-1	Generalized Habitat Map	4.3-3
Figure 4.8-1	Drainage Plan	4.8-3
Figure 4.10-1	Existing Traffic Volumes - AM Peak Hour	4.10-5
Figure 4.10-2	Existing Traffic Volumes - PM Peak Hour	4.10-6
Figure 4.10-3	Project Traffic Distribution Pattern	4.10-17

List of Tables

Table ES-1	Summary of Significant Environmental Impacts, Mitigation Measures, and Residual Impacts	ES-4
Table 1-1	Scoping Comments Received.....	1-1
Table 3-1	Cumulative Projects in Rancho Palos Verdes and Surrounding Area.....	3-2
Table 3-2	Approximate Cumulative Development by Land Use	3-5
Table 4.2-1	Current Federal and State Ambient Air Quality Standards	4.2-2
Table 4.2-2	Ambient Air Quality Data	4.2-4
Table 4.2-3	SCAQMD Operational Air Quality Significance Thresholds.....	4.2-7
Table 4.2-4	SCAQMD LSTs for Construction	4.2-8
Table 4.2-5	Estimated Unmitigated Construction Maximum Daily Air Pollutant Emissions	4.2-9
Table 4.2-6	Estimated Mitigated Construction Maximum Daily Air Pollutant Emissions	4.2-11
Table 4.2-7	Operational Emissions Associated with Onsite Development	4.2-12
Table 4.3-1	Habitat Requirements for Special Status Plants with the Potential for Occurrence	4.3-7



Table of Contents

Table 4.3-2	Habitat Requirements for Special Status Wildlife Species with Potential for Occurrence	4.3-8
Table 4.5-1	Previously Recorded Prehistoric Archaeological Resources in Proximity to the Project Site.....	4.4-4
Table 4.6-1	Estimated Construction Emissions of Greenhouse Gases	4.6-12
Table 4.6-2	Estimated Area Source Greenhouse Gas Emissions	4.6-13
Table 4.6-3	Estimated Annual Energy-Related Greenhouse Gas Emissions.....	4.6-13
Table 4.6-4	Estimated Annual Solid Waste Greenhouse Gas Emissions	4.6-14
Table 4.6-5	Estimated Greenhouse Gas Emissions from Water Use	4.6-14
Table 4.6-6	Estimated Annual Mobile Emissions of Greenhouse Gases.....	4.6-15
Table 4.6-7	Combined Annual Emissions of Greenhouse Gases	4.6-15
Table 4.6-8	Project Consistency with Applicable Climate Action Team Greenhouse Gas Emission Reduction Strategies	4.6-16
Table 4.6-9	Project Consistency with Applicable Attorney General Greenhouse Gas Reduction Measures	4.6-20
Table 4.8-1	Cumulative Watershed Drainage Runoff Summary	4.8-12
Table 4.8-2	Project Area (Zone 2) Drainage Runoff Summary	4.8-14
Table 4.8-3	Median Lot Drainage Runoff Summary	4.8-15
Table 4.9-1	Human Response to Different Levels of Groundborne Vibration.....	4.9-2
Table 4.9-2	City of Rancho Palos Verdes Existing Noise Regulations	4.9-3
Table 4.9-3	Land Use Compatibility for Noise Environments	4.9-4
Table 4.9-4	Existing Noise Monitoring Results.....	4.9-5
Table 4.9-5	Significance of Changes in Operational Roadway Noise Exposure.....	4.9-6
Table 4.9-6	Typical Noise Levels at Construction Sites	4.9-8
Table 4.9-7	Vibration Source Levels for Construction Equipment	4.9-9
Table 4.9-8	Project Contribution to Roadway Noise Levels	4.9-10
Table 4.10-1	Level of Service Definitions for Signalized Intersections (ICU Methodology)	4.10-3
Table 4.10-2	Level of Service Criteria for Unsignalized Intersections (HCM Methodology)	4.10-3
Table 4.10-3	Existing Intersection Levels of Service Summary	4.10-4
Table 4.10-4	Existing Roadway Traffic Conditions.....	4.10-7
Table 4.10-5	Existing Transit Near Project Site	4.10-7
Table 4.10-6	Level of Service Criteria for Signalized Intersections (ICU Methodology)	4.10-11
Table 4.10-7	Signalized Intersection Impact Threshold Criteria	4.10-12
Table 4.10-8	Street Segment Impact Threshold Criteria	4.10-13
Table 4.10-9	Year 2020 Future Pre-Project Conditions Summary	4.10-14
Table 4.10-10	Project Trip Generation Summary.....	4.10-15
Table 4.10-11	Existing Plus Project Intersection Levels of Service Impacts.....	4.10-18
Table 4.10-12	Year 2020 Future With Project Scenario Intersections.....	4.10-18
Table 4.10-13	Year 2020 Future Background Projects Plus Mitigated Project Intersection LOS.....	4.10-20
Table 4.10-14	Roadway Segments Impacts	4.10-22
Table 4.11-1	Current Wastewater Generation.....	4.11-2
Table 4.11-2	Wastewater Treatment.....	4.11-4
Table 6-1	Comparison of Project Alternatives' Buildout Characteristics	6-1
Table 6-2	Impact Comparison of Alternatives.....	6-26



VOLUME II

Appendices

Appendix A	Initial Study, Notice of Preparation, NOP Comment Letters
Appendix B	Air Quality / Greenhouse Gas Emissions Calculation Worksheets
Appendix C	Biological Resources: Habitat Assessment Report
Appendix D	Geotechnical Study
Appendix E	Drainage and Water Quality Report
Appendix F	Noise Measurements, Traffic Noise Calculation Worksheets
Appendix G	Traffic Study

