ENVIRONMENTAL IMPACT REPORT

DRAFT

RANCHO PALOS VERDES NATURAL COMMUNITIES CONSERVATION PLANNING SUBAREA PLAN

(SCH# 2003071008)

Prepared by

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ACOE	Army Corps of Engineers
BMP	best management practice
CCC	California Coastal Commission
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
City	City of Rancho Palos Verdes
CNPS	California Native Plant Society
CSP	Coastal Specific Plan
CSS	coastal sage scrub
CWA	Clean Water Act
EIR/EA	Environmental Impact Report/Environmental Assessment
ESA	Endangered Species Act
ESB	El Segundo blue butterfly
GIS	geographic information system
HCP	Habitat Conservation Plan
HOA	homeowners association
IA	Implementing Agreement
IS	Initial Study
ITP	Incidental Take Permit
LCP	Local Coastal Program
MND	Mitigated Negative Declaration
NCCP	Natural Communities Conservation Planning
NEPA	National Environmental Policy Act
NOA	Notice of Availability
NOC	Notice of Completion
NOP	Notice of Preparation
Peninsula	Palos Verdes Peninsula
POU	Program of Utilization
PUMP	Public Use Master Plan
PVPLC	Palos Verdes Peninsula Land Conservancy
RCPG	Regional Comprehensive Plan and Guide

RHMP	Reserve Habitat Management Plan
RIHA	Regionally Important Habitat Area
RTP	Reserve Trail Plan
SCAG	Southern California Association of Governments
SSC	State Species of Concern
State	State of California
USC	U.S. Code
USFWS	U.S. Fish and Wildlife Service

1.1 ENVIRONMENTAL PROCEDURES

This Environmental Impact Report (EIR) is an informational document intended for use by City of Rancho Palos Verdes (City) decision makers, other local and state agencies with discretionary authority, and members of the general public in evaluating the potential effects of the Rancho Palos Verdes Natural Communities Conservation Planning (NCCP) Subarea Plan (hereinafter referred to as "Subarea Plan" or "Proposed Project"). The goal of the Proposed Project is to maximize benefits to wildlife and vegetation communities while accommodating appropriate economic development in Rancho Palos Verdes and the region pursuant to the requirements of the NCCP Act of 1991 (California Fish and Game Code, Section 2800 et seq.). The Proposed Project provides for comprehensive management and conservation of multiple species, including but not limited to species protected under the California Endangered Species Act (CESA) or federal Endangered Species Act (ESA).

This EIR complies with all criteria, standards, and procedures of the California Environmental Quality Act (CEQA) of 1970, as amended, and is consistent with State of California (State) CEQA Guidelines (California Code of Regulations, Section 15000 et seq.) and City Local CEQA Guidelines (Revised September 2002). The City is the Lead Agency under CEQA.

Although the following text of this EIR describes the document as an EIR/Environmental Assessment (EA), this document is not a National Environmental Policy Act (NEPA) document approved by the U.S. Fish and Wildlife Service (USFWS) and the U.S. Department of the Interior. A forthcoming NEPA document approved by the USFWS and the U.S. Department of the Interior will be available for public review once announced in the Federal Register.

1.2 PURPOSE AND SCOPE OF THE EIR/EA

The City's Department of Planning, Building, and Code Enforcement determined that the Proposed Project may have a significant effect on the environment; therefore, preparation of an EIR is required. The Initial Study (IS) and the Notice of Preparation (NOP) dated June 25, 2003, identified the potential for significant environmental effects to biological resources, land use/planning, and recreation. This EIR/EA evaluates potential effects of the Proposed Project's implementation and alternatives on these resources. Effects described in the EIR/EA include short- and long-term effects, direct and indirect impacts, and cumulative impacts.

This EIR/EA considers the following actions included in the Proposed Project:

- Adoption of the Subarea Plan.
- Contribution and acquisition of land for a Reserve network to be managed by the Palos Verdes Peninsula Land Conservancy (PVPLC) with assistance from City and Wildlife Agencies.
- Issuance of take authorizations for covered species by the USFWS under Section 10(a)(1)(B) of the ESA and by the California Department of Fish and Game (CDFG) under California Fish and Game Code, Section 2835.
- Amendment of the City's General Plan, Coastal Specific Plan, and Municipal Code to incorporate the Subarea Plan.

- Approval of Amendment to the Program of Utilization for Upper Point Vicente (Property CA-1088(2) portion of LADA Nike 55 Point Vicente) by the United States Department of Interior, National Parks Services

The EIR/EA is intended to be used by the City in its capacity as lead agency under CEQA for the adoption of the NCCP and subsequent implementing actions. Further, the EIR/EA is intended to be relied upon in the future by the USFWS in its role as lead agency under NEPA and by the National Park Service when it considers revisions to the Point Vicente Program of Utilization, each of which may require adoption of a finding of no significant impact (FONSI) at the appropriate time.

1.3 RESPONSIBLE, TRUSTEE, AND COOPERATING AGENCIES

The Proposed Project would require permits and approvals from public agencies other than the CEQA Lead Agency to be implemented. These other public agencies are referred to as Responsible Agencies and Trustee Agencies under CEQA (Sections 15381 and 15386). Responsible agencies are public agencies other than the CEQA Lead Agency that have discretionary approval over the Proposed Project. Trustee agencies include State agencies that have jurisdiction by law over natural resources affected by a project that are held in trust for the people of California. The California Coastal Commission (CCC) is a Responsible Agency under CEQA. The CDFG is a Responsible and Trustee Agency for the Proposed Project.

Federal agencies other than the NEPA Lead Agency that have jurisdiction by law or special expertise with respect to the environmental effects anticipated from the Proposed Project are Cooperating Agencies under NEPA. A cooperating agency participates in the scoping process and may provide input during preparation of the NEPA document. The National Park Service and U.S. Coast Guard are Cooperating Agencies for the Proposed Project.

1.4 COMPLIANCE WITH CEQA

This Draft EIR is subject to a 45-day review period by Responsible and Trustee Agencies and interested parties. In accordance with Sections 15085(a) and 15087 (a)(1) of State CEQA Guidelines, as amended, the City will 1) publish a Notice of Availability (NOA) of a Draft EIR/EA in the *Palos Verdes Peninsula News*, a newspaper of general circulation, and 2) prepare and transmit a Notice of Completion (NOC) to the State Clearinghouse.

Any public agency or members of the public desiring to comment on the Draft EIR must submit their comments in writing to the individual identified on the NOA or NOC before the end of the 45-day public review period. Upon close of the public review period, the City will evaluate and prepare responses to all relevant comments received. The Final EIR will consist of the responses to public review comments and revisions made to the Draft EIR to incorporate comments received. Within 10 days before certification of the Final EIR, a copy of the response to comments will be provided to agencies and other parties that submitted comments on the Draft EIR during the public review period.

1.5 SCOPING PROCESS

Several opportunities for public input have been available during formulation of the Draft Subarea Plan and EIR/EA.

1.5.1 Public Input During Preparation of the Draft Subarea Plan

Development of the Subarea Plan involved a substantial amount of public input and meetings throughout the planning process. An NCCP Planning Group was established in 1997 to provide a forum for public discussion and consensus building on issues and proposed policies. The Planning Group, which met approximately once a month over four years (1997 to 2000), included representatives from the City, wildlife agencies, environmental groups and organizations, property owners, and various citizen and special-interest groups.

1.5.2 CEQA/NEPA Scoping Process

The City issued the NOP (with IS attached) for preparation of the EIR/EA for the Proposed Project on June 25, 2003, initiating a 30-day public scoping period that concluded on July 25, 2003. The purpose of the NOP was to indicate formally that the City was preparing a Draft EIR/EA for the Proposed Project and, as Lead Agency, was soliciting input regarding the scope and content of the EIR/EA. The NOP was distributed to all Responsible and Trustee Agencies, as well as other agencies and members of the public who may have an interest in the Proposed Project. Comment letters were received from the following persons, agencies, or organizations in response to the NOP:

- United States Fish and Wildlife Service / California Department of Fish and Game
- National Park Service
- State of California Department of Transportation
- Southern California Association of Governments
- County of Los Angeles Department of Public Works
- County of Los Angeles Fire Department
- York Long Point Associates, L.P.
- California Native Plant Society
- Endangered Habitats League
- Los Serenos de Point Vicente
- Vic Quirarte
- Jim Knight
- Kathy Snell
- Ann Shaw and Dena Friedson

A public hearing was held on July 15, 2003, by the City Council to present the Draft Subarea Plan and solicit public comments on the NOP. The following individuals and organizations provided comments at the public hearing:

- Jim Knight
- Jack Downhill
- Dale Warren, Southern Bay Archery Club
- Barbara Sattler, California Native Plant Society
- Ann Shaw

During the public scoping period, comments were received regarding the contents of the Draft Subarea Plan and environmental issues to be addressed in the EIR/EA. Comments regarding revisions to the Draft Subarea Plan will be addressed once the Subarea Plan is finalized. Anticipated revisions to the March 2003 Draft Subarea Plan have been included in the project description (Section 3) and associated impacts are evaluated in this EIR/EA. Other revisions to the Draft Subarea Plan are expected to involve only minor editorial changes. The following environmental concerns were raised in response to the NOP (the EIR/EA section in which each concern is addressed is provided in parentheses):

- Adjacent land use and public access to proposed Reserve (Section 5.2).
- Consistency with the Los Angeles County Regional Comprehensive Plan and Guide (Section 5.2) and the City's General Plan and Municipal Code (Sections 5.2 and 5.3).
- Consistency with the Program of Utilization for Point Vicente Park/Civic Center (Section 5.3).
- Cultural and archaeological resources (Section 8).
- Impacts to biological resources, including sensitive habitats, trees, raptors, and rare, threatened, and endangered species (Section 5.1).
- Impacts of predator control and herbicide use on non-target species (Section 5.1).
- Indirect effects on biological resources, including lighting, noise, human activity, exotic species, and drainage (Section 5.1).
- Maintenance of biodiversity, habitat connectivity, wildlife corridors, and minimization of edge effects (Section 5.1).
- Selection process for covered species (Section 3.4.1).

Copies of the NOP, distribution list, and letters received in response to the NOP are included in Appendix A of this EIR/EA.

Through the scoping process and preparation of the IS, the following issues were considered potentially significant and are analyzed in Section 5 of this EIR/EA:

- Biological resources
- Land use/planning

- Recreation

The IS determined that the Proposed Project would not result in significant impacts to the following issue areas, which are discussed briefly in Section 8 of this EIR/EA:

- Aesthetics
- Agriculture resources
- Air quality
- Cultural resources
- Geology/soils
- Hazards and hazardous materials
- Hydrology/water quality
- Mineral resources
- Noise
- Population/housing
- Public services
- Transportation/traffic
- Utilities/service systems

1.6 FORMAT OF THE EIR/EA

This EIR/EA is organized into the following 10 sections:

Section 1 INTRODUCTION AND PURPOSE. Provides CEQA-compliance information.

Section 2 EXECUTIVE SUMMARY. Provides a brief project description and summary of the environmental impacts and mitigation measures.

Section 3 PROJECT DESCRIPTION. Provides a detailed project description indicating project location, project characteristics, and objectives, as well as associate discretionary actions required.

Section 4 BASIS FOR THE CUMULATIVE ANALYSIS. Describes the approach and methodology for the Cumulative Analysis.

Section 5 DESCRIPTION OF ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES. Contains a detailed environmental analysis of existing conditions, project impacts, mitigation measures, and unavoidable adverse impacts. The analysis of each environmental category in this section is organized as follows:

- "Existing Conditions/Environmental Setting" describes physical conditions that currently exist and that may influence or affect the issue under investigation.

- "Environmental Impacts/Environmental Consequences" describes potential environmental changes to existing physical conditions that may occur if the Proposed Project is implemented.

- "Cumulative Impacts" describes potential environmental changes to existing physical conditions that may occur if the Proposed Project is implemented together with other reasonably foreseeable, planned, and approved future projects.

- "Mitigation Measures" are specific measures that may be required to avoid or minimize a significant adverse impact.

- "Level of Significance after Mitigation" discusses whether the Proposed Project and its contribution to cumulative impacts can be reduced to levels considered less than significant.

Section 6 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT. Discusses significant environmental changes that would be involved with implementation of the Proposed Project and discusses growth-inducing impacts.

Section 7 ALTERNATIVES TO THE PROPOSED PROJECT. Describes a reasonable range of alternatives to the Proposed Project that could attain the basic project objectives feasibly.

Section 8 EFFECTS FOUND NOT TO BE SIGNIFICANT. Provides an explanation of potential impacts that have been determined not to be significant.

Section 9 ORGANIZATIONS AND PERSONS CONSULTED. Identifies all federal, State, or local agencies, other organizations, and individuals consulted.

Section 10 BIBLIOGRAPHY. Identifies reference sources for this EIR/EA.

Section 11 LIST OF PREPARERS. Identifies people involved in the EIR/EA preparation.

2.1 INTRODUCTION

The City's Plan was prepared to maximize benefits to wildlife and vegetation communities in Rancho Palos Verdes and the region pursuant to the requirements of the NCCP Act of 1991 (California Fish and Game Code, Section 2800, et seq.). The resulting planning effort provides for comprehensive management and conservation of multiple species, including but not limited to species protected under the ESA or CESA.

The Subarea Plan identifies the following:

- Habitat to be conserved in the City's proposed Reserve and the mechanism for this conservation (e.g., outright acquisition or easement grants).
- Interim protection measures for habitats not expected to be ultimately conserved through exactions during the development process.

2.2 PROJECT LOCATION AND ENVIRONMENTAL SETTING

The 13.6-square-mile coastal community of Rancho Palos Verdes is on the southwest side of Palos Verdes Peninsula (Peninsula). It is bounded to the north by Rolling Hills Estates and Palos Verdes Estates and to the east by San Pedro, with the high-density, urbanized core of South Bay communities farther to the north (see Figure 3-1). The proposed 1,514 acres within the Plan area are generally within the center of the city's boundaries, with smaller patches of habitat throughout the city and along the coastline.

Of the 1,514 acres of the Reserve, 1,445 acres are dominated by naturalized vegetation consisting primarily of habitats of coastal sage scrub (CSS), southern cactus scrub, riparian scrub, grassland, disturbed vegetation, and exotic woodland. Small patches of disturbed and agricultural areas also exist within the Reserve boundaries. Land uses immediately adjacent to the largest portion of the Reserve boundaries consist primarily of low-density residential uses, some high- to medium-density residential uses, and the Pacific Ocean to the south. Smaller portions of the Reserve are adjacent to public facilities and institutions, open space and recreation, and vacant land.

2.3 PROJECT DESCRIPTION

The Subarea Plan divides the Reserve components into public, private, and "Neutral Lands". Additionally, Reserve management, mitigation measures, and the permitting process are described upon establishment of the Subarea Plan.

2.3.1 Reserve Components

The Reserve would be composed of public and private biological open-space lands. Following are approximate acreages of these lands (property locations are shown on Figure 3-2).

2.3.1.1 Existing Public Lands (758.3 acres)

1. 354.5 acres of City-owned lands already dedicated as biological open space to be included in the Reserve.

2. 298.8 acres of City-owned lands to be dedicated to the Reserve.
3. 105 acres of other public/conserved lands.

2.3.1.2 Private Lands (183.6 acres)

1. 47 acres of private development projects that would contribute biological open space to the Reserve (subject to approval).
2. 136.6 acres from seven local Homeowners Associations (HOA) are being requested to contribute open space to the Reserve (considered Neutral Lands until agreements are made).

2.3.1.3 Priority Acquisition Areas to be Purchased (684.5 acres)

The City, PVPLC, County of Los Angeles (County), CDFG, and USFWS would provide funds for the purchase and dedication of 684.5 acres of privately owned lands considered regionally important to the Reserve.

2.3.1.4 Neutral Lands

About 720 acres of Neutral Lands would exist outside the Reserve boundary, but they are unlikely to be developed. PVPLC and the City would work to obtain conservation easements over some of these lands and add as many to the Reserve as practicable. Such Neutral Lands can be placed into the following two categories:

1. *Extreme Slopes on Private Property.* Extreme slopes are slopes with greater than 35 percent grade that occur in undeveloped canyons and slopes scattered throughout the city, although they are mostly concentrated on the city's east side. These slopes are protected from development by City Ordinance.
2. *Lands Zoned Open-Space Hazard.* Unstable geologic conditions or other physical constraints occurring on public and private properties zoned Open-Space Hazard may result in a prohibition against development. Any proposed development must be accompanied by a detailed geotechnical investigation establishing the absence of geologic hazards and an approved City application to remove the land from the Open-Space Hazard designation.

2.3.2 Reserve Management

The Subarea Plan establishes actions that the City would perform to obtain ESA Section 10(a) take authorizations for species covered by the Subarea Plan. Additionally, established in the Subarea Plan are current and future management, maintenance, compatible uses (e.g., passive recreation) for conserved lands, and funding for habitat management.

The City would enter into a contract with PVPLC to manage all conserved land in the Reserve and additional lands as acquired. The existing agreement between the City and PVPLC for management of the Forrestal Nature Preserve would be a model for the expanded management program.

The City's primary conservation strategy would be to acquire several key, privately owned parcels, contribute selected City-owned lands, and have the PVPLC manage this Reserve network with the

assistance of the City, CDFG, and USFWS. A long-term habitat restoration program is also a critical component of the Subarea Plan. The proposed Reserve is designed to be consistent with NCCP standards and guidelines and issuance criteria for ESA Section 10(a) take authorizations for species covered by the Subarea Plan. The resulting Reserve conserves the most practicable amount of regionally important habitat areas and provides adequate habitat linkages between patches of conserved habitat.

Additionally, based on a revegetation plan to be approved by the CDFG and USFWS, the City and PVPLC would enhance/restore the most practicable amount of disturbed habitats within the Reserve, emphasizing areas directly adjacent to conserved habitat to enhance habitat patch size and habitat linkage function (i.e., areas with moderate to high potential for successful restoration).

2.3.3 Mitigation Requirements

The Subarea Plan identifies the process for mitigating development on habitat not conserved and how permits and take authorizations for covered species are to be obtained. These actions form the basis for developing an Implementing Agreement (IA) with the CDFG and USFWS, jointly known as the Wildlife Agencies. In this manner, the authority for infrastructure development and land use decisions on sensitive lands in the Subarea Plan would be retained by the City. Thus, the City would obtain the ability to self-issue endangered species take authorizations as long as they are consistent with the Subarea Plan.

The City has identified 21 City projects and 9 private projects covered by the Subarea Plan. These projects would result in approximately 48.9 acres of unavoidable loss of CSS within or outside the proposed Reserve. Mitigation for CSS losses within the Reserve for which the City would provide mitigation (33.7 acres) would be at a 3:1 ratio of conserved acreage to affected acreage. Additionally, mitigation for impacts of private projects would be at a 3:1 ratio of conserved acreage to affected acreage, provided by the dedication of private land or donation of monies to the habitat restoration fund. Approximately 174.3 acres of non-native grassland will be lost and mitigated at a 0.5:1 ratio. Development activities for proposed projects covered by the Subarea Plan will be required to undergo separate CEQA review but may rely on this EIR/EA for biological analysis and mitigation purposes to the extent allowed under CEQA.

A total of 13.7 acres of CSS habitats not associated with planned development projects detailed in the Subarea Plan are estimated to occur outside the proposed Reserve boundaries and Neutral Lands. Potential unanticipated future project impacts to sage scrub habitats would be mitigated through establishment of conservation easements (additions to the Reserve) or restoration of priority areas within the Reserve at a 3:1 mitigation ratio. Approximately 15.4 acres of non-native grassland outside of the Reserve and not associated with planned projects would be mitigated at a 0.5:1 ratio if they are proposed for development in the future.

2.3.4 Permitting Process Upon Approval of Subarea Plan

After the City Council and Wildlife Agencies adopt and approve the Subarea Plan and IA, the Wildlife Agencies would issue to the City a 50-year authorization to take species covered by the Subarea Plan. Additionally, the Subarea Plan contains new standards for protection of sensitive species; this potentially would eliminate most USFWS and CDFG involvement in project-specific review and approval.

Impacts to wetlands must continue to be regulated through the federal Clean Water Act (CWA), Section 404 et seq.; California Fish and Game Code, Section 1600 et seq.; and local regulations, although coverage for endangered species through the Subarea Plan should facilitate any consultation required between the USFWS and U.S. Army Corps of Engineers (ACOE).

Third-party beneficiaries (owners/developers of land covered by the Subarea Plan) would be allowed to take covered species and habitats incidental to project construction, operation, and maintenance based on approvals extended to the Proposed Project through the local project permitting process. Malicious or capricious harm to sensitive species and habitats is still forbidden.

After adoption and approval of the Subarea Plan and IA, any proposed development of land in the city would require consistency with the appropriate provisions of the updated Municipal Code, General Plan, and Local Coastal Program (LCP). Consistency with the Subarea Plan would be a mandatory finding of the CEQA review process and planning process.

2.4 SUMMARY OF PROJECT ALTERNATIVES

In accordance with CEQA Guidelines, Section 15126.6, Section 7 of this EIR/EA describes a range of reasonable alternatives to the Proposed Project that could feasibly attain the basic project objectives while evaluating the comparative merits of each alternative. The following summarizes the alternatives described in this EIR/EA.

2.4.1 Alternative A - Environmentally Preferred Alternative

Interested parties from the Peninsula NCCP Working Group met in a workshop setting to develop an environmentally preferred Reserve design alternative. Alternative A minimizes the amount of future development, resulting in 91.0 percent of existing naturalized vegetation being conserved. This alternative includes 13.9 fewer acres of CSS habitat but 26.3 more acres in total compared to the Proposed Project. Alternative A is similar to the Proposed Project in terms of proportion of conserved habitat (91.0 percent versus 90.3 percent), but the locations of potential future development are different. This alternative conserves all key habitat linkages in the city and linkages to adjacent jurisdictions. Relatively isolated habitat areas of public lands are excluded in Alternative A.

2.4.2 Alternative B - Landowner Alternative

Alternative B was developed by the major landowners and City with modifications made following comments from the Working Group and Wildlife Agencies. This alternative would conserve 78.3 percent of existing naturalized vegetation. Alternative B would greatly fragment the most contiguous habitat areas and constrain habitat linkages between the larger blocks of CSS and the linkage to habitats in Palos Verdes Estates. More privately owned lands would be used as mitigation for development impacts, and less private land would need to be acquired.

2.4.3 Alternative C - Proposed Project

Similar to Alternative A, Alternative C (Proposed Project) minimizes the amount of future development, resulting in 90.3 percent of existing naturalized vegetation being conserved, but the locations of potential future development are different than Alternative A. This alternative includes 13.9 more acres of CSS

habitat than Alternative A. In addition, this alternative conserves the most practicable amount of regionally important habitat areas and provides adequate habitat linkages between patches of conserved habitat.

2.4.4 Alternative D - No Project / No Action

Under the No Project/No Action Alternative, the existing land use and environmental regulations process would continue and be required for all public and private projects proposed in Rancho Palos Verdes. Existing regulatory practices require mitigation for impacts to sensitive species and habitats resulting in lands being set aside for open-space preservation. The configuration of preserved lands under the No Project/No Action Alternative would, however, be implemented project-by-project and be characterized, as it is currently, by fragmentation, potentially poor Reserve design or constrained habitat linkages, and isolated island preserves, resulting in increasing the risk of species decline and local extirpation. This project-by-project pattern of planning would likely occur on both public and private lands within the Subarea Plan area under the No Project/No Action Alternative.

2.5 ENVIRONMENTAL ISSUES/MITIGATION SUMMARY

Table 2-1 provides a summary of the impacts and mitigation measures for the Proposed Project included in Section 5 of this EIR/EA.

Table 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

EIR/EA Section	Impacts	Mitigation Measures	Significance After Mitigation
Biological Resources			
5.1.2.3	Regionally Important Habitat Areas and Linkages Impacts to regional and local habitat linkages are significant because potential development outside the Reserve could constrain a linkage in the Lower Filiorum. The proposed Reserve design meets all goals of NCCP guidelines established for the Rancho Palos Verdes Program.	A key habitat linkage constrained by the proposed Lower Filiorum project is mitigated by the proposed habitat restoration and active management within the portion of the linkage within the Reserve.	Less than significant.
5.1.2.4	Vegetation Approximately 63 acres of sage scrub habitats and 190 acres of grassland would be impacted by the Subarea Plan. Impacts to vegetation are considered significant.	All project-specific habitat mitigation would be in the form of providing lands to the Reserve or providing funds toward implementation of habitat restoration within the Reserve. The mitigation ratio for sensitive habitat impacts is 3:1. The City, PVPLC, County, and Wildlife Agencies would provide funds ($27 million) for purchase and dedication of approximately 684.5 acres of privately owned land considered regionally important to the Reserve. The City and PVPLC have made a commitment to initiate restoration activities on at least 5 acres annually for the duration of the take permit. Surveys for native grasslands would be required. Impacts to native grassland would be mitigated at a 3:1 ratio. Non-native grassland impacts would be mitigated at a 0.5:1 ratio.	Less than significant.
5.1.2.5	Sensitive Species Between 94 and 100 percent of the covered species point locations and 96 percent of their potential habitats are being conserved. Direct impacts to sensitive species are considered significant.	The long-term habitat restoration program is likely to increase substantially the availability of suitable habitat for covered species during the permit period; it is expected that the populations of covered species would increase over time proportional to the increase in habitat availability. Direct impacts to sensitive species would be reduced because of the extent and location of conserved habitat, habitat restoration,	Less than significant.

EIR/EA Section	Impacts	Mitigation Measures	Significance After Mitigation
		and habitat management programs within the Reserve included in the Subarea Plan. Disturbance of nesting birds is prohibited by Subarea Plan. The City and PVPLC are responsible for funding the long-term habitat restoration, management, monitoring, and reporting program of the Reserve. Best management practices (BMP) for development activity adjacent to the Reserve are addressed by the Subarea Plan.	
5.1.2.6	Edge Effects Approximately 32 acres of non-edge affected habitat would become edge affected with proposed reserve design. This impact is considered significant.	Active habitat management and restoration programs included in the Subarea Plan would mitigate edge effects. The City and PVPLC are responsible for funding the long-term habitat restoration, management, monitoring, and reporting program of the Reserve. BMPs for development activity adjacent to the Reserve are addressed by the Subarea Plan.	Less than significant.
Land Use and Relevant Planning			
5.2.2.2	Established Community Because the Subarea Plan does not propose development projects, its implementation would preserve the physical setting of the surrounding residential community. Additionally, approximately 1,445 acres of natural habitat would be preserved. Therefore, the Subarea Plan would not result in significant impacts to the established community.	No mitigation measures are required, because significant land use impacts to the established community were not identified.	Less than significant.

EIR/EA Section	Impacts	Mitigation Measures	Significance After Mitigation
5.2.2.3	Relevant Plans and Policies No significant impacts were identified regarding project consistency with relevant plans and policies. As part of implementation of the Subarea Plan, the City would amend the General Plan and modify several components of its Municipal Code (Coastal Permit process, Overlay Districts performance criteria, Grading Ordinance, Zoning Map, Fire Code, Grading Permit, and Site Plan Review process) to conform to Subarea Plan provisions.	No mitigation measures are required, because significant land use impacts to relevant plans and policies were not identified.	Less than significant.
Recreation			
5.3.2.2	Existing Parks/Recreational Facilities The boundaries of the Reserve area were developed to be consistent with existing uses of public recreation facilities. Additionally, establishment of the Reserve area would increase the amount of public land available for passive recreation. Because of these factors, and because the Proposed Project does not include growth-inducing development, no significant adverse impacts to existing recreational facilities would occur.	No mitigation measures are required, because significant impacts to existing parks and recreational facilities were not identified.	Less than significant.
5.3.2.3	Proposed Recreational Activities/Facilities The Proposed Project identifies existing and future recreational uses compatible with management of the proposed Reserve area but does not propose development of specific recreational activities or facilities. Therefore, the Proposed Project would not include any recreational facilities that could have an adverse physical effect on the environment and result in significant impacts.	No mitigation measures are required, because significant impacts related to recreational activities/facilities were not identified.	Less than significant.

EIR/EA Section	Impacts	Mitigation Measures	Significance After Mitigation
5.3.2.4	Relevant Plans and Policies Compatible land uses within the Reserve would include creation and maintenance of a recreational trail system. Because a Reserve Trail Plan would be developed consistent with policies of the Conceptual Trails Plan, no significant impacts related to conflicts with plans and policies regarding the paths and trails network would occur from implementation of the Proposed Project. The Proposed Project would be consistent with all recommendations presented in the Parks Master Plan that are still valid proposals. The Proposed Project would increase the acreage of parklands available for passive recreation and therefore would not result in any significant recreation impacts related to conflicts with City Municipal Code requirements. Sufficient acreage within Point Vicente Park would remain outside the Reserve to provide the active recreational area identified in the Program of Utilization; therefore, no significant recreation impacts would occur.	No mitigation measures are required, because significant impacts related to relevant plans and policies were not identified.	Less than significant.

3.1 PROJECT LOCATION AND SETTING

The 13.6-square-mile coastal community of Rancho Palos Verdes is on the southwest side of the Peninsula. Rancho Palos Verdes is bounded to the north by Rolling Hills Estates and Palos Verdes Estates and to the east by San Pedro, with the high-density, urbanized core of South Bay communities farther to the north (see Figure 3-1).

Approximately 8,661 acres of land occur in Rancho Palos Verdes, including native habitats, nonnative habitats, agricultural lands, disturbed areas, and developed lands. Vegetation communities include CSS, southern cactus scrub, saltbush scrub, coastal bluff scrub, grassland, riparian scrub, disturbed vegetation, exotic woodland, cliff face, and agriculture. Approximately 20 sensitive species occur within the Subarea Plan area.

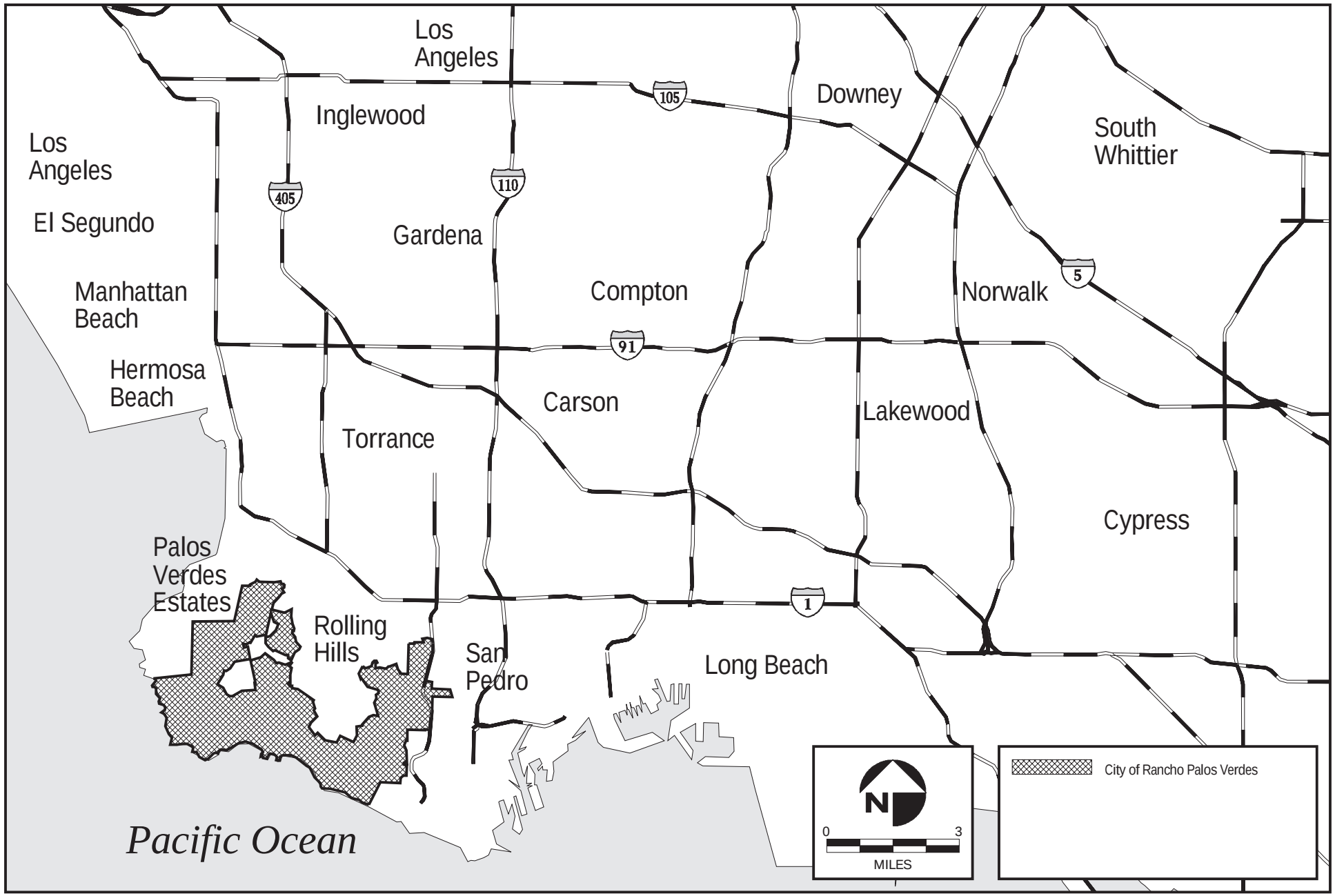
Land uses are dominated by single-family detached dwellings, scattered higher-density residential, and neighborhood-oriented commercial. Industrial activities are excluded on the Peninsula.

3.2 BACKGROUND AND HISTORY

The NCCP Act of 1991 (California Fish and Game Code, Section 2800 et seq.) provides for the preparation and implementation of large-scale natural resource conservation plans. An NCCP plan must identify and provide for the regional or area-wide protection and perpetuation of natural wildlife diversity while allowing for compatible and appropriate development and growth. An NCCP plan is intended to provide comprehensive management and conservation of multiple species, including but not limited to species listed under CESA or ESA.

The NCCP Act is intended to promote cooperation and coordination among public agencies, landowners, and other interested organizations or individuals. The City has entered into an NCCP agreement with the CDFG and USFWS to develop an NCCP subarea plan that would encompass the entire city. The NCCP subregion includes the entire Peninsula; however, only Rancho Palos Verdes has entered into an NCCP agreement. The remaining Peninsula cities have been encouraged to participate formally in the Peninsula NCCP process.

As the lead agency of the Peninsula NCCP, the City needed to develop a landscape scale database of biological resource and land use information in a way that would allow the City and Wildlife Agencies to make informed land use and conservation decisions for future projects. The primary goal of this Phase I program was to provide a biological analysis of the remaining naturalized open space within and adjacent to the city. At the initiation of Phase I of the Peninsula NCCP program, questions regarding the regional importance of parcels to a potential biological reserve system were outstanding (Ogden, 1999). Syntheses of vegetation mapping, sensitive-species distributions and their potential habitat, and the preliminary development of alternative Reserve designs was the primary focus of the Phase I effort. Three alternative Reserve designs (Alternatives A, B, and C) were developed to cover the potential designs that are biologically appropriate. Alternative A would conserve the largest amount of existing naturalized vegetation (91.0 percent) in Rancho Palos Verdes. Alternative B would conserve the least amount of existing naturalized vegetation (78.3 percent). The amount of existing naturalized vegetation conserved under Alternative C would be 90.3 percent.



FIGURE

3-1

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Regional Vicinity Map

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The Phase II program refined the City's alternative Reserve designs and development of the Draft Subarea Plan for agency and public review and comment. Based on extensive discussions with the Wildlife Agencies and the NCCP Rancho Palos Verdes Working Group and evaluations of potential development on the largest properties supporting natural vegetation, the City decided to emphasize acquisition of key private properties and conservation of existing habitats on City-owned lands as the primary form of conservation.

3.3 PROJECT OBJECTIVES

The Proposed Project includes adoption of the City Subarea Plan and implementation of the Alternative C Reserve design as presented in the Draft Subarea Plan. The Proposed Project maximizes benefits to wildlife and vegetation communities in the city and region pursuant to requirements of the NCCP Act of 1991 (California Fish and Game Code, Section 2800, et seq.). The resulting planning effort provides for comprehensive management and conservation of multiple species, including but not limited to species protected under ESA or CESA.

The Subarea Plan identifies the following:

- Habitat to be conserved in the City's proposed Reserve and the mechanism for this conservation (e.g., outright acquisition or easement grants).
- Interim protection measures for habitats not expected to be ultimately conserved through exactions during the development process.

The Subarea Plan establishes actions that the City would take to obtain ESA Section 10(a) take authorizations for species covered by the Subarea Plan. Also established in the Subarea Plan are current and future management, maintenance, and compatible uses (e.g., passive recreation) for conserved lands and funding for habitat management.

The Subarea Plan identifies the process for mitigating development on habitat not conserved and for obtaining permits and take authorizations for covered species. All these elements form the basis for developing an IA with CDFG and USFWS, jointly known as the Wildlife Agencies. In this manner, the authority for infrastructure development and land use decisions on sensitive lands in the Subarea Plan would be retained by the City. The City thereby obtains the ability to self-issue endangered species take authorizations as along as they are consistent with the Subarea Plan and the attendant IA.

The City's primary conservation strategy is to acquire several key, privately owned parcels, contribute selected City-owned lands, and have the PVPLC manage this Reserve network with assistance from the City and Wildlife Agencies. A long-term habitat restoration program is also a critical component of the Subarea Plan. The proposed Reserve is designed to be consistent with NCCP standards and guidelines and the issuance criteria for ESA Section 10(a) take authorizations for species covered by the Subarea Plan. The resulting Reserve conserves the most practicable amount of regionally important habitat areas and provides adequate habitat linkages between patches of conserved habitat.

Based on a revegetation plan to be approved by the Wildlife Agencies, the City and PVPLC would enhance or restore the most practicable amount of disturbed habitats within the Reserve, emphasizing areas directly adjacent to conserved habitat to enhance habitat patch size and habitat linkage function (i.e., areas with moderate to high potential for successful restoration).

3.4 PROJECT COMPONENTS

3.4.1 Covered Species

The Subarea Plan is intended to provide for the take of covered species and their habitats associated with developments. Take authorizations are requested by the City for the following federally protected species:

- Endangered Palos Verdes blue butterfly (*Glaucopsyche lygdamus palosverdesensis*).
- Endangered El Segundo blue butterfly (*Euphilotes battoides allyni*).
- Threatened coastal California gnatcatcher (*Polioptila californica californica*).
- Endangered Lyon's pentachaeta (*Pentachaeta lyonii*).

Lyon's pentachaeta is the only species listed by the CDFG under CESA currently known to occur near the Subarea Plan area. Take authorization is requested for eight additional covered species not currently listed under ESA or CESA that have specific known locations in the city and would have sufficient levels of conservation under the Subarea Plan. These species include California Native Plant Society (CNPS) Lists 1B and 4 plants and the cactus wren (*Campylorhynchus brunneicapillus*), a State Species of Concern (SSC) that is also an NCCP focal species. Species covered by the Subarea Plan are identified in Table 3-1.

Table 3-1
PROPOSED COVERED SPECIES LIST FOR
THE RANCHO PALOS VERDES SUBAREA PLAN

Status	Common Name	Scientific Name
CNPS List 1B	Aphanisma	*Aphanisma blitoides*
CNPS List 1B	South Coast Saltscale	*Atriplex pacifica*
CNPS List 4	Peirson's Morning-glory	*Calystegia peirsonii*
CNPS List 4	Catalina Crossosoma	*Crossosoma californicum*
CNPS List 1B	Bright Green Dudleya	*Dudleya virens*
CNPS List 1B	Santa Catalina Island Desert-thorn	*Lycium brevipes* var. *hassei*
FE, CE, CNPS List 1B	Lyon's Pentachaeta	*Pentachaeta lyonii*
CNPS List 4	Woolly Seablite	*Suaeda taxifolia*
FE	Palos Verdes Blue Butterfly	*Glaucopsyche lygdamus palosverdesensis*
FE	El Segundo Blue Butterfly	*Euphilotes battoides allyni*
FT	Coastal California Gnatcatcher	*Polioptila californica californica*
SSC	Cactus Wren	*Campylorhynchus brunneicapillus*

FE – Federally endangered
FT – Federally threatened
common SSC – State Species of Concern
CE – State of California endangered
CNPS List 1B – Plants, rare, threatened, or endangered in California and elsewhere
CNPS List 4 – Plants, rare threatened, or endangered in California, but more elsewhere

3.4.2 Reserve Design

The Subarea Plan promotes biodiversity, allows for continued economic development, and avoids property taking. Consequently, designing the Reserve system involves balancing two major goals:

- Biological conservation.
- Property development, property rights, and economic development.

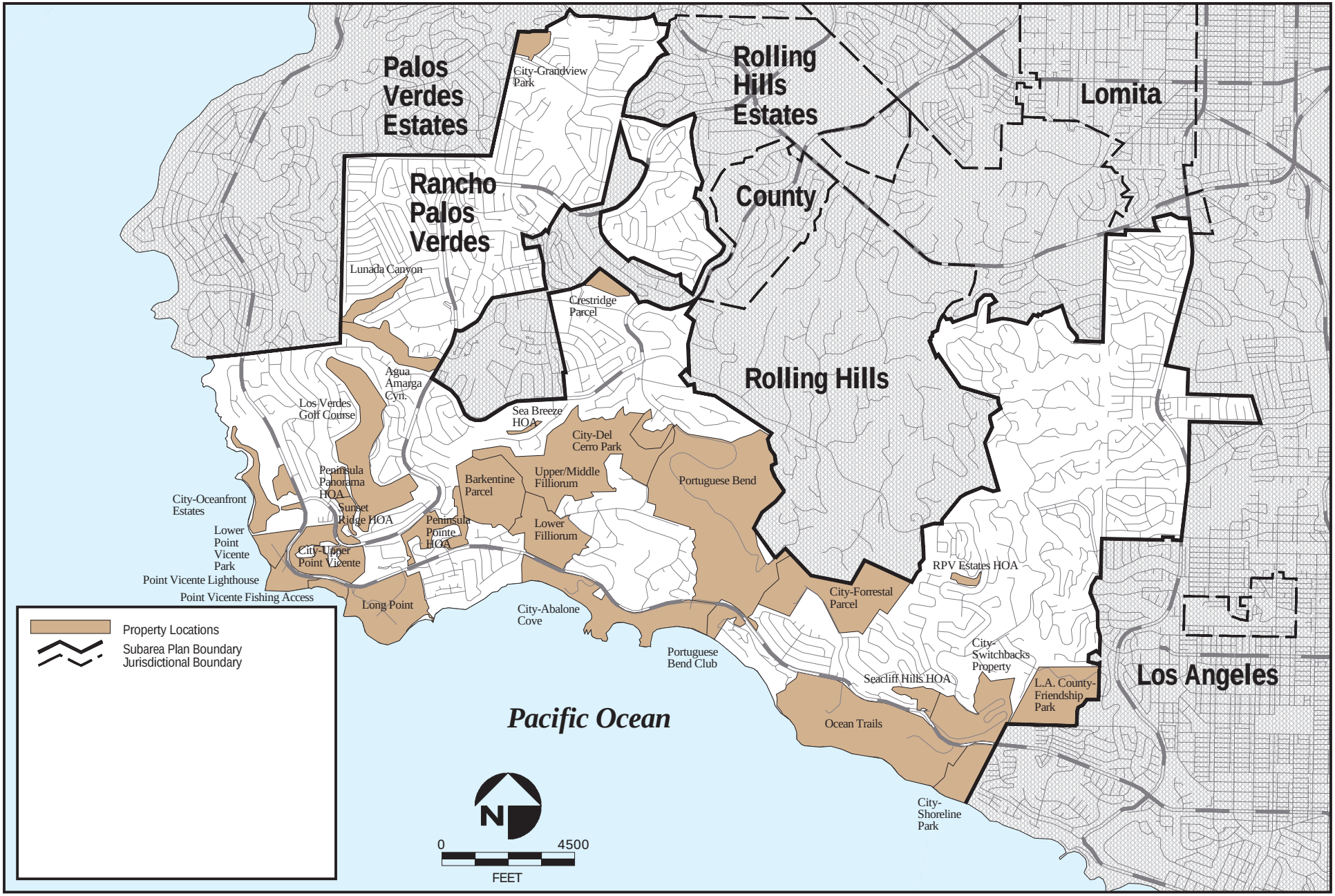
The approach taken to design a functional Reserve system was to identify properties where conservation would best achieve biological goals with the least detrimental effects on other land use, property rights, or economic goals. This approach involved examining opportunities and constraints and incorporating biologically valuable lands into the Reserve system.

The proposed Reserve design includes 1,514 acres, of which 1,445 acres are dominated by naturalized vegetation. An additional 720 acres of land are categorized as Neutral Lands that contribute to Reserve function as natural open space and cannot be developed because of extreme slopes, open-space hazard zoning, or official designation as deed restricted HOA open space. Because Neutral Lands are currently not accessible for active habitat management, they are not included in the Reserve. If agreements can be reached with the property owners to allow management, these lands would be added to the Reserve. Including the Neutral Lands, approximately 96.4 percent (1,200 acres) of existing sage scrub habitats would be conserved and precluded from future development under the proposed reserve design.

The Reserve would be composed of public and private biological open-space lands. Following are approximate acreages of these lands (property locations are shown on Figure 3-2).

3.4.2.1 Existing Public Lands (758.3 acres)

1. City-owned lands (354.5 acres) already dedicated as biological open space to be included in the Reserve:
   - 102-acre Switchbacks Parcel
   - 53-acre Shoreline Park Parcel
   - 163-acre Forrestal Parcel
   - 36.5 acres within the Oceanfront Estates Project now owned by the City
2. City-owned lands (298.8 acres) to be dedicated to the Reserve:
   - 98-acre Barkentine Canyon (Parcel 4)
   - 55 acres of Upper Point Vicente Parcel (City Hall Parcel)
   - 69 acres of Abalone Cove Parcel
   - 17-acre Del Cerro Buffer
   - 16.8 acres of the Crestridge Parcel
   - 9 acres of Grand View Park
   - 34 acres within the Oceanfront Estates



FIGURE

3-2

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Planning Area Map

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3. Other public/conserved lands (105 acres):
   - 75 acres within the Ocean Trails Project not yet transferred to the City
   - 10 acres of County-owned Lower Point Vicente Park and the Fishing Access Area (which is pending formal transfer to City ownership)
   - 20-acre Lunada Canyon Preserve owned by the PVPLC

3.4.2.2 Private Lands (183.6 acres)

1. Private-development projects would contribute 47 acres of biological open space to the Reserve:
   - 6 acres within the Long Point Parcel (bluff face)
   - 41 acres within the Lower Filiorum Parcel (includes 1.5 acres to be donated as mitigation for previous brush-clearing activities and 39.5 acres of mitigation for CSS loss resulting from any future development of the 95-acre Lower Filiorum parcel)

The inclusion of Lower Filiorum acreage in the Reserve would be a condition of approval for any development project subsequently approved for the Lower Filiorum property. If no approvals are obtained, there would be no obligation on the part of present or future property owner to donate these lands. Designating these lands as included in the Reserve does not constitute approval of development on the Lower Filiorum property.

2. Seven local HOAs are being requested to contribute 136.6 acres of open space to the Reserve:
   - 11.5 acres belonging to the Peninsula Panorama HOA
   - 18 acres belonging to the Portuguese Bend Club
   - 20 acres belonging to the Sea Breeze HOA
   - 42.3 acres belonging to the Peninsula Pointe HOA
   - 16.6 acres belonging to the Sunset Ridge HOA
   - 13.2 acres belonging to the Seacliff Hills HOA
   - 15 acres belonging to the Rancho Palos Verdes Estates HOA

The City and PVPLC are actively working with these HOAs to sign agreements to include a portion of their open-space lots within the Reserve to be actively managed by the PVPLC. Because they currently are not accessible for active habitat management, they are not included in the Reserve. If agreements can be reached with the property owners to allow management, these lands would be added to the Reserve. Until such agreements are obtained, however, these lands are categorized as Neutral Lands that cannot be developed, and habitat loss is not permitted except for compatible uses identified in the Subarea Plan. These lands can be incorporated into the Reserve system through the "Additions to the Reserve" process.

3.4.2.3 Priority Acquisition Areas to be Purchased (684.5 acres)

The City, PVPLC, County, and Wildlife Agencies would provide funds for the purchase and dedication of 684.5 acres of privately owned lands considered regionally important for the Reserve:

- 422.3-acre Portuguese Bend Parcel (404.4 acres would be included in the Reserve, and 17.9 acres in the lower active landslide area would be an "active recreation area" outside of the Reserve that would serve as a public-access point to trails within the Reserve).

- 43.8-acre Agua Amarga Canyon Parcel.
- 218.4-acre Upper and Middle Filiorum Parcels.

3.4.2.4 Neutral Lands

About 720 acres of Neutral Lands would exist outside the Reserve boundary, but they are unlikely to be developed in the future. PVPLC and the City would work to obtain conservation easements over some of these lands and add as many to the Reserve as practicable. These Neutral Lands can be placed into the following two categories:

1. *Extreme Slopes on Private Property*. Extreme slopes are slopes with greater than 35 percent grade that occur in undeveloped canyons and slopes scattered throughout the city, although they are mostly concentrated on the city's east side. These slopes are protected from development by City Ordinance.
2. *Lands Zoned Open-Space Hazard.* Unstable geologic conditions or other physical constraints occurring on public and private properties zoned Open-Space Hazard may result in a prohibition against development. Any proposed development must be accompanied by a detailed geotechnical investigation establishing the absence of geologic hazards and an approved City application to remove the land from the Open-Space Hazard designation.

3.4.3 Mitigation Requirements

The City has identified 21 City projects and 9 private projects that would be covered by the Subarea Plan, resulting in unavoidable loss of approximately 48.9 acres of CSS and 174.3 acres of non-native grassland within or outside the proposed Reserve. Mitigation for these habitat impacts would be at a 3:1 ratio (conserved acreage to affected acreage) for CSS and a 0.5:1 ratio for non-native grasslands. Mitigation for impacts of City projects (33.7 acres of CSS and 94.3 acres of non-native grassland) would be provided by the dedication of 298.8 acres of City-owned land and 5.6 acres of revegetation within the Reserve (2.1 acres of revegetation has already been completed). In addition, the City and PVPLC have made a commitment to initiate restoration activities on at least 5 acres annually for the duration of the take permit. Mitigation for impacts of private projects would be provided by dedication of private land or donation of monies to the habitat restoration fund by the private entities.

A total of 13.7 acres of sage scrub habitats and 15.4 acres of non-native grassland not associated with planned projects described in the Subarea Plan are estimated to occur outside the proposed Reserve boundaries and Neutral Lands. Any potential unanticipated future impacts to habitats outside the Reserve would be mitigated through dedication of additional acreage to the Reserve or restoration of priority areas within the Reserve at a 3:1 mitigation ratio for CSS and a 0.5:1 ratio for non-native grassland.

A small amount of riparian scrub (0.2 acres) is excluded from the Reserve. Additional unmapped riparian habitats, other waters, or native grassland may also occur outside the Reserve. Wetland habitats and streambeds within the Subarea Plan area would be subject to CWA Sections 401 and 404 and Fish and Game Code 1600 permit requirements if they are included within areas proposed for development. Impacted wetlands would be mitigated at a 3:1 ratio. Native grasslands greater than 0.3 acre documented during subsequent project-specific environmental review would be mitigated at a 3:1 ratio.

3.4.3.1 City Projects

City Capital Improvement Plan projects would involve an unavoidable loss of CSS habitat of 33.7 acres. These impacts would be mitigated at a 3:1 ratio with a combination of onsite restoration and offsite habitat acquisition and restoration within the Reserve. Impacts to 94.3 acres of non-native grassland would be mitigated at 0.5:1 with offsite land acquisition.

3.4.3.2 Private Projects

The City expects that 9 recent and future planned, private projects would involve 15.2 acres of unavoidable loss of CSS habitat. Mitigation for these losses at a 3:1 ratio would result in a dedication to the Reserve of 3.9 acres by the City and 41.7 acres provided by the project applicants as additions to the Reserve or funds for habitat restoration of disturbed areas within the Reserve. For any unanticipated future projects, the City expects that unavoidable CSS impacts would be mitigated at a 3:1 ratio through establishment of conservation easements or restoration of disturbed areas within the Reserve boundaries. Impacts to 80 acres of non-native grassland would be mitigated through onsite dedications and offsite land acquisition at a 0.5:1 ratio.

3.4.4 Project-Specific Review and Approval

3.4.4.1 Permitting

After the City Council and Wildlife Agencies adopt and approve the Subarea Plan and IA, the Wildlife Agencies would issue to the City a 50-year authorization to take species covered by the Subarea Plan. Additionally, this Subarea Plan contains new standards for protection of sensitive species; this potentially would eliminate most Wildlife Agency involvement in project-specific review and approval.

Impacts to wetlands must continue to be regulated through the CWA (Section 404 et seq.), California Fish and Game Code (Section 1600 et seq.), and local regulations, although coverage for endangered species through the Subarea Plan should facilitate any consultation required between the USFWS and ACOE.

Third-party beneficiaries (owners/developers of land covered by the Subarea Plan) would be allowed to take covered species and habitats incidental to project construction, operation, and maintenance based on approvals extended to the project through the local project permitting process. Malicious or capricious harm to sensitive species and habitats is still forbidden.

After adoption and approval of the Subarea Plan and IA, any proposed development of land in the city would require consistency with the appropriate provisions of the updated Rancho Palos Verdes Municipal Code, General Plan, and Local Coastal Plan. Consistency with the Subarea Plan would be a mandatory finding of the CEQA review process.

3.4.4.2 No Surprises

The primary purpose of the Subarea Plan is to provide for conservation of covered species and address potential impacts of urban growth, natural habitat loss, and species endangerment by mitigating the impacts of take of the covered species resulting from covered activities. If the Subarea Plan meets the criteria for issuance of an Incidental Take Permit (ITP) under Section 10 of the ESA, the City will receive

assurances under the "No Surprises" rule of the U.S. Department of the Interior at 50 CFR Sections 17.22(b)(5) and 17.32(b)(5) for covered species adequately conserved under the Subarea Plan, upon approval of the Subarea Plan and issuance of an ITP to the City and for as long as the Subarea Plan is being properly implemented. Pursuant to the "No Surprises" rule, if the USFWS makes a finding of "Unforeseen Circumstances," the USFWS will not require commitment of additional land, water, or financial compensation or additional restrictions on the use of land, water, or other natural resources beyond the level agreed to in the Subarea Plan and the IA with respect to covered activities without consent of the City.

"Unforeseen Circumstances" (defined in 50 CFR Section 17.3) means changes in circumstances affecting a species or geographic area covered by a conservation plan that could not reasonably have been anticipated by plan developers and the USFWS during the conservation plan's negotiation and development and that result in a substantial and adverse change in the status of the covered species. Pursuant to the "No Surprises" rule at 50 CFR Section 17.22(b)(5)(iii)(C), the USFWS must demonstrate that unforeseen circumstances exist using the best scientific and commercial data available. The findings must be clearly documented and based on reliable technical information regarding the status and habitat requirements of the affected species. In its evaluation, the USFWS will consider but not be limited to the following factors:

- The size of the current range of affected covered species.
- The percentage of the range of affected covered species that has been affected adversely by covered activities under the Subarea Plan.
- The percentage of the range of affected covered species that has been conserved by the Subarea Plan.
- The ecological significance of the portion of the range of affected covered species affected by the Subarea Plan.
- The level of knowledge about affected covered species and the degree of specificity of the conservation program under the Subarea Plan.
- Whether failure to adopt additional conservation measures would appreciably reduce the likelihood of survival and recovery of affected covered species in the wild.

"Changed Circumstances" is defined under the federal "No Surprises" rule as "changes in circumstances affecting a species or geographic area covered by a conservation plan that can reasonably be anticipated by plan developers and the USFWS and that can be planned for." Changed Circumstances to be addressed by this Subarea Plan include the following:

1. Fire occurring in the same location as a previous fire no sooner than three years following nor longer than 10 years following an initial fire and damaging up to 30 acres of Reserve CSS habitat.
2. Flood events occurring within the Reserve at greater than 50-year levels and up to and including 100-year levels, as classified by the Federal Emergency Management Agency and determined by the RPV Department of Public Works.

3. A major landslide event damaging up to 30 acres of Reserve CSS habitat.
4. Climatic drought up to three years in length, as declared by the State Department of Water Resources and/or local water agency.
5. An increase of invasive species within the Reserve to the extent that, as determined by the City Habitat Manager in consultation with the wildlife agencies, such increase is of sufficient magnitude to significantly, adversely affect any covered species.
6. Listing of a non-covered species.

3.4.4.3 Documentation/Reporting

The issuance of take authorizations would be documented by the City by maintaining a list of all approvals pursuant to the Subarea Plan. This documentation would be appended to the plan and updated annually. An annual meeting would be held between the City and Wildlife Agencies to review and coordinate Subarea Plan implementation.

3.4.5 Reserve Management

All lands set aside in the Reserve as mitigation for development occurring outside the Reserve and lands acquired for the Reserve with public funds would be protected with conservation easements. Any lands dedicated in fee to the City would also be protected by a conservation easement. All conservation easements to be established under the Subarea Plan are to be held by the PVPLC or another entity acceptable to the Wildlife Agencies, and the Wildlife Agencies would be third-party beneficiaries to these conservation easements.

The City would enter into a contract with PVPLC to manage all conserved land in the Reserve and additional lands as acquired. The existing agreement between the City and PVPLC for management of the Forrestal Nature Preserve can be a model for the expanded management program.

3.4.5.1 Public Use Master Plan

Before the Reserve is open to the public for compatible passive recreation, a Public Use Master Plan (PUMP) would be developed jointly by the City and PVPLC to address issues such as public access, trailhead locations, parking, trail use and maintenance, fencing, signage, lighting (if any), fire and brush management, minimizing impacts to adjacent neighborhoods and private property, public involvement in advisory capacities, and other issues that may arise. This plan would be created based on public input and would have to be approved by the City Council and the Wildlife Agencies.

The Subarea Plan provides management guidelines and measures to reduce habitat impacts of land uses within and adjacent to the Reserve and Neutral Lands. The PUMP for the Reserve would be reviewed by the Wildlife Agencies for consistency with these guidelines and approved before Reserve lands currently unavailable to the public are opened to the public. Compatible land uses within the Reserve and Neutral Lands would, to the extent practicable, be sited to minimize impacts to sensitive resources and limited to the following:

- Creation and maintenance of a recreational trail system consistent with the City's Conceptual Trails Plan (dated 1993 and as amended thereafter). A Reserve Trail Plan (RTP) would be developed through the PUMP process, which considers impacts to habitat and covered species.
- Existing trails within the Reserve not included in the RTP would be closed, and appropriate measures would be taken to prevent public access and restore CSS habitat.
- Creation and maintenance of passive overlook areas with benches, picnic tables, tie rails, portable toilets, and trash cans, to be located near preserve boundaries where no existing habitat would be disturbed. The location of these overlooks would consider impacts to habitat and covered species, and their locations would be reviewed and approved as part of the PUMP by the Wildlife Agencies before any work to implement them is initiated. Overlooks and staging areas for trailheads would be located adjacent to existing roads and away from sensitive resource areas.
- Existing active uses, such as the archery range or paragliding activities, can be allowed in areas where impacts to habitat can be minimized.
- Where required, landslide-abatement activities may occur within the Reserve and Neutral Lands. Such activities would be scheduled outside the gnatcatcher breeding season if practicable. Temporary disturbance areas would be revegetated with CSS species after completion of abatement activities.
- Selected drainage improvements, linear utility easements, and existing access roads within the Reserve and Neutral Lands would be maintained and upgraded as required. An access protocol would be created to facilitate access by utility agencies to areas within the Reserve and Neutral Lands while minimizing, to the maximum extent possible, environmental damage.
- Emergency access roads.
- Geologic testing, if deemed necessary by the City's geotechnical consultants, with impacts to be minimized and unavoidable impacts fully restored.
- Utilities and related infrastructure serving existing and future developments, such as sewers, water, cable, gas, electric, and storm drains.
- Water-quality basins, retention basins, and debris basins, if such features are required to meet water-quality standards, and if the design incorporates native vegetation and minimizes hardscape.
- Groundwater-monitoring wells, and GPS stations for landslide monitoring, with associated equipment such as pumps, electrical, drainage pipes, and access pathways, if such equipment is deemed necessary by the City's geotechnical consultants.
- All brush management and fuel modification necessary for new development should occur outside the Reserve. Existing brush management and fuel modifications for existing development adjoining the Reserve boundaries may continue in the Reserve provided it is not expanded. Any new development adjacent to the Reserve that requires brush management within the Reserve would mitigate impacts to CSS at a 3:1 mitigation ratio.

- Existing agricultural uses within the Reserve and Neutral Lands can be allowed to continue as long as all agricultural practices and improvements remain consistent with the Subarea Plan.

3.4.5.2 Reserve Habitat Management Plan

PVPLC would develop a Reserve Habitat Management Plan (RHMP) for the preserve. The RHMP may consist of numerous subsidiary plans and reports and would be reviewed and approved by the City and Wildlife Agencies. The RHMP would have the following components and reporting requirements:

3.4.5.2.1 Initial Plans (may be combined or issued separately)

- *Initial Management and Monitoring Report.* Plant, gnatcatcher and blue butterfly surveys and data analysis.
- *Predator Control Plan.* Based on the surveys, this plan would make provision for control of cowbirds, feral cats, and other predators; it would be revised every three years or if additional controls are needed.
- *Habitat Restoration Plan.* To encourage long-range planning, this plan would have a planning horizon of five years and would be revised every three years.
- *Targeted Exotic Plant Removal Plan*. Based on a survey of all lands in the preserve, this plan would designate 5 acres or 20 sites where invasive plants would be removed during the year ahead; it would be done every year.

3.4.5.2.2 Annual Plans

- *Targeted Exotic Plant Removal Plan.*

3.4.5.2.3 Annual Reports (may be combined or issued separately)

- *Monitoring Report on Habitat Restoration Areas*. Using standard monitoring protocol as detailed in the Habitat Restoration Plan.
- *Report on Targeted Exotic Plant Removal Efforts.*
- *Report on Covered Species Monitoring*. Years without Comprehensive Report.
- *Habitat Tracking*. Produced jointly by the City and PVPLC.

3.4.5.2.4 Reports Every Three Years

- *Comprehensive Management and Monitoring Report.* Surveys and data analysis regarding covered plants, gnatcatchers, cactus wren, and butterflies.
- *Updated Predator Control Plan*.
- *Updated Habitat Restoration Plan*.

3.4.5.3 Specifics of Some Reserve Habitat Management Plan Components

3.4.5.3.1 Habitat Restoration Plan

The PVPLC would develop a five-year Habitat Restoration Plan that would include, at a minimum, preparation of one 5-acre area each year through non-native vegetation removal, and revegetation of 5 acres each year. Each year's restoration would occur on the previous year's 5 acres of site preparation. This plan would be reviewed and approved by the City and Wildlife Agencies and would be revised every three years (after a year of comprehensive monitoring). The plan would address restoration design, installation procedures, maintenance and monitoring program, and success criteria.

As funding permits, additional restoration would be performed within the Reserve. If recommended by the Restoration Biologist, planning and monitoring of additional acres may be incorporated into the five-year plan. For revegetation funded by any past or future projects, a site-specific restoration plan may be developed with monitoring requirements appropriate to the situation, or the work may be included in the five-year plan.

3.4.5.3.2 Targeted Exotic Plant Removal Plan

Each year, the PVPLC would perform a survey of all properties included in the Reserve to identify locations where exotic species are prevalent. A plan would be developed selecting 5 acres or 20 small sites for plant removal each year. The plan would:

- prioritize areas for exotic species control based on aggressiveness of invasive species and degree of threat to the native vegetation, and eradicate species based on biological desirability and feasibility of successful implementation,
- use an integrated pest-management approach (i.e., use the least biologically intrusive control methods) at the most appropriate period of the growth cycle to achieve the desired goals,
- consider both mechanical and chemical methods of control. Only herbicides compatible with biological goals should be used. Only licensed pest-control advisers are permitted to make specific pest-control recommendations, and
- properly dispose of all exotic plant materials removed from Reserve lands (e.g., in offsite facilities).

At the end of the year, a letter report would be prepared showing the locations of targeted exotic removal, with "before" and "after" photographs of the work done.

In the years without a Comprehensive Survey, the locations of the covered plant species would be visited and photographed by the surveyor during the course of the exotic removal effort. A brief summary of the condition of the four varieties of plants, with identified locations, would be included in the annual report, along with photographs. Several typical locations for bright green dudleya would also be included in the report. Any significant changes to the populations of these plants would be called to the attention of the Wildlife Agencies immediately.

3.4.5.3.3 Reporting

Each year, all biological monitoring data would be analyzed quantitatively and presented in a report. Comprehensive reports would be prepared every three years, along with recommendations (including remedial measures as necessary) for the next year's management program.

3.4.5.4 Other Issues

3.4.5.4.1 Adaptive Management

Report documents would provide specific management recommendations to reverse declining trends in habitat conditions or species' populations. Adaptive management may include re-prioritizing monitoring efforts, as indicated by monitoring results and the resultant degree of management required for a given resource. For example, if a specific population proves stable over a period of time (e.g., 10 to 20 years), the frequency of monitoring may be reduced, particularly if a species' habitat and physical site characteristics remain unchanged and another species or populations requires more intensive monitoring because of declining trends. The remediation and adaptive management program would achieve the objectives of providing correcting actions where (1) resources are threatened by land uses in and adjacent to the Reserve, (2) current management activities are inadequate or ineffective, or (3) enforcement difficulties are identified.

3.4.5.4.2 Species Reintroduction

The decision to reintroduce a species depends on a number of species-specific and site-specific factors, and any reintroduction effort would require detailed planning and monitoring, as well as available funding for planning and implementation. Current information on target species in Rancho Palos Verdes may be insufficient to determine whether reintroduction efforts are warranted. Guidelines on determining the appropriateness of reintroduction, as well as reintroduction methodologies, are provided in the Plan in case covered species monitoring indicates that such efforts are warranted. Any reintroduction program would be coordinated with the Wildlife Agencies.

3.4.5.4.3 Research Recommendations

Research recommendations are provided in the Subarea Plan and are grouped into several generalized categories, including basic inventories, habitat and life history studies, population biology and genetic studies, habitat restoration and/or population re-establishment studies, and management studies.

3.5 AGREEMENTS, PERMITS, AND APPROVALS

3.5.1 Federal Agencies

3.5.1.1 U.S. Fish and Wildlife Service

The USFWS has legal authority to issue permits and enter into Subarea Plan implementing agreements based on completion of the subregional NCCP and pursuant to the ESA, Fish and Wildlife Coordination Act (16 U.S. Code [USC], Sections 661 to 666c), and Fish and Wildlife Act of 1956 (16 USC, Section 742[f] et seq.). Section 10(a)(l)(B) of the ESA, 16 USC, Section 1539(a)(1)(B), expressly

authorizes the USFWS to issue a Section 10(a) permit to allow incidental take of species listed as threatened or endangered under the ESA. The legislative history of Section 10(a)(l)(B) indicates clearly that Congress also intended that the USFWS would approve Habitat Conservation Plans (HCP) that protect unlisted species as if they were listed under the ESA, and that in doing so the USFWS would provide Section 10(a)(l)(B) assurances for protection of such unlisted species (H.R. Rep. No. 97-835, 97th Cong., 2d Sess. 30-31, 1982. Conference Report on 1982 Amendments to the ESA). The USFWS routinely approves HCPs that address both listed and unlisted species.

The Subarea Plan also provides the City the benefits of the Section 4(d) rule associated with listing of the threatened coastal California gnatcatcher. This special rule under Section 4(d) of the ESA streamlines the Wildlife Agencies' permitting for development in CSS habitat areas that does not preclude regional conservation options. This rule allows for a limited amount of incidental loss of CSS habitat while the Subarea Plan is being developed and processed.

Upon Subarea Plan approval, an IA would be prepared. An IA is a binding contract between the City, PVPLC, and Wildlife Agencies. It identifies responsibilities to implement the Subarea Plan, binds the parties to their respective obligations, and specifies remedies should any party fail to perform its obligations.

3.5.2 State Agencies

3.5.2.1 California Coastal Commission

A portion of the Proposed Project is within the Coastal Zone and jurisdiction of the City's LCP. The City would amend its Coastal Permit process as necessary to conform to provisions of the Subarea Plan. The CCC may be required to approve an LCP amendment.

3.5.2.2 California Department of Fish and Game

The Subarea Plan would comply and be consistent with Section 2081 of CESA and Section 2835 of the NCCP Act in the California Fish and Game Code. The CDFG would be responsible for approving the Subarea Plan and IA.

3.5.3 Local Agencies

3.5.3.1 City of Rancho Palos Verdes

Upon Subarea Plan approval, the City would use its land use authority to implement provisions of the Subarea Plan. Regulatory action would include interim and permanent ordinance consistent with this Subarea Plan. The City would be required to amend the Natural Overlay Control District, Grading Ordinance, Site Plan Review process, Coastal Permit process, and relevant sections of the Rancho Palos Verdes General Plan before Subarea Plan implementation.

Section 15130(a) of CEQA Guidelines requires that "cumulative impacts be discussed when they are significant" and that all projects (past, present, and reasonable anticipated future projects) producing related or cumulative impacts be considered in preparing an EIR. Cumulative impacts can result from individually minor but collectively significant actions occurring over a period.

Twelve projects were identified near the Proposed Project that have potential to result in similar impacts as the Proposed Project, thereby contributing potentially to cumulative effects; the list of projects was obtained from the City's Department of Planning, Building, and Code Enforcement. Unless otherwise indicated, the project descriptions were obtained from the City's website (City of Rancho Palos Verdes, 2003). Cumulative impacts are analyzed throughout the different technical sections of this EIR/EA. The locations of all identified cumulative projects are shown on Figure 4-1, and a brief description of each project is provided in Table 4-1.

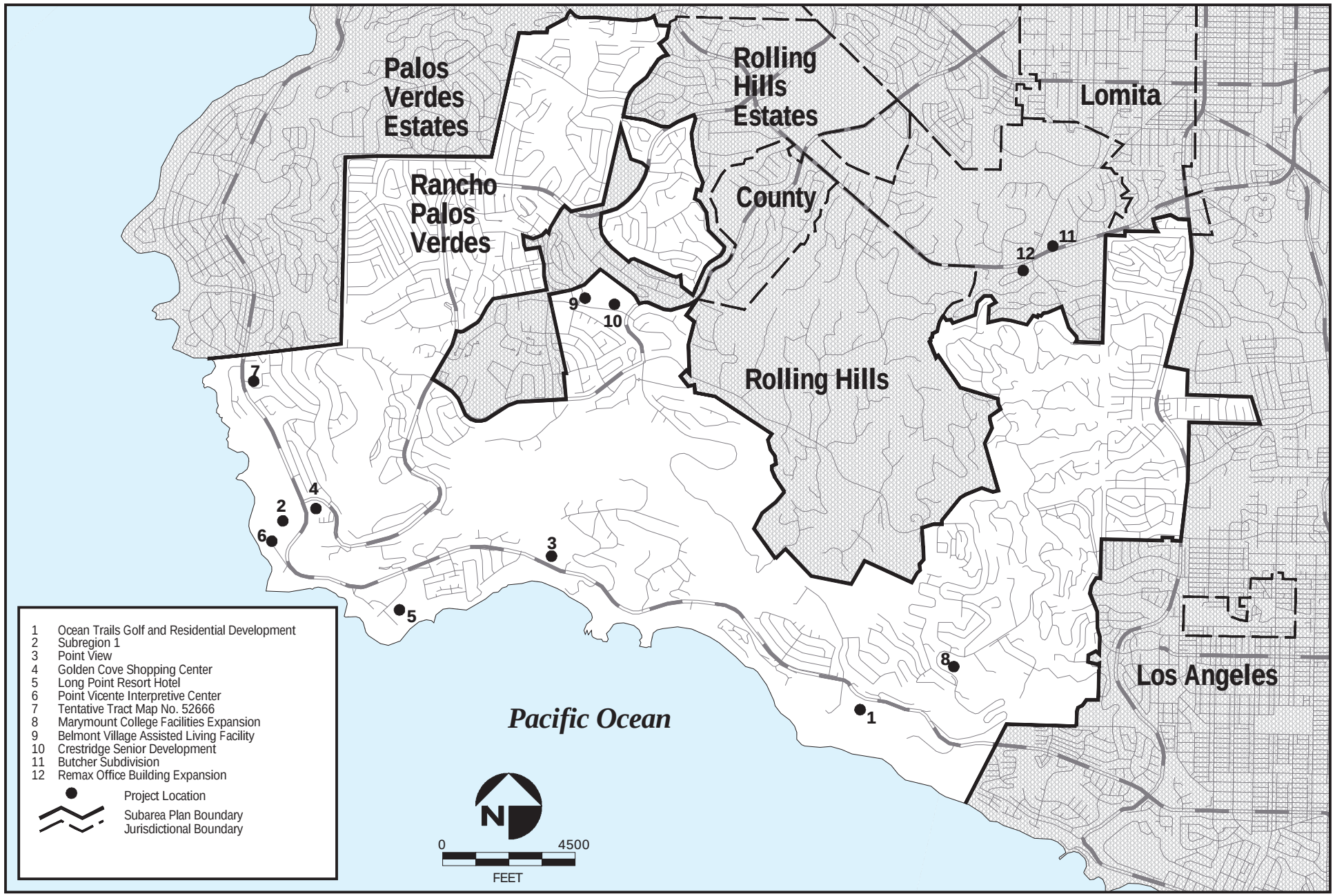
4.1 OCEAN TRAILS GOLF AND RESIDENTIAL DEVELOPMENT PROJECT

An EIR was prepared for this project, also referred to as Residential/Golf Course Development Subregions 7 and 8, which addressed an 18-hole golf course, 120 single-family custom estate lots, a clubhouse, and maintenance facilities (City of Rancho Palos Verdes, 1991). The EIR identified significant, mitigable impacts to hydrology and drainage; cultural resources; aesthetics; land use and relevant planning; traffic; air quality; and public services and utilities. Additionally, significant, unmitigable impacts were identified for water, noise, land use, aesthetics, and biological resources. Significant, unmitigable biological impacts were identified because of the loss of raptor foraging area and undisturbed CSS habitat.

Since approval of the project, the Ocean Trails Golf and Residential Development has been re-designed and partially completed and consists of an 18-hole public golf course, a clubhouse, a maintenance facility, 4 affordable housing units, 75 single-family residential lots, public parklands, pedestrian and bicycle trails, and native habitat preserves. The site, approximately 261 acres in size, is between Palos Verdes Drive South and the Pacific Ocean, and between the Portuguese Bend Beach Club on the west and the City's Shoreline Park property on the east. The full 18-hole golf course is expected to open in the summer of 2004.

4.2 SUBREGION 1 (OCEANFRONT ESTATES PROJECT)

An EIR was prepared for this 93-lot residential subdivision (City of Rancho Palos Verdes, 1992), currently under construction. The Proposed Project site is an approximately 132-acre, irregularly shaped parcel of land in the southwestern portion of the Peninsula. Lot 94 has been retained as an "open space" lot, which was dedicated to the City for public use. Approximately 4.73 acres of coastal sage vegetation used for habitat by a pair of California gnatcatchers were removed because of required grading, which was considered a significant impact to biological resources in the EIR. Other significant, mitigable impacts were identified for air quality, noise, water service, and visual resources.



FIGURE

4-1

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Cumulative Projects Location Map

/gis/projects/mios/rpv/plots/figures/eir_figs.aml

11/19/03

Table 4-1
LIST OF CUMULATIVE PROJECTS

Project	Location	Description	Status
Ocean Trails Golf and Residential Development	Palos Verdes Drive South/west of Shoreline Park	75 single-family residential dwelling units, 4 affordable housing units, and 18-hole golf course	Under construction
Subregion 1 (Oceanfront Estates)	Palos Verdes Drive South/Hawthorne	79 single-family dwelling units	Under construction
Point View	Palos Verdes Drive South	Landslide moratorium exclusion request that contemplates up to 84 single-family dwelling units	Environmental review; DEIR in progress
Golden Cove Shopping Center	Palos Verdes Drive West/Hawthorne	12,600 sq. ft. commercial floor area within 77,550 sq. ft. existing shopping center	Under construction
Long Point Resort Hotel	Palos Verdes Drive South	Resort hotel, golf academy, and driving range on 103.5 acres	City Council and Coastal Commission approved
Point Vicente Interpretive Center	Palos Verdes Drive South	Expansion of existing center and addition of 140 parking spaces	Construction pending
Tentative Tract Map No. 52666	3200 Palos Verdes Drive West	13-home subdivision	Approved; construction pending
Marymount College Facilities Expansion	30800 Palos Verdes Drive East	144,110 sq. ft. of additional floor area consisting of new gym, buildings, and residence halls	Environmental review; DEIR in progress
Belmont Village Assisted-Living Facility	Crestridge Road	122-unit senior assisted-living facility	Under construction
Crestridge Senior Development	Crestridge Road	109 senior condominium units, 12,000 sq. ft. seniors center, public parks, and trails	Incomplete application
Butcher Subdivision	Palos Verdes Drive North and Montecillo Drive(City of Rolling Hills Estates)	12 single-family residences	Environmental review
Remax Office Building Expansion	2483 Palos Verdes Drive (City of Rolling Hills Estates)	Demolish 2,000 sq. ft. and add 5,950 sq. ft. office space	Environmental review

SOURCE: City of Rancho Palos Verdes and City of Rolling Hills Estates (see Bibliography).

4.3 POINT VIEW

The York Long Point Associates Point View Moratorium Exclusion Request is otherwise known as the Point View or Lower Filiorum project. It is located along the city's south-central coastline on approximately 94 acres. As currently proposed, the project would remove up to 60 acres of the Point

View property from the City's Landslide Moratorium Area, which would allow development of 84 single-family residences. An EIR is being prepared for the Landslide Moratorium Exclusion Application, which is expected to be completed in early 2004. Point View is one of the private projects covered by the Subarea Plan. As described in the Subarea Plan, any losses of habitat would likely be mitigated through donation of privately owned land to the Reserve.

4.4 GOLDEN COVE SUBAREA SHOPPING CENTER

The Golden Cove Shopping Center, at the southeast corner of Hawthorne Boulevard and Palos Verdes Drive West, is approximately 6.34 acres in area. A Mitigated Negative Declaration (MND) was prepared by the City in 1999 for a proposed 12,600-square-foot addition to the existing 77,550-square-foot shopping center. The MND identified significant, mitigable impacts to water, air, traffic, noise, geology, and aesthetics. Construction of these improvements began in September 2002 and is now near completion.

4.5 LONG POINT RESORT HOTEL

The Long Point Resort project, which originally encompassed approximately 168 acres in the city, involved two geographical areas, including a 103.5-acre Resort Hotel Area and the 64.9-acre Upper Vicente Area. This project was addressed in an EIR completed by the City in July 2001. On April 22, 2002, the developer (Destination Development Corporation) formally submitted a revised project to the City's Planning Department for consideration. The revised project no longer included the Upper Point Vicente property and was modified to a resort hotel with a golf academy and driving range amenity. The City Council certified the project EIR with 205 conditions of approval. The final project includes a 400-room resort hotel (bungalows included) with a golf academy/practice facility (3 golf holes). Additionally, the project includes 50 casitas, 32 single villa units, a conference center, golf club house, spa, related commercial uses, restaurants, public trails and park areas, coastal access points, 100 public parking spaces, natural open space, and habitat areas.

The EIR addressed significant, mitigable impacts to aesthetics, cultural resources, geology and soils, hydrology and drainage, visitor use, public services, traffic, and biological and marine resources resulting from trails and recreational facilities that may physically impact the natural environment. Additionally, the EIR identified a significant, unmitigable impact to air quality. The project has been approved by the City and CCC.

4.6 POINT VICENTE INTERPRETIVE CENTER

This project involves expansion of the existing Point Vicente Interpretive Center and the addition of 140 parking spaces. An MND prepared by the City in 1997 identified significant, mitigable impacts to geology, air, and noise. The project is pending construction in 2004.

4.7 TENTATIVE TRACT MAP NO. 52666

The Tentative Tract Map project proposes a subdivision of an existing 3.92-acre lot into 13 lots for development of single-family residential units and a new public road on property at 3200 Palos Verdes

Drive West. An MND prepared by the City in 2001 identified significant, mitigable impacts to geology, water, air quality, traffic, hazards, noise, public services, utilities, aesthetics, and cultural resources. Construction is pending for this project.

4.8 MARYMOUNT COLLEGE FACILITIES EXPANSION

Marymount College, on the eastern edge of the city at 30800 Palos Verdes Drive East, is proposing a major renovation and expansion of its present campus facilities. The expansion proposes three 2-story student residence halls totaling 62,400 square feet (141 dormitory rooms); a one-story, 33,200-square-foot gymnasium; a two-story, 32,355-square-foot library/academic building; a one-story, 4,500-square-foot maintenance building and art studio; a one-story, 1,000-square-foot locker room; a one-story, 2,800-square-foot computer laboratory addition to the existing administration building; and a one-story, 2,100-square-foot admission office addition to the existing administration building. In addition to the above improvements, the applicant proposes to remodel 9,500 square feet of the existing administration building, reconfigure and reconstruct two parking lots (providing 445 off-street parking spaces), and construct four tennis courts and an athletic field.

Revised, detailed plans needed to complete the application are pending. Once the revised application is deemed complete, the Draft EIR will need to be completed and circulated 45 days for public comment.

4.9 BELMONT VILLAGE ASSISTED-LIVING FACILITY

A Final EIR for the approximately 75,000-square-foot Belmont Village Assisted-Living Facility was prepared in May 2002 by the City. The facility would include such amenities as landscaping, parking, a fountain, walking paths, and a gazebo. Significant, unavoidable impacts were identified for geology/soils and noise, and a Statement of Overriding Considerations was prepared by the City. Impacts to air quality, transportation/circulation, and biological resources were determined significant but mitigable. Construction of the project began in December 2002 and is expected to continue until summer 2004.

4.10 CRESTRIDGE SENIOR DEVELOPMENT

The proposed Crestridge Senior Development project includes 109 senior condominiums (including affordable housing units), a building pad for the Peninsula Seniors to develop a "Seniors Center," and a public park and trails. The proposed "Seniors Center" would be approximately 12,000 square feet and contain a large multi-purpose room, conference rooms, activity rooms, and administrative offices. Entitlement applications for the Proposed Project were submitted to the City on January 9, 2003. After a preliminary review by the City's Planning Department, the applications were deemed incomplete on February 6, 2003, and remain so because no new information has been submitted by the project developer. Once the applications are deemed complete, a consultant would be hired by the City to prepare an EIR for the project. The Crestridge Development is included as a covered project in the Subarea Plan. Any losses of habitat would likely be mitigated through donation of privately owned land to the Reserve.

4.11 BUTCHER SUBDIVISION

The Butcher Subdivision project site, in the city of Rolling Hills Estates, proposes to subdivide land into 12 single-family home sites on 6.41 acres of an existing, vacant site with a partial roadway extending from Montecillo Drive. Development includes constructing a local access road, grading the site to accommodate the proposed structures, and converting a portion of the site to a mini-park. Based on the environmental checklist prepared by the City of Rolling Hills Estates, an EIR was recommended because of potentially significant impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, noise, traffic, and utilities (City of Rolling Hills Estates, 2002a).

4.12 REMAX OFFICE BUILDING EXPANSION

The Remax Office Building Expansion project site, in the city of Rolling Hills Estates, proposes demolition of an existing single-story commercial building and associated parking lot. The 41,520-square-foot site would be replaced with a new, single-story, 3,995-square-foot commercial office building and a new, 16-space parking lot. Based on the environmental checklist prepared by the City of Rolling Hills Estates, an EIR was recommended because of potentially significant impacts to aesthetics, cultural resources, geology and soils, hydrology and water quality, and land use (City of Rolling Hills Estates, 2002b).

5.1 BIOLOGICAL RESOURCES

5.1.1 Existing Conditions/Environmental Setting

5.1.1.1 Vegetation Communities

The initial vegetation mapping and gnatcatcher and cactus wren distribution data of the Peninsula were prepared by Atwood et al. (1994) and updated and verified during the first phase of the NCCP program (Ogden, 1999). The vegetation map was compiled from 1 inch = 1,200 feet color aerial photographs and from field mapping efforts that used U.S. Geological Survey topographic maps enlarged to a scale of 1 inch = 1,000 feet. The vegetation mapping was ground-verified, and vegetation polygons were assessed for plant cover. A vegetation category was assigned to each polygon according to plant species cover based on Holland (1986). These vegetation data were digitized into the geographic information system (GIS) database. Additional source data were also obtained from representatives of the local chapters of the CNPS, Audubon Society, and Endangered Habitats League, as well as digital information from the major landowners and Southern California Association of Governments (SCAG). These data sources were collated and reviewed for spatially relevant information for inclusion in the GIS database. Ogden updated this base vegetation map using project-specific vegetation data from existing environmental reports. Minor updates to the vegetation map were made during formation of the public review draft of the Subarea Plan document to account for changes in vegetation cover associated with recently completed development projects (URS Corporation, 2003). Approximately 8,558.4 acres of land occur in Rancho Palos Verdes, including native habitats, non-native habitats, agricultural lands, disturbed areas, and developed lands. These communities are listed in Table 5.1-1 and described below (see Figure 5.1-1).

Sensitive habitats within the Rancho Palos Verdes NCCP planning area are those that are considered rare in the region, support sensitive species of plants and animals, and/or are subject to regulatory protection through various federal, state, or local policies or regulations. In the case of habitats in Rancho Palos Verdes, these include all wetland habitat types (riparian scrub), as well as all upland scrub habitats. No native grasslands have been delineated in Rancho Palos Verdes, but if patches of native grasslands occur, this habitat would also be considered sensitive if the patch exceeded 0.3 acres and supported at least 10 percent cover of native grassland plant species. Habitats dominated by non-native plant species (non-native grassland, exotic woodland, and disturbed vegetation) are generally not considered sensitive. Non-native grassland, however is considered sensitive where it occurs in large, contiguous areas because it may provide vital foraging habitat for raptors and support other sensitive plant and wildlife species. Because most grassland in southern California are now dominated my non-native annual grasses, conservation of some non-native grassland is necessary to achieving NCCP planning goals for multiple habitat preserve design. Patches of non-native grassland that exceed 5 acres are considered to have some conservation value. Smaller patches of non-native grassland that are contiguous with larger areas of biological open space are also important because they contribute to a habitat mosaic that can be used by sensitive species.

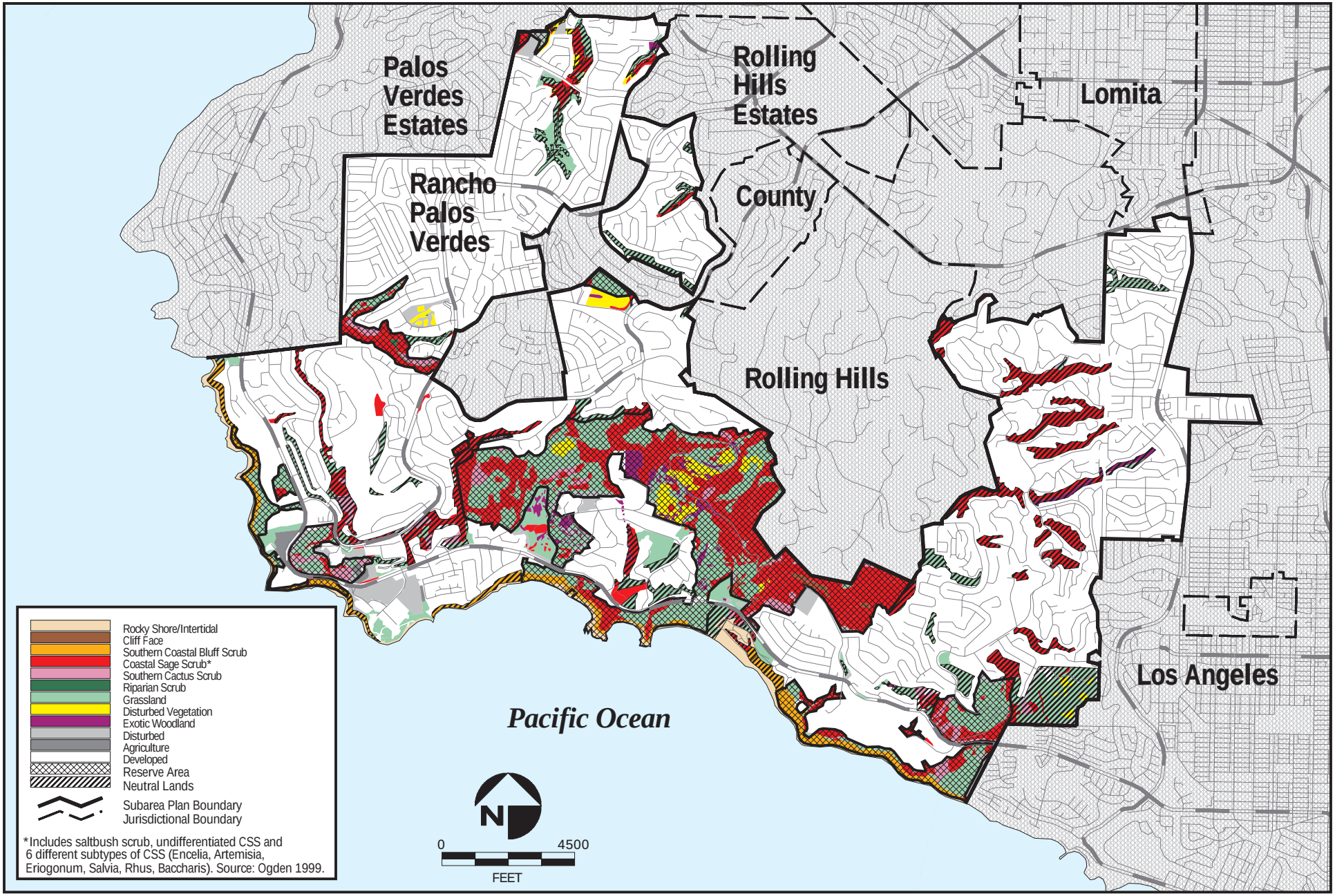
5.1.1.1.1 Coastal Sage Scrub

Coastal sage scrub is composed of low, soft-woody subshrubs approximately 1 meter (3 feet) high, many of which are facultatively drought-deciduous (Holland, 1986). This association is typically found on dry sites, such as steep, south-facing slopes or clay-rich soils slow to release stored water. Dominant shrub species in this vegetation type may vary depending on local site factors and levels of disturbance.

Table 5.1-1
VEGETATION COMMUNITIES IN RANCHO PALOS VERDES [1]

Vegetation Community	Acres
Coastal Sage Scrub Sub-associations	
CSS – Artemisia Dominated	93.0
CSS – Baccharis Dominated	7.2
CSS – Encelia Dominated	7.9
CSS – Eriogonum Dominated	13.9
CSS – Rhus Dominated	225.0
CSS – Salvia Dominated	21.0
CSS – Undifferentiated	635.5
Saltbush Scrub	7.3
Southern Cactus Scrub	96.9
Southern Coastal Bluff Scrub	137.0
Grassland	955.3
Riparian Scrub	2.5
Exotic Woodland	75.4
Disturbed Vegetation	88.3
Cliff Face	8.8
Subtotal Vegetation	**2374.7**
Other	
Disturbed	162.4
Agriculture	17.6
Developed	6,003.7
Subtotal Other	**6,192.5**
Total Acreage	**8,558.7**

1. Vegetation inventory from Ogden (1999) with minor updates in 2003 associated with Ocean Trails and Ocean Front Estates projects.



FIGURE

5.1-1

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Natural Vegetation of Rancho Palos Verdes

Dominants within the study area include California sagebrush (*Artemisia californica*), ashy-leaf buckwheat (*Eriogonum cinereum*), California sunflower (*Encelia californica*), coyote bush (*Baccharis pilularis*), lemonadeberry (*Rhus integrifolia*), purple sage (*Salvia leucophylla*), and black sage (*Salvia mellifera*). Other less-frequent constituents of this community include California buckwheat (*Eriogonum fasciculatum* ssp. *fasciculatum*), goldenbush (*Isocoma menziesii*), toyon (*Heteromeles arbutifolia*), laurel sumac (*Malosma laurina*), coyote bush (*Baccharis pilularis*), and bladderpod (*Isomeris arborea*).

Numerous CSS sub-associations have been identified in Rancho Palos Verdes and classified according to the dominant species. Such sub-associations include *Artemisia*-dominated scrub, *Eriogonum*-dominated scrub, *Salvia*-dominated scrub, *Encelia*-dominated scrub, *Baccharis*-dominated scrub, and *Rhus*-dominated scrub. These sub-associations correspond to the California sagebrush series, California buckwheat series, black sage series, purple sage series, and California *encelia* series, and/or coyote bush series, as described in Sawyer and Keeler-Wolf (1995). These sub-associations have been delineated and digitized into a GIS database. Where the CSS cannot be clearly differentiated by a single dominant species, it was classified as "undifferentiated" CSS. There are approximately 1,003 acres of CSS in the city, of which 93 acres are Artemisia-dominated scrub, 14 acres are *Eriogonum*-dominated scrub, 21 acres are Salvia-dominated scrub, 8 acres are *Encelia*-dominated scrub, 7 acres are *Baccharis*-dominated scrub, 225 acres are *Rhus*-dominated scrub, and 635 acres are undifferentiated.

The shrub layer in this community ranges from a continuous canopy with little understory cover to a more open canopy with widely spaced shrubs and a well-developed understory. Native understory species present in this association include foothill needlegrass (*Nassella lepida*), purple needlegrass (*Nassella pulchra*), golden yarrow (*Eriophyllum confertiflorum*), wishbone bush (*Mirabilis californica* var. *californica*), and common goldenstar (*Bloomeria crocea*). Common non-native species in open or disturbed sage scrub include wild oat (*Avena* spp.), tocalote (*Centaurea melitensis*), foxtail chess (*Bromus madritensis ssp. rubens*), and Russian thistle (*Salsola tragus*), among others. Disturbed CSS is also present in Rancho Palos Verdes. A disturbed qualifier is placed on CSS (or any other native habitat) based on mechanical disturbance (e.g., vegetation clearing and off-road vehicle activity). Disturbed CSS typically has a high percentage of non-native species and is fragmented to some degree.

5.1.1.1.2 Southern Cactus Scrub

Southern cactus scrub is a low, dense scrub (less than 2 meters [6.6 feet]) with succulent shrubs consisting primarily of prickly pear species (*Opuntia littoralis, O. oricola*) and coast cholla (*Cylindropuntia prolifera*) as dominant constituents (Magney, 1992; Sawyer and Keeler-Wolf, 1995). Although the dominant species are succulent, woody species can also be present as co-dominants with the succulents. Typical woody species in this association include California sagebrush, California buckwheat, California sunflower, bladderpod, and wishbone bush. Southern cactus scrub ranges from coastal southern Santa Barbara County southward to northern San Diego County and inland to the cismontane valley areas of San Bernardino and Riverside Counties (Magney, 1992). Southern cactus scrub occurs mostly on steep, south-facing slopes in sandy soils or rocky areas below 1,200 meters (3,397 feet) elevation (Magney, 1992; Sawyer and Keeler-Wolf, 1995). Examples of this community occur on the Rancho Palos Verdes City Hall site and in the Ocean Trails project open space. Approximately 97 acres of southern cactus scrub occur in Rancho Palos Verdes.

5.1.1.1.3 Saltbush Scrub

Saltbush scrub is dominated by quailbush (*Atriplex breweri*) and the non-native species *Atriplex glauca*. Shrubs are less than 3 meters (10 feet) with closed to open canopies (Sawyer and Keeler-Wolf, 1995). Saltbush scrub corresponds to the mixed saltbush series, as described in Sawyer and Keeler-Wolf (1995). The understory consists of ruderal species, such as black mustard (*Brassica nigra*), wild radish (*Raphanus sativus*), and cliff aster (*Malacothrix saxatile*). Approximately 7 acres of saltbush scrub were mapped in the Portuguese Bend area of Rancho Palos Verdes.

5.1.1.1.4 Cliff Faces

Cliff faces are steep, sometimes vertical slopes with little vegetative cover. Constant erosion from wind and rain prevents vegetation establishment. Typically, there is little soil available for plants to become established. Cliff faces in the city are found along the sea cliffs, in the landslide area, west of Coolheights Drive, and north of Forrestal Road. Cliff faces can also occur as inclusions in coastal bluff scrub habitat. Cliff faces occupy 9 acres of land in Rancho Palos Verdes.

5.1.1.1.5 Southern Coastal Bluff Scrub

Southern coastal bluff scrub is a low, sometimes prostrate scrub that occurs at localized sites along the coast south of Point Conception (Holland, 1986). Plants in this association cling to nearly vertical rock faces just above the surf. The coastal bluff scrub community is widespread along the California coastline as a very narrow band, often not extending more than a few meters inland (Holland and Keil, 1990). Dominant plants are mostly woody and/or succulent species, such as California sagebrush, California buckwheat, ashy-leaf buckwheat, lemonadeberry, coast cholla, and coast prickly pear. Other less-frequent constituents of this community include boxthorn (*Lycium californicum*), bright green dudleya (*Dudleya virens*), aphanisma (*Aphanisma blitoides*), seacliff buckwheat (*Eriogonum parvifolium*), sea blite (*Suaeda taxifolia*), and bladderpod. Development along the southern California coastline has reduced this community throughout its range. Potential inclusions within coastal bluff scrub are CSS and beach habitat. Coastal bluff scrub occupies 137 acres along the steep ocean cliffs of Rancho Palos Verdes.

5.1.1.1.6 Grassland

Non-native annual grasses and other annual species dominate grasslands in the city. Small patches dominated by native perennial bunchgrasses were observed within the annual grassland, as discussed below, but were generally too small in extent to map adequately. Annual or non-native grassland generally occurs on fine-textured loam or clay soils that are moist or even waterlogged during the winter rainy season and very dry during the summer and fall. This association is characterized by a dense to sparse cover of annual grasses, often with native and non-native annual forbs (Holland, 1986). The number of natives versus non-natives is site-specific and varies according to rainfall and other factors (Heady, 1995). Estimates for the proportion of non-native species in this association range from 29 to 80 percent (White, 1967; Bentley and Talbot, 1948; Heady, 1956, 1995; Holland and Keil, 1990). Talbot et al. (1939) report that annuals comprise approximately 94 percent of the herbaceous cover in annual grassland; Ewing and Menke (1983) state that annuals comprise 50 to more than 90 percent of the vegetative cover in annual grassland and that most of the annuals are non-native species. Species

composition varies within annual grassland and is a function of climatic conditions, soils, and allelopathic effects of aboveground plant residue (e.g., mulch) (Evans and Young, 1989; Heady, 1995; Bartolome et al., 1980).

Annual grassland is a disturbance-related community most often found in old fields or openings in native scrub habitats. This association may have replaced native grassland and CSS at many localities throughout the study area. Typical grasses within the study area include wild oat, foxtail chess, ripgut grass (*Bromus diandrus*), barley (*Hordeum murinum ssp. leporinum*), and Bermuda grass (*Cynodon dactylon*). Characteristic forbs include red-stem filaree (*Erodium cicutarium*), mustard (*Brassica* spp.), tarweed (*Centromadia* spp.), tocalote, and cliff aster. Within annual grassland, grasses are less than 1 meter (3 feet) high and form a continuous or open cover. Emergent shrubs and trees may be present as well (Sawyer and Keeler-Wolf, 1995).

Native grasses in the study region are characterized by the perennial, tussock-forming needlegrass species (*Nassella* spp.). Native and introduced annuals occur between the needlegrass, often exceeding the bunchgrasses in cover (Holland, 1986). Native grasses in Rancho Palos Verdes occur in small areas within annual grassland and CSS habitats and have been mapped as such. Grassland communities totaling 955 acres cover large areas in the city.

5.1.1.1.7 Riparian Scrub

Riparian scrub varies from a dense, broad-leafed, winter-deciduous association dominated by several species of willow (*Salix* spp.*)* to an herbaceous scrub dominated by mule fat (*Baccharis salicifolia*) (Holland, 1986). Typical willow species on site include black willow (*S. gooddingii*) and arroyo willow (*S. lasiolepis*). Understory vegetation in this association is usually composed of non-native, weedy species or is lacking altogether. Riparian scrub may represent a successional stage leading to riparian woodland or forest or may constitute a stable community. Riparian scrub occurs in Agua Amarga Canyon and south of Palos Verdes Drive South on the Ocean Trails project property. This association occupies approximately 2.5 acres of land in Rancho Palos Verdes.

5.1.1.1.8 Disturbed Vegetation

Disturbed vegetation refers to plant associations that occur on highly disturbed sites in urbanized areas (e.g., along roadsides, footpaths, in parking lots, or in previously graded areas) that support weedy broadleaf species. Areas with disturbed vegetation are typically characterized by heavily compacted soils that limit the species that can thrive here (Holland and Keil, 1990). Typical species associated with disturbed vegetation include horseweed (*Conyza canadensis*), sow thistle (*Sonchus oleraceus*), knotweed (*Polygonum* spp.), mallow (*Malva* spp.), Russian thistle, sweet fennel (*Foeniculum vulgare*), castor bean (*Ricinus communis*), goosefoot (*Chenopodium* spp.), and tocalote (*Centaurea melitensis*). Other common species that can be found in disturbed areas, as well as other communities, include mustards, star thistle, rye grass (*Lolium* spp.), burclover (*Medicago polymorpha*), wild radish, milk-thistle (*Silybum marianum*), and cocklebur (*Xanthium* spp.), among others. True ruderal species are those found mainly or solely in areas with previous surface disturbance (California Exotic Pest Plant Council, 1999; Beatty and Licari, 1992). Disturbed vegetation occupies 88 acres in Rancho Palos Verdes.

5.1.1.1.9 Disturbed Areas

Disturbed areas are lands where the vegetation has been significantly altered by frequent disking or mowing for fire protection and vegetation control and little to no vegetation cover remains. Typical plant species found scattered in disturbed areas include Russian thistle, black mustard, storksbill (*Erodium* spp.), and annual grasses, among others. Disturbed areas primarily consist of maintained firebreaks and occupy 162 acres in the city.

5.1.1.1.10 Exotic Woodland

Exotic woodland includes non-native trees and shrubs planted in Rancho Palos Verdes in the past. Some of these introduced species are invasive and have dispersed into the adjacent grassland and native habitats. Exotic species include everblooming acacia (*Acacia longifolia*), Sydney golden wattle (*Acacia cyclops*), Peruvian pepper tree (*Schinus molle*), Brazilian pepper tree (*Schinus terebenthifolia*), black locust (*Robinia pseudoacacia*), myoporum (*Myoporum laetum*), gum tree (*Eucalyptus* spp.), and pines (*Pinus* spp.). Most of the exotic woodlands occur in the Portuguese Bend and Lower Filiorum areas and occupy 75 acres.

5.1.1.1.11 Agriculture

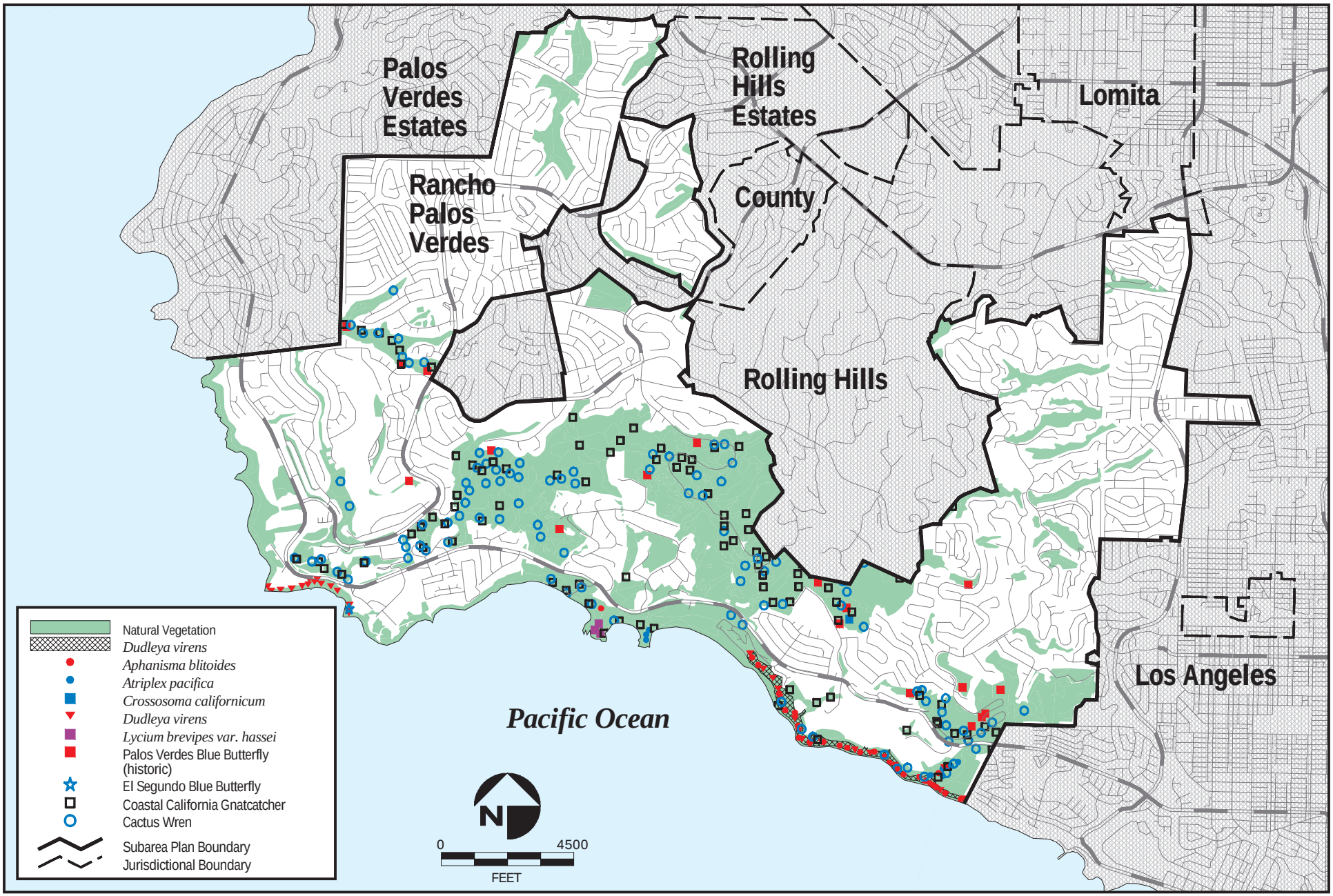
Agriculture includes actively cultivated lands and lands that support nursery operations. Only two areas in Rancho Palos Verdes are actively farmed, comprising 18 acres. These two areas are in the western portion of the city near the Rancho Palos Verdes City Hall.

5.1.1.1.12 Developed Areas

Developed areas in the city are lands that have been permanently altered by human activities and that support no native vegetation. These areas include roads, buildings, ornamental landscapes, and other areas where the land has been altered to such an extent that natural vegetation cannot become reestablished. Areas graded for development in the late 1990s (i.e., Ocean Trails and Ocean Front Estates) were mapped as they were being developed, but a portion of these areas are in the process of being revegetated with CSS and other native vegetation. Developed areas occupy 6,004 acres in the city.

5.1.1.2 Sensitive Species

Sensitive species, through the circumstance of natural distribution or habitat destruction, have declined in population to a level so low that professional biologists are concerned about the longevity or vitality of the species. Sensitive species include species listed by the State or federal Wildlife Agencies under the ESA, by CDFG as an SSC, or on the CNPS' inventory of rare or endangered plants (CNPS, 2001). The distribution of sensitive species is based on cumulative sighting data compiled during the Phase I NCCP program and focused rare plant surveys conducted in spring 1998. Butterfly habitat was also assessed during the Phase I NCCP program. Only recently has El Segundo blue butterfly been documented in Rancho Palos Verdes. All the sensitive species are associated closely with scrub habitats on the Peninsula. Sensitive species in the Subarea Plan area are described below (see Figure 5.1-2).



URS TAIC

Covered Species Distributions

FIGURE

5.1-2

/gis/projects/mios/rpv/plots/figures/eir_figs.aml

09/15/03

Aphanisma blitoides
Aphanisma
USFWS: No status
CDFG: No status
CNPS: List 1B, 2-2-2

Aphanisma is a small, annual herb that occurs on sandy soils near the coast in coastal bluff scrub and CSS (CNPS, 2001). It occurs at elevations from 3 to 60 meters (10 to 200 feet) and is found from Santa Barbara County to northern Baja California, Mexico, and is on all the Channel Islands except San Miguel (Junak et al., 1995). This fleshy species blooms from April to May. Aphanisma is in steep decline on the mainland and on the islands (CNPS, 2001). Mainland populations are declining because of recreational use of beaches and development along the coast (Reiser, 1994). Aphanisma was located in Rancho Palos Verdes in the coastal bluff scrub from Portuguese Point along the coast to the Rancho Palos Verdes/San Pedro city limit.

Atriplex pacifica
South Coast Saltscale
USFWS: No status
CDFG: No status
CNPS: List 1B, 3-2-2

South coast saltscale occurs in coastal bluff scrub, CSS, and alkali playas (CNPS, 2001). This small, wiry, prostrate, annual herb grows in openings between shrubs in xeric, often mildly disturbed locales. This species occurs from Ventura County to Sonora and Baja California, Mexico, and on San Clemente, Anacapa, Santa Catalina, Santa Cruz, San Nicholas, and Santa Rosa islands (Reiser, 1994). South coast saltscale is severely declining throughout its coastal range on the mainland (Reiser, 1994). In Rancho Palos Verdes, this species has been detected on Portuguese Point and along the coast between Halfway Point and Shoreline Park.

Calandrinia maritima
Seaside Calandrinia
USFWS: No status
CDFG: No status
CNPS: List 4, 1-2-1

Seaside calandrinia typically occurs on sandy bluffs near the beach and sandy openings in CSS at elevations below 300 meters (1,000 feet) (Reiser, 1994; Hickman, 1993). It occurs from Santa Barbara County to Baja California, Mexico, and is found on Anacapa, Santa Barbara, San Clemente, Santa Catalina, Santa Cruz, and Santa Rosa Islands (Reiser, 1994; CNPS, 2001). In Rancho Palos Verdes, seaside calandrinia occurs on the coastal bluffs in Abalone Cove and immediately west of Portuguese Bend to the Rancho Palos Verdes/San Pedro city limit.

Calochortus catalinae
Catalina Mariposa Lily
USFWS: No status
CDFG: No status
CNPS: List 4, 1-2-3

Catalina mariposa lily is a perennial bulb species that flowers from February to May (CNPS, 2001). It occurs below 700 meters (2,300 feet) in open chaparral, cismontane woodland, valley and foothill grassland, and CSS (Hickman, 1993; Reiser, 1994; CNPS, 2001). Catalina mariposa lily occurs in CSS near the Rancho Palos Verdes City Hall, in the canyon north of Barkentine Road, in the Forrestal area, and in the northern part of the Portuguese Bend landslide near the closed portion of the Crenshaw Road extension.

Calystegia peirsonii
Peirson's Morning-glory
USFWS: No status
CDFG: No status
CNPS: List 4, 1-2-3

Peirson's morning-glory is found in chaparral, CSS, chenopod scrub, and woodlands (CNPS, 2001). It is a perennial herb from a rhizome and blooms from May to June. The elevation range of this species is 30 to 1,500 meters (100 to 5,000 feet; CNPS, 2001). Peirson's morning-glory was previously known only from Antelope Valley in the San Gabriel Mountains of Los Angeles County (Hickman, 1993); recent studies, however, indicate that this species frequently intergrades with other *Calystegia* species (CNPS, 2001). This species has not been observed in Rancho Palos Verdes but is known to occur in the San Pedro area of the Peninsula.

Centromadia parryi ssp. australis
Southern Tarplant
USFWS: No status
CDFG: No status
CNPS: List 1B, 3-3-2

Southern tarplant occurs in the margins of salt marsh margins, mesic valley and foothill grasslands, vernal pools, and alkaline areas below 425 meters (1,400 feet) elevation (CNPS, 2001). It ranges from Santa Barbara County to northern Baja California, Mexico, and possibly occurs on Santa Catalina Island (CNPS, 2001; Reiser, 1994). This summer blooming annual occurs mostly in seasonally moist saline grasslands. Southern tarplant is severely declining throughout its range because of development and recreation (Reiser, 1994). This species has not been detected in Rancho Palos Verdes but occurs northeast of the city near Machado Lake.

Convolvulus simulans
Small-flowered Morning-glory
USFWS: No status
CDFG: No status
CNPS: List 4, 1-2-2

Small-flowered morning-glory is found between 30 to 700 meters (100 to 2,300 feet) on clay soils typically devoid of shrubs, in chaparral, sage scrub, and grassland (Reiser, 1994; Hickman, 1993). Occurrences have been recorded in San Diego, Orange, Riverside, Los Angeles, Santa Barbara, San Luis Obispo, Kern, San Joaquin, Contra Costa, San Benito, and Stanislaus Counties, as well as on Santa Catalina and San Clemente Islands and in Baja California, Mexico (CNPS, 2001). In Rancho Palos Verdes, small-flowered morning-glory occurs east of Portuguese Canyon.

Crossosoma californicum
Catalina Crossosoma
USFWS: No status
CDFG: No status
CNPS: List 1B, 2-2-2

Catalina crossosoma is a deciduous shrub that can reach 5 meters (16 feet) high. This shrub is usually found on dry, rocky slopes and canyons in CSS below 500 meters (1,600 feet) elevation (CNPS, 2001; Hickman, 1993). It is known from the Peninsula, San Clemente and Santa Catalina Islands, and Guadelupe Island, Mexico (Hickman, 1993). Catalina crossosoma was detected in one location in Rancho Palos Verdes, east of Forrestal Drive and north of Pirate Drive.

Dichondra occidentalis
Western Dichondra
USFWS: No status
CDFG: No status
CNPS: List 4, 1-2-1

This perennial herb generally occurs at elevations from 50 to 500 meters (165 to 1,650 feet) on dry, sandy banks in CSS, chaparral, grassland, or southern oak woodland and often proliferates on recently burned slopes (CNPS, 2001, Reiser, 1994). This species occurs in Sonoma and Marin Counties, disjunct to San Barbara County, and south along the coast to northern Baja California, Mexico (Reiser, 1994). In Rancho Palos Verdes, western dichondra occurs northwest of Coolheights Drive in CSS.

Dudleya virens* spp. *virens
Bright Green Dudleya
USFWS: No status
CDFG: No status
CNPS: List 1B, 2-2-2

Bright green dudleya is a succulent perennial with a basal rosette of leaves from a caudex (i.e., a short woody stem at or below the ground; Hickman, 1993). This species occurs on steep slopes in chaparral, coastal bluff scrub, and CSS habitats below 400 meters (1,300 feet) (CNPS, 2001; Hickman, 1993). It is

known from Los Angeles County, San Clemente, San Nicholas, and Santa Catalina Islands, and Guadelupe Island, Mexico (Hickman, 1993). In Rancho Palos Verdes, bright green dudleya occurs along the coastal bluffs from Point Vicente east to the Rancho Palos Verdes/San Pedro city limit.

Erysimum insulare* ssp. *suffrutescens
Suffrutescent Wallflower
USFWS: No status
CDFG: No status
CNPS: List 4, 1-2-3

Suffrutescent wallflower is a perennial herb that occurs at elevations of less than 150 meters (500 feet) (Hickman, 1993). It is found in coastal bluff scrub, coastal dunes, and CSS habitats along the coast from San Luis Obispo County to Los Angeles County (CNPS, 2001). Suffrutescent wallflower occurs on the Peninsula but has not been detected in Rancho Palos Verdes.

Lycium brevipes* var. *hassei
Santa Catalina Island Desert-thorn
USFWS: No status
CDFG: No status
CNPS: List 1B, 3-3-3

Santa Catalina Island desert-thorn is a deciduous shrub that can reach 4 meters (13 feet) high (Hickman, 1993). It is found on coastal bluff slopes in coastal bluff scrub and CSS habitats at elevations below 300 meters (1,000 feet) (CNPS, 2001; Hickman, 1993). This species was rediscovered on the Peninsula in 1976. Historical localities include San Clemente and Santa Catalina Islands. In Rancho Palos Verdes, Santa Catalina Island desert-thorn occurs on Portuguese Point.

Pentachaeta lyonii
Lyon's Pentachaeta
USFWS: Endangered
CDFG: Endangered
CNPS: List 1B, 3-3-3

Lyon's pentachaeta is an annual herb that blooms from March to August (CNPS, 2001). It occurs in openings in chaparral and valley and foothill grasslands near the coast at elevations below 150 meters (500 feet) (CNPS, 2001; Hickman, 1993). This species is known from Los Angeles and Ventura Counties (i.e., Santa Monica Mountains and Simi Hills) and Santa Catalina Island. Currently, fewer than 20 populations are known to occur (CNPS, 2001). Lyon's pentachaeta has not been reported in Rancho Palos Verdes.

Suaeda taxifolia
Woolly Seablite
USFWS: No status
CDFG: No status
CNPS: List 4, 1-2-1

Woolly seablite is a herbaceous perennial usually restricted to coastal salt marsh; it rarely grows in peripheral scrublands adjacent to salt marshes or as isolated plants along beaches (Reiser, 1994). This species occurs along the coast from Santa Barbara County to Baja California, Mexico, and on Santa Barbara, San Clemente, Santa Cruz, Santa Catalina, San Nicholas, and Santa Rosa Islands and on Guadalupe Island, Mexico (CNPS, 2001). In Rancho Palos Verdes, woolly seablite occurs as isolated plants along the peninsula shoreline from Torrance Beach to San Pedro.

Glaucopsyche lygdamus palosverdesensis
Palos Verdes Blue Butterfly
USFWS: Endangered
CDFG: No status

The Palos Verdes blue butterfly (PVB) is a rare subspecies of the silvery blue butterfly (Perkins and Emmel, 1977; Arnold, 1987). The PVB is restricted to open CSS habitats that support either ocean milk vetch (*Astragalus trichopodus* var. *lonchus)* or deerweed (*Lotus scoparius*), which are this species' larval food plants (Mattoni, 1992). Currently, PVB is known to occur only at the Naval Fuel Depot in San Pedro (between Western Avenue and Gaffey Street, south of Palos Verdes Drive North; Mattoni, 1992), at Malaga Dunes, and was recently reintroduced at the Chandler Preserve. Historical occurrences of PVB in Rancho Palos Verdes include locations near "The Switchback" area of Palos Verdes Drive East, locations within the landslide moratorium area (Edward's Canyon in Area 4, Portuguese Canyon, and Forrestal [Klondike] Canyon), and Agua Amarga (Arnold, 1984, 1986, 1987, 1990; Mattoni, 1992). Habitat for PVB is typified by open CSS and ecotone areas between sage scrub and grassland. Milk vetch is the primary larval host plant present in Rancho Palos Verdes. Deerweed does not generally occur in Rancho Palos Verdes and is restricted mostly to the northeast slope of the Peninsula. Milk vetch is an early successional or disturbance-associated species and would therefore decline if there is an extended period without disturbance (e.g., fire). Habitat loss and fragmentation associated with agriculture and residential development, fire suppression (e.g., fuel modification activities), severe weather conditions, and over-collecting by butterfly enthusiasts have contributed to the current endangered status of this species (Arnold, 1987; Mattoni, 1992). Federal Designated Critical Habitat includes "The Switchback" area of Palos Verdes Drive East and Agua Amarga Canyon (USFWS, 1980; Federal Register Vol. 45, No. 129, pp. 44942).

Euphilotes battoides allyni
El Segundo Blue Butterfly
USFWS: Endangered
CDFG: No status

The El Segundo Blue (ESB) is a rare subspecies of the square-spotted blue butterfly (Subfamily Polyomattinae) restricted to remnant coastal dune habitats at four locations: Ballona Wetlands south of Marina del Rey, Los Angeles International Airport Dunes, Chevron El Segundo Preserve and adjacent

habitat in El Segundo, and Torrance Beach/Malaga Cove (Mattoni et al., 1997). Coast buckwheat (*Eriogonum parvifolium*) is the larval food plant of this subspecies. The historical distribution of ESB included dune habitats in Redondo and Manhattan Beaches. A recovery plan for ESB has been prepared with the Malaga Cove population as the most southern management unit (Torrance Recovery Unit) of the recovery plan. The Malaga Cove population is small, between 10 and 30 individuals using between 50 and 100 individuals of *E. parvifolium* (R. Arnold, pers. comm.). There is no dune habitat within the jurisdiction of Rancho Palos Verdes, but coast buckwheat is known to occur within the coastal bluff scrub habitat between Point Vicente and Abalone Cove. Dr. Richard Arnold conducted a butterfly survey in summer 1998 with negative results for ESB in this area of the city. Subsequent biological surveys in 2000 for proposed development of the York Long Point site detected a population of ESB in coastal bluff scrub habitat (RBF, 2001).

Phrynosoma coronatum blainvillei
San Diego Horned Lizard
USFWS: No status
CDFG: SSC

This subspecies is endemic to extreme southwestern California (Stebbins, 1985) from south of the Transverse Ranges to Baja California. This species is relatively widespread and locally common from the coast to the western edge of the desert, where extensive suitable habitat is still available—mostly in Orange and San Diego Counties (San Diego Herpetological Society, 1980). This horned lizard has been reported in the Malaga Cove area of the Peninsula (Mattoni et al., 1997) but was not observed during any of the gnatcatcher studies or spring plant surveys. It occurs from sea level to elevations of over 8,000 feet and frequents a variety of habitats from coastal dune, sage scrub, and chaparral to coniferous and broadleaf woodlands (Stebbins, 1985). It is most often found on sandy or friable soils with open scrub. Habitat requirements include open areas for sunning, bushes for cover, and fine loose soil for rapid burial. Harvester ants are the primary food item of the horned lizard and indicate potential for occurrence of the lizard in an area. This taxon is primarily active in late spring (April to May) and early summer (June to July), after which individuals typically aestivate. Threats to this species include urban development, conversion of habitat to agriculture, collecting of individuals for the pet trade, and reduction of food base because of introduced Argentine ants (*Linepithema humile*) displacing native ant species (Jennings and Hayes, 1994; Brattstrom, 1997; Holway et al, 2002).

Polioptila californica californica
Coastal California Gnatcatcher
USFWS: Threatened
CDFG: SSC, NCCP focal species

The California gnatcatcher population in the U.S. is estimated to exceed 3,400 pairs (USFWS, 1996). The Peninsula supports a remnant population of 26 to 56 pairs considered isolated from the remainder of the U.S. population (Atwood et al., 1994, 1998; Atwood and Bontrager, 2001). The center point locations of gnatcatcher territories within the GIS database include cumulative data gathered during the Manomet Center five-year study. The primary cause of this species' decline is the cumulative loss of CSS vegetation to urban and agricultural development (Atwood, 1993). This species' habitat is being formally protected and managed through the NCCP program, ESA Sections 10 (HCP processes) and 7 (agency

consultations on federal lands). Federal Designated Critical Habitat for the gnatcatcher includes suitable habitats throughout the Peninsula. This species is probably extirpated from much of Ventura and San Bernardino Counties and declining proportionately with the continued loss of CSS habitat in the four remaining southern California counties within the coastal plain. The territory size requirements of the gnatcatcher vary with habitat quality and distance from the coast. Documented home ranges have varied from 1 to 7 acres on the Peninsula (Impact Sciences, 1990; Atwood et al., 1995). Over five years, gnatcatcher productivity and survival have varied on the Peninsula. Annual reproduction has varied from 2.3 to 3.9 fledglings per pair. Annual adult survival has varied from 23 to 70 percent; juvenile over-winter survival varied from 20 to 43 percent. Studies of the species' habitat preferences on the Peninsula and elsewhere indicate that California sagebrush (*Artemisia californica*) and flat-topped buckwheat (*Eriogonum fasciculatum*) are the primary plants used by gnatcatchers when foraging for insects (Atwood et al., 1995; Impact Sciences, 1990; RECON, 1987; ERCE, 1990; Ogden, 1992a). Breeding gnatcatchers on the Peninsula are noticeably absent from most sage scrub dominated by lemonade berry (*Rhus integrifolia*).

Campylorhynchus brunneicapillus
Cactus Wren
USFWS: No status
CDFG: SSC, NCCP focal species

Coastal southern California populations of cactus wren are seriously endangered throughout the coastal plain from Ventura to the Mexican border (Rea and Weaver, 1990). This species is common throughout the deserts of the Southwest. Coastal populations breed in CSS dominated by extensive stands of tall prickly pear or cholla cacti. Once widespread in coastal southern California, by 1990 cactus wrens had been reduced to fewer than 3,000 pairs scattered into colonies of widely varying size; many colonies are isolated by distance from other colonies (Ogden, 1992b). The Peninsula cactus wren population was relatively stable at approximately 58 ± 5 pairs during the mid-1990s (Atwood et al., 1998). Reproduction averages above three fledglings per pair, and adult survivorship varies from 57 to 73 percent; juvenile over-winter survivorship varies from 9 to 36 percent. Home range size for Peninsula cactus wrens varies from 1 to 3 acres.

Perognathus longimembris pacificus
Pacific (Little) Pocket Mouse
USFWS: Endangered
CDFG: SSC

Historic records of this smallest subspecies of little pocket mouse extend along the immediate coast from Marina del Rey in Los Angeles County, south to the Mexican border. Only eight definite localities have been documented, most of which were subsequently lost to development (USFWS, 1994). Few records are known after the 1930s, and the species was not definitively identified by trapping studies after 1971 until a small population was discovered on the Dana Point Headlands, Orange County in 1993 (Brylski, 1993). Habitats of the Pacific pocket mouse include coastal strand, sand dunes, ruderal vegetation on river alluvium, and open CSS on marine terraces. Three populations were subsequently located on Camp Pendleton in northern San Diego County. Potential habitat beyond Camp Pendleton is very limited and

highly fragmented by coastal land development and agriculture. No populations of Pacific pocket mouse have been detected on the Peninsula, despite several trapping surveys within potentially suitable habitat. This species is not expected to be currently extant in Rancho Palos Verdes (Dudek and Associates, 1994; Marquez and Associates, 1995; BonTerra Consulting, 1997; Ogden, 1999). Several authors have noted that this species is found in fine, alluvial, sandy soil near the ocean and adjacent terraces dominated by open sage scrub (Brylski, 1993). The Pacific pocket mouse remains in its plugged burrow during the day and is active only at night. Its peak activity tends to occur early in the night. It becomes torpid during periods of food stress or low temperatures. It is inactive above ground from October to January, varying with food reserves and minimum night temperatures. Breeding occurs from January to August, peaking from March to May. Litter size ranges from two to eight, with usually one or two litters per year. Pacific pocket mice are predominantly granivorous, eating mostly seeds of grasses and forbs.

5.1.1.3 Regionally Important Habitat Areas

A key step in developing an NCCP plan for the City was to prioritize the most critical biological resource areas for potential conservation so that (1) conservation is maximized, (2) acquisition, restoration, and management funds are efficiently used, and (3) relatively less important habitat areas can be developed. Regionally Important Habitat Areas (RIHA) were identified through the overlay of vegetation and target species information; they include areas where there is relatively extensive native vegetation supporting concentrations of target species. Linkage Planning Areas that provide a habitat connection between larger habitat areas were also identified. Approximately 55 percent (1,292 acres) of the existing naturalized vegetation in Rancho Palos Verdes was identified as RIHAs.

5.1.2 Environmental Impacts/Environmental Consequences

This section analyzes the adequacy of the Proposed Project with respect to the environmental impacts related to implementation of the conservation of species and habitats pursuant to issuance of Section 10(a) of the ESA and Section 2835 of the California Fish and Game Code. The biological objective of the Subarea Plan is to maintain the range of natural biological communities and species native to the region and to conserve viable populations of endangered, threatened, and key sensitive species (covered species) and their habitats, thereby preventing local extirpation. The Subarea Plan does not override the necessity for further environmental review for individual actions at the project level. A take authorization would not automatically be granted to individual projects; rather, each discretionary action would be subject to further environmental review to determine whether the specific action is consistent with the Subarea Plan and IA.

5.1.2.1 Criteria for Determining Significance

This document is intended to comply with both Council of Environmental Quality Regulations (40 Code of Federal Regulations [CFR] 1508.27; NEPA) and CEQA requirements. NEPA requires an examination of the environmental consequences of the project. It addresses significance through examination of the overall effects of the totality of the impacts. Section 1508.27 states that the "significance of an action must be analyzed in several contexts such as society as a whole (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the proposed action." However,

CEQA (Section 15065) states there then would be a mandatory finding of significance if a project would "substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal". The following analysis is presented to comply with CEQA. Species and habitats would be covered by the Subarea Plan to the extent that conservation measures meet the criteria outlined in Section 10(a) of the ESA and Section 2800 et seq. of the California Fish and Game Code. From the perspective of the ESA, the following biological findings must be made for each species under consideration for coverage in the permit:

- Take would be incidental to otherwise lawful activities.
- Take would be minimized and mitigated to the maximum extent practicable.
- Take would not reduce appreciably the likelihood of survival and recovery of the species in the wild.

5.1.2.2 Endangered Species Act Adequacy Analysis

The following criteria are used to determine the adequacy of coverage (as defined through Section 10[a] of the ESA and Section 2800 et seq. of the California Fish and Game Code) of the biological resources in the study area:

- *Conservation and management of a major population*. A major population is large enough to be self-sustaining or at least support enough breeding individuals to contribute to overall population stability. Although some populations may not meet the size criteria, they may still be considered a major population if they are important for long-term survival of the species (e.g., areas used as habitat linkages).
- *Conservation and management of a critical location.* Critical locations are areas that must be protected for adequate conservation under the preserve design. Critical locations may coincide with major populations but may also include dispersal corridors or breeding sites, as well as areas important for maintaining connectivity with populations elsewhere on the Peninsula.

5.1.2.3 Regionally Important Habitat Areas and Linkages

Approximately 78 percent of the RIHAs are included in the Reserve design, as are all primary habitat linkages between relatively large patches of habitat, including a key linkage constrained by the proposed development within Lower Filiorum. Existing linkages to habitat areas elsewhere on the Peninsula would also be conserved by the Subarea Plan. Planned linkages are consistent with Reserve design guidelines in terms of dimensions and habitat characteristics (Mock et al., 1992; Soule, 1991; Beier and Loe, 1992; Lovio, 1996). Impacts to RIHAs and habitat linkages would be significant, but mitigated by the extent and location of proposed habitat conservation, proposed habitat restoration, and active habitat management within the Reserve.

5.1.2.4 Vegetation

The proposed Reserve design includes 1,514 acres, of which 1,445 acres are dominated by naturalized vegetation (Figure 5.1-1, Table 5.1-2). An additional 720 acres of land categorized as Neutral Lands contribute to Reserve functions as natural open space and cannot be developed, because of extreme

Table 5.1-2
PROPOSED CONSERVATION ACREAGE
BY VEGETATION COMMUNITY

Vegetation Community	Existing (acres)	In Habitat Reserve (acres)	Neutral Lands (acres)	Outside Reserve (acres)	Total Conserved (acres)[1]	Total Percent Conserved[1]
Coastal Sage Scrub Associations						
CSS – Artemisia Dominated	93.0	48.4	33.7	10.9	82.1	88.3
CSS – Baccharis Dominated	7.2	7.2	0.0	0.0	7.2	100.0
CSS – Encelia Dominated	7.9	7.9	0.0	0.0	7.9	100.0
CSS – Eriogonum Dominated	13.9	6.8	7.1	0.0	13.9	100.0
CSS – Rhus Dominated	225.0	127.4	96.1	1.5	223.5	99.3
CSS – Salvia Dominated	21.0	19.2	1.8	0.0	21.0	100.0
CSS – Undifferentiated	635.5	413.1	191.8	30.6	604.9	95.2
Southern Cactus Scrub	96.9	70.9	24.9	1.1	95.8	98.9
Southern Coastal Bluff Scrub	137.0	96.3	39.8	0.9	136.1	99.3
Saltbrush Scrub	7.3	7.1	0.0	0.2	7.1	97.3
Subtotal CSS	**1,244.7**	**804.3**	**395.2**	**45.2**	**1,199.5**	**96.4**
Other Vegetation						
Grassland	955.3	537.2	266.9	151.2	804.1	84.2
Riparian Scrub	2.5	2.4	0.0	0.1	2.4	96
Exotic Woodland	75.4	49.3	14.9	11.2	64.2	85.1
Disturbed Vegetation	88.3	52.1	12.1	24.1	64.2	72.7
Subtotal Other Vegetation	**1,121.5**	**641.0**	**293.9**	**186.6**	**934.9**	**83.4**
Total Naturalized Vegetation	**2,366.2**	**1,445.3**	**689.1**	**231.8**	**2,134.4**	**90.3**
Other						
Cliff Face	8.8	8.8	0.0	0.0	8.8	100.0
Disturbed	162.4	42.8	16.6	103.0	59.4	36.6
Agriculture	17.6	2.9	0.0	14.7	2.9	16.5
Developed	6,003.7	13.9	14.6	5,975.2	28.5	0.5
Subtotal Other	**6,192.5**	**68.4**	**31.2**	**6,092.9**	**99.6**	**1.6**
Total Acreage	**8,558.7**	**1,513.7**	**720.3**	**6,324.7**	**2,234.0**	**26.1**

1. Acreage in Habitat Reserve and Neutral Lands categories combined.

slopes, open-space hazard zoning, or official designation as HOA open space. Because Neutral Lands are currently not accessible for active habitat management, they are not included in the Reserve. If agreements can be reached with the property owners to allow management, these lands would be added to the Reserve and be subject to active habitat management to retain and enhance biological resource values. Including the Neutral Lands, approximately 96.1 percent (1,199.5 acres) of existing sage scrub habitats, 84.2 percent (804.1 acres) of existing grassland, and 96 percent (2.4 acres) of existing riparian scrub would be conserved and precluded from future development.

The City has identified 21 City projects and 9 private projects that would be covered by the Subarea Plan, resulting in unavoidable loss of approximately 48.9 acres of CSS and 174.3 acres of non-native grassland within or outside the proposed Reserve (Tables 5.1-3 and 5.1-4). Mitigation for these habitat impacts would be at a 3:1 ratio (conserved acreage to affected acreage) for CSS and a 0.5:1 ratio for non-native grasslands. Mitigation for impacts of City projects (33.7 acres of CSS and 94.3 acres of non-native grassland) would be provided by the dedication of 298.8 acres of City-owned land and 5.6 acres of revegetation within the Reserve (2.1 acres of revegetation has already been completed). Mitigation for impacts of private projects would be provided by dedication of private land or donation of monies to the habitat restoration fund by the private entities.

A total of 13.7 acres of sage scrub habitats and 15.4 acres of non-native grassland are estimated to occur outside the boundaries of the Reserve and Neutral Lands and are not associated with planned projects detailed in the Subarea Plan (Table 5.1-2). Any potential unanticipated future impacts to habitats outside the Reserve would be mitigated through dedication of additional acreage to the Reserve or restoration of priority areas within the Reserve at a 3:1 mitigation ratio for CSS and a 0.5:1 ratio for non-native grassland.

A small amount of riparian scrub (0.2 acres) is excluded from the Reserve. Additional unmapped riparian habitats, other waters, or native grassland may also occur outside the Reserve. Wetland habitats and streambeds within the Subarea Plan area would be subject to CWA Sections 401 and 404 and Fish and Game Code 1600 permit requirements if they are included within areas proposed for development. Impacted wetlands would be mitigated at a 3:1 ratio. Native grasslands greater than 0.3 acre documented during subsequent project-specific environmental review would be mitigated at a 3:1 ratio.

No fuel modification areas for new development would be allowed within the Reserve. Fuel modification impacts to sensitive habitats from new development would be assessed as part of the development impact area and mitigated at a 3:1 ratio for CSS and 0.5:1 ratio for non-native grassland. Impacts to upland scrub, native grassland, and riparian habitats are considered significant but are mitigated by the habitat acquisition and restoration programs described in the Subarea Plan.

Approximately 35.3 acres of habitats (11.2 acres of exotic woodland and 24.1 acres of disturbed vegetation) are excluded from the Reserve and Neutral Lands and would be available for potential development. Impacts to these habitats are considered less than significant because of the dominance of non-native plant species within these habitat associations and their lower biodiversity value compared to native habitats that support sensitive species. Any incremental biological value that these non-sensitive habitats may have would be offset by the proposed Reserve design, habitat restoration, and habitat management programs included in the Subarea Plan. The Subarea Plan would restrict vegetation clearing to the non-breeding season (September 15 to February 15) to preclude disturbing breeding birds in compliance with the federal Migratory Bird Treaty Act. BMPs for development activity adjacent to the Reserve are addressed by the Subarea Plan (see Section 6.2.2 of the Subarea Plan).

Table 5.1-3
TOTAL LOSS OF HABITAT BY CITY PROJECTS

City Project Name	Project Status	Habitat Loss (Acres)		Onsite Mitigation Acreage[1]		Offsite Mitigation Acreage[1]	
		CSS	Grassland	CSS	Grassland	CSS	Grassland
1. Altamira Canyon Drainage Project	Proposed	2.5	3.0	2.5	0.0	5.0	1.5
2. Dewatering Wells (10 Wells)	Proposed	2.5	2.5	0.0	0.0	7.5	1.25
3. Misc. Fissure Filling	Proposed	3.0	3.0	0.0	0.0	9.0	1.5
4. Misc. Damaged Drain Repair	Proposed	5.0	15.0	0.0	0.0	15.0	7.5
5. Portuguese Canyon Drainage Project	Completed	0.5	N/A[2]	0.0	N/A[2]	1.5	N/A[2]
6. Sacred Cove Geologic Investigation	Completed	0.1	N/A[2]	0.0	N/A[2]	0.3	N/A[2]
7. PVDS Roadway Rehabilitation	Completed	0.2	N/A[2]	0.0	N/A[2]	0.6	N/A[2]
8. PVDS Emergency Washout Project	Completed	0.4	N/A[2]	0.0	N/A[2]	1.2	N/A[2]
9. PVDE Drainage Improvement Project	Proposed	4.0	12.0	0.0	0.0	12.0	6.0
10. Misc. Drainage Improvement Projects	Proposed	4.0	12.0	0.0	0.0	12.0	6.0
11. 25th Street Road Repair (Phase 2)	Completed	0.4	N/A[2]	0.4	N/A[2]	0.8	N/A[2]
12. Abalone Cove Beach Project	Proposed	0.2	1.0	0.6	0.0	0.0	0.5
13. Tarapaca Sewer Line Relocation	Completed	0.5	N/A[2]	0.0	N/A[2]	1.5	N/A[2]
14. Forrestal Property Trail Clearing	Completed	0.1	N/A[2]	0.0	N/A[2]	0.3	N/A[2]
15. 25th Street Road Repair (Phase 1)	Completed	0.1	N/A[2]	0.1	N/A[2]	0.2	N/A[2]
16. San Ramon Canyon Repair	Completed	1.0	N/A[2]	2.0	N/A[2]	1.0	N/A[2]
17. McCarrell Canyon Outlet Improvement	Completed	0.2	N/A[2]	0.0	N/A[2]	0.6	N/A[2]
18. RPV Trails Plan Implementation	Proposed	5.0	15.0	0.0	0.0	15.0	7.5
19. Lower San Ramon Canyon Repair	Proposed	2.0	6.0	0.0	0.0	6.0	3.0
20. Active Recreation Area	Proposed	1.0	13.6	0.0	0.0	3.0	6.8
21. Lower Point Vicente	Proposed	1.0	11.2	0.0	0.0	3.0	5.6
Total Acreage of Habitat Loss		**33.7**	**94.3**	**5.6**	**0.0**	**95.5**	**47.15**

1. City would provide mitigation acreage as part of the City-owned lands to be dedicated to the Reserve based on a 3:1 mitigation ratio for CSS and 0.5:1 ratio for non-native grassland, and accounting for onsite habitat restoration of temporarily disturbed habitat areas.

2. City would provide mitigation for non-native grassland loss for proposed projects only. Acreage of impacts and mitigation for non-native grassland is therefore not provided for completed projects.

Table 5.1-4
TOTAL LOSS OF HABITAT BY PRIVATE PROJECTS AND MITIGATION

Private Project Name	Project Status	Habitat Loss (Acres)		Mitigation by City [1]		Mitigation By Project Applicant [2]	
Private Projects with City-Provided Mitigation							
		CSS	Grassland	CSS	Grassland	CSS	Grassland
1. Brush Clearance at Windport Canyon	Completed	0.5	N/A[3]	1.5	N/A[3]	0.0	N/A[3]
2. Brush Clearance at 3303 Palo Vista	Completed	0.3	N/A[3]	0.9	N/A[3]	0.0	N/A[3]
3. Portuguese Bend Club Slope Repair	Completed	0.5	N/A[3]	1.5	N/A[3]	0.0	N/A[3]
Subtotal City-Provided Mitigation		**1.3**	**N/A[3]**	**3.9**	**N/A[3]**	**0.0**	N/A[3]
Other Private Projects							
		CSS	Grassland	CSS	Grassland	CSS	Grassland
4. Portuguese Bend Club Remedial Grading	Proposed	3.0	10.0	0.0	0.0	9.0	5.0
5. Hon Geologic Investigation	Completed	0.6	N/A[3]	0.0	N/A[3]	1.8	N/A[3]
6. Crestridge Development	Proposed	2.0	12.0	0.0	0.0	6.0	6.0
7. Brush Clearance at Lower Filiorum	Completed	0.5	N/A[3]	0.0	N/A[3]	1.5	N/A[3]
8. Lower Filiorum Development	Proposed	7.3	58.0	0.0	9.9[4]	21.9	19.1
9. Coolheights Residential Lot Development	Completed	0.5	N/A[3]	0.0	N/A[3]	1.5	N/A[3]
Subtotal Other Private Projects		**13.9**	**80.0**	**0.0**	**9.9**	**41.7**	30.1
Total Acreage of Habitat Loss		**15.2**	**80.0**	**3.9**	**9.9**	**41.7**	30.1

1. City would provide mitigation acreage as part of the City-owned lands to be dedicated to the Reserve at a 3:1 mitigation ratio for CSS and 0.5:1 ratio for non-native grassland.
2. Habitat mitigation at a 3:1 ratio for CSS and 0.5:1 ratio for non-native grassland in the form of habitat contributed to the reserve or funds for habitat restoration within the reserve.
3. City would provide mitigation for non-native grassland loss for proposed projects only. Acreage of impacts and mitigation for non-native grassland is therefore not provided for completed projects.
4. Project applicant would dedicate a total of 41 acres to the Reserve area for habitat restoration. The City would provide the remaining 10.1 acres of mitigation to meet Subarea Plan requirements.

5.1.2.5 Sensitive Species

The proposed Reserve design does not include all point locations where covered species have been sighted recently or historically. The GIS database developed for the Subarea Plan (Ogden, 1999) indicates that several species point locations are excluded from the Reserve or Neutral Lands (Table 5.1-5, Figure 5.1-3). If these locations are still occupied by the covered species, a take of a covered species is assumed. In addition to habitat conservation, the restoration activities provided for in this Subarea Plan would increase

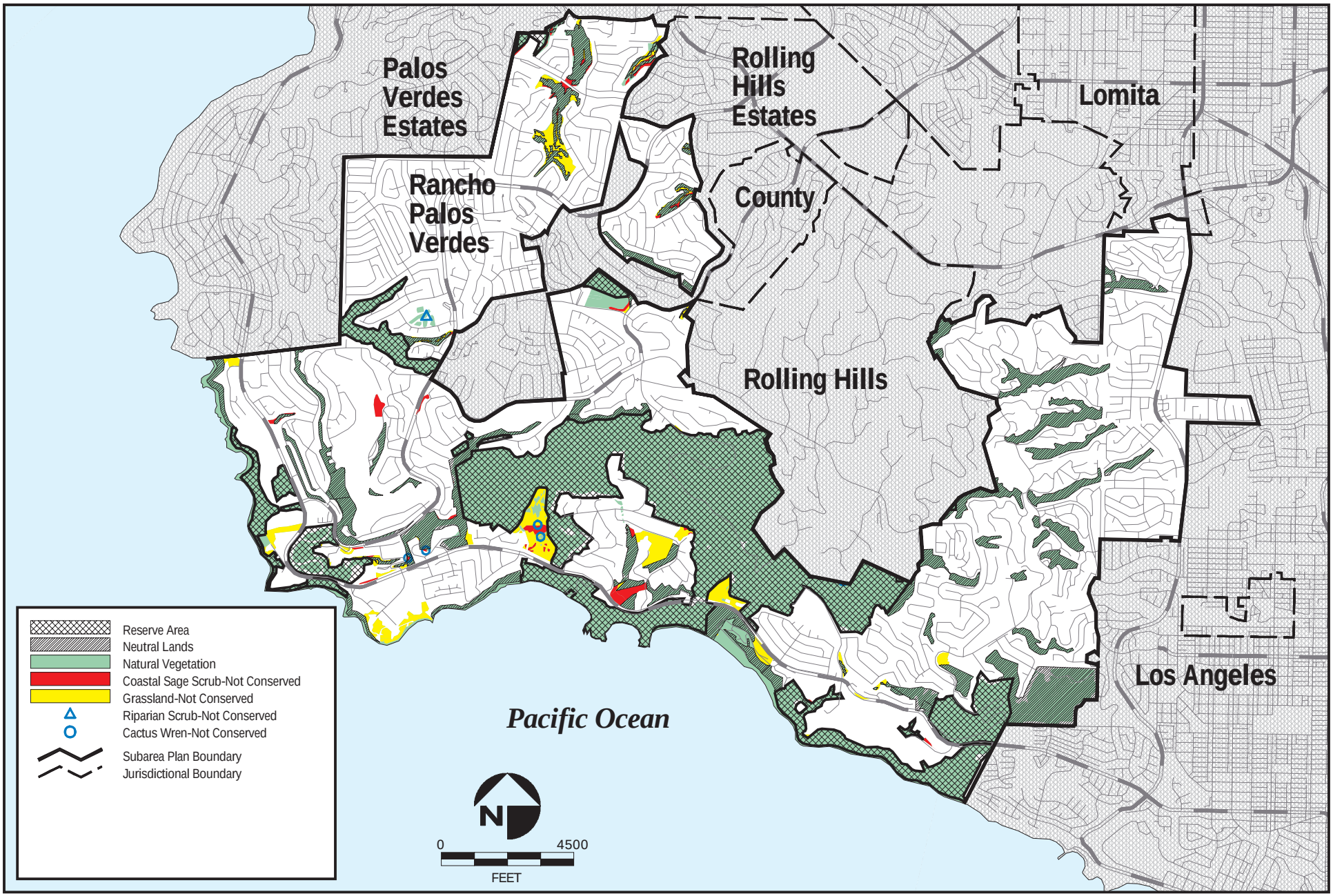
the inventory of potential habitat for covered species by about 16 percent above the current inventory within the city. A detailed conservation analysis and justification for incidental take for each covered species is provided in Appendix B of the Subarea Plan. Direct take of sensitive species is considered significant. Mitigation measures for direct impacts to sensitive species included in the Subarea Plan as project features and commitments would reduce the impact to below the level of significance.

Table 5.1-5
ESTIMATED TAKE OF
COVERED SPECIES POINT LOCATIONS

Covered Species	Existing	Conserved [1]	Percent Conserved [1]	Expected Take
California Gnatcatcher	88	88	100.0	0
Coastal Cactus Wren	99	95	96.0	4
Historical PVB Butterfly Historical Sighting	18	18	100	0
Historical PVB Butterfly Host Plant, *Astragalus trichopodus*	84	79	94.0	5
El Segundo Blue Butterfly Sighting	1	1	100.0	0
El Segundo Blue Butterfly Host Plant, *Eriogonum parvifolium*	19	18	94.7	1
Dudleya virens	35	35	100.0	0
Aphanisma blitoides	26	26	100.0	0
Atriplex pacifica	8	8	100.0	0
Crossosoma californicum	1	1	100.0	0
Lycium brevipes var. *hassei*	3	3	100.0	0

1. Includes point locations within Reserve and Neutral Lands.

Because 94 percent or more of the covered species point locations and 96 percent of their potential habitats would be conserved and the long-term habitat restoration program would likely substantially increase the availability of suitable habitat for covered species during the permit period, it is expected that the populations of covered species would increase over time, particularly for PV Blue Butterfly, California gnatcatcher, and cactus wren. The habitat management program would provide the opportunity for establishment of new populations of covered species where they are currently absent. Other sensitive species not known to be within the Subarea Plan area (e.g., horned lizard and Pacific pocket mouse) would also benefit from implementation of the Subarea Plan if they were to be subsequently detected within the Reserve. The opportunity to reintroduce locally extirpated species, such as the PV blue butterfly and rare plant species, is provided for in the Subarea Plan. Direct impacts to sensitive species are considered significant; however, impacts would be reduced to below the level of significance because of the extent and location of conserved habitat, habitat restoration, and habitat management programs within the Reserve included in the Subarea Plan.



FIGURE

5.1-3

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Covered Species Point Locations and Habitats Not Being Conserved by the Plan

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Approximately 17.6 acres of exotic woodland would be excluded from the conservation. Exotic woodlands have the potential to support nest sites of birds of prey (raptors). These predator species occur at relatively low densities because they occupy a higher level in the food chain. The raptor species present in the planning area are urban-adapted species that use typical suburban landscapes found throughout southern California. Destroying active bird nest sites is prohibited by the federal Migratory Bird Treaty Act of 1918. Best management practices for development activity adjacent to the Reserve are addressed by the Subarea Plan (see Section 6.2.2 of the Subarea Plan). Implementation of the Subarea Plan would result in potential incremental losses of raptor foraging habitat (approximately 244 acres total). Potential impacts to breeding raptors and their foraging habitats are considered significant; however, these impacts would be reduced to below the level of significance because of the habitat conservation and restoration provided by the Subarea Plan and the extensive amount of foraging habitat available elsewhere in the region.

General habitat loss and loss of associated species of flora and fauna could potentially result from development of habitats outside the Reserve (estimated at approximately 232 acres). Removing or altering native and non-native habitats may result in the loss of common plant and wildlife species from the areas not designated as Reserve or Neutral Lands. This incremental habitat loss is considered significant; however, impacts would be reduced to below the level of significance because of the amount of proposed habitat conservation and restoration included in the Subarea Plan. Such potential impacts would not be expected to substantially diminish any species distribution, range, or populations in the region to below self-sustaining numbers.

5.1.2.6 Impacts Associated with Development Edge Effects

There is potential for indirect impacts to occur as a result of project implementation. The areas where indirect impacts have potential to occur could extend 150 to 350 feet from new development edge into conserved habitat because of such activities as landscape irrigation, pesticide and/or fertilizer drift, fuel management adjacent to development (outside the Reserve), vegetation trampling along trails, temporary disturbance from landslide-abatement activities, maintenance activities within utility easements, and introduction of non-native species (e.g., Argentine ants, cats, dogs, and non-native plant species). Indirect impacts are referred to as "edge effects" (Hockin et al., 1992, Paton, 1993, Noss, 1993, Vissman, 1993, Sauvajot, 1997, Holway et al., 2002). There is also potential for an increase in sediment load to drainages within the Reserve due to vegetation modification adjacent to the Reserve. There is potential for temporary, indirect impacts on animals due to an increase in noise, dust, and light during construction activities and from vehicle noise from adjacent major roadways. There is also potential for the introduction of contaminated urban runoff into drainages. The Subarea Plan addresses BMPs for construction activity adjacent to the Reserve (see Section 6.2.2 of the Subarea Plan).

Argentine ants, regarded as an invasive pest species in southern California, spread with the aid of an increased water supply. Such ants are known to displace native ant species in areas where they are introduced (Newell and Barber, 1913; Williams, 1994). Argentine ants are not a favored food of some native birds and lizards, and their introduction could contribute to a local decline in species that rely on native ants for food (e.g., horned lizard). Recent studies indicate that Argentine ants penetrate 50 to 100 meters (164 to 328 feet) into mesic canyon habitats and less than 25 meters (82 feet) into xeric hilltop habitats (Holway et al., 2002). Correspondingly, the increased water supply associated with an urban

irrigation runoff would likely make the north-facing slopes and canyons (more mesic areas) within the Reserve more susceptible to Argentine ant infestation.

Nest parasitism by brown-headed cowbirds is a concern for breeding songbird species. The Subarea Plan includes funding for cowbird management where deemed necessary. Scientific studies indicate that scrub-associated bird species may be insensitive to edge effects associated with urban development (Stralberg, 2000; Sauvajot, 1997; Sauvajot and Buechner, 1993; Sauvajot et al, 1998; Morrison and Bolger, 2002; Atwood, 1998; Ogden, 1995; Gering and Blair, 1999). These observations may result from the relative hardiness of scrub vegetation and its relative resistance to invasion by non-native plant species in the absence of direct disturbance and from the edge-insensitivity of nest predators, such as snakes (Langen, et al., 1991; Morrison and Bolger, 2002; Sauvajot, 1997; Sauvajot and Buechner, 1993; Sauvajot et al., 1998; Gering and Blair, 1999).

Included in the Subarea Plan's habitat management program are habitat enhancing management measures, such as minimizing nighttime use by people, reducing lighting within the habitat, and strategically placing fencing and signage. Reserve areas to be revegetated under the Subarea Plan and the trail system through the Reserve would facilitate wildlife movement (Mock et al., 1992). Any new trails within conserved habitat would be designed so that habitat impacts are avoided and minimized to the maximum extent practicable. The Subarea Plan assumes up to 5 acres of impacts to CSS and 15 acres of impacts to non-native grassland for the trail program, which would be mitigated at a 3:1 and 0.5:1 ratio respectively.

The existing distribution of native vegetation within the Subarea Plan area is highly fragmented and edge-affected by existing development (Figure 5.1-1). Approximately 61.1 percent (1,323 acres) of existing naturalized plant communities within the Subarea Plan area are within 300 feet of development boundaries (edge). The proposed Reserve design includes approximately 1,355 acres of conserved area (62.6 percent) within 300 feet of existing and potential future development edge. With the proposed Reserve design, approximately 32 acres of area within the Reserve that is currently not considered edge affected would become edge affected. As currently proposed, approximately 689 acres of edge-affected Neutral Lands would not be accessible for active habitat management. Neutral Lands are not in the Reserve and, because of lack of legal access, would not be actively managed; the City, however, would periodically monitor the vegetation status of Neutral Lands to detect any unauthorized vegetation clearing within these open-space areas. Efforts by the City and PVPLC to gain access to Neutral Lands for habitat management are ongoing and would continue where practicable. Active habitat management is intended to minimize and mitigate potential edge effects associated with existing and future development. The proportion of the Reserve affected by edge condition is slightly higher than existing conditions (62.6 versus 61.1 percent). Edge effects in habitat for sensitive species is considered significant, however, impacts are expected to be reduced to below the level of significance by active habitat management and restoration included in the Subarea Plan.

The habitat restoration and management program includes the potential use of chemical control agents and other methods to control exotic species and manage species that may be adversely affecting productivity of covered species (e.g., cowbirds and meso-predators). The Subarea Plan requires Integrated Pest-Management approaches (i.e., use of the least biologically intrusive control methods). Potential impacts to biological resources associated with implementation of habitat restoration and management is considered less than significant because of the benefits expected to result from active habitat management (e.g., increased habitat carrying capacity for covered species and reduced impacts from edge effects).

5.1.3 Cumulative Impacts

The primary goal of the proposed action is to provide for a citywide biological Reserve design that would mitigate ongoing and future biological impacts cumulatively. The Subarea Plan's proposed Reserve design and habitat restoration and management program are sufficient to mitigate biological impacts to below a level of significance.

The Subarea Plan meets the following key NCCP planning criteria in the NCCP Planning Guidelines (CDFG, 1993):

1. Conserve target species throughout the planning area:
   - 96 percent of existing habitat is conserved.
   - 94 to 100 percent of cover species locations are conserved.
   - A habitat-restoration program will contribute additional habitat to the Reserve, eventually exceeding current inventory of CSS habitats in the city.
2. Larger reserves are better:
   - The largest, most contiguous habitat areas are included in the Reserve.
3. Keep Reserve areas close together:
   - Reserve planning areas are within a relatively small area and linked by corridors.
4. Keep habitat contiguous:
   - Most contiguous patches of habitat are within the Reserve.
5. Link Reserve areas with corridors:
   - All regionally important habitat linkages are conserved.
6. Reserves should be biologically diverse:
   - 94 to 100 percent of cover species locations are conserved.
   - 96 percent of existing habitat is conserved.
   - All known native habitat types are included in the Reserve (upland scrub habitats [11 subtypes] and riparian scrub).
7. Protect Reserves from encroachment:
   - A habitat-management and -monitoring program is included in the Subarea Plan.
   - A restoration program is included in the Subarea Plan.

5.1.4 Mitigation Measures

The City would need to implement the appropriate amendments to the General Plan, LCP, ordinances, and existing planning documents (e.g., trail and parks plans) to be consistent with the Subarea Plan. The USFWS, CDFG, PVPLC, and City would be responsible for implementing the Subarea Plan as a condition of the IA and Take Authorization Permit.

Generally, the take of a listed species requires impact avoidance, minimization, and mitigation for unavoidable impacts. If additional conservation of species and/or habitat is not possible (usually because there are no remaining blocks of habitat to conserve or because the species' known occurrences are in a developed area), take and impacts can be minimized through habitat restoration and enhancement and

population management; the Subarea Plan includes such mitigation at a 3:1 ratio for impacts to CSS, native grassland, and riparian scrub, and a 0.5:1 ratio for non-native grassland. Unavoidable impacts to sensitive plant communities would be mitigated through habitat acquisition and habitat restoration. All project-specific habitat mitigation would be in the form of providing lands to the Reserve or providing funds toward implementation of habitat restoration within the Reserve. The mitigation ratio for habitat impacts is 3:1 (i.e., sufficient acreage or funds to purchase or restore three times the affected acreage) for CSS, native grassland, or riparian habitats, and 0.5:1 for non-native grassland.

Grasslands both inside and outside the Reserve or Neutral Lands would require focused surveys for native grassland patches as part of a project-specific CEQA review. Native grassland patches greater than 0.3 acres within proposed development areas would require mitigation at a 3:1 ratio. Revegetation areas should avoid converting native grassland to other habitat types. A native grassland is defined as a grassland at least 0.3 acres in size that supports at least 10 percent cover of native grassland plant species. Delineated native grasslands conserved should be enhanced by controlling non-native species.

The City, PVPLC, Los Angeles County, and Wildlife Agencies would provide funds ($27 million) for the purchase and dedication of approximately 684.5 acres of privately owned lands considered regionally important to the Reserve. The acreage is distributed as follows:

- 422.3-acre Portuguese Bend parcel (404.4 acres would be included in the Reserve, and 17.9 acres in the lower active landslide area would be an active recreation area outside of the Reserve that would serve as a public-access point to trails within the Reserve).
- 43.8-acre Agua Amarga Canyon parcel.
- 218.4 acres of Upper and Middle Filiorum parcels.

Approximately 692 acres of non-native grassland and disturbed habitats within the Reserve would be available for habitat restoration. The Subarea Plan has prioritized these potential restoration areas. The City and PVPLC have made a commitment to initiate restoration activities on at least 5 acres annually for the duration of the take permit. Additional restoration would occur as funding sources become available. The cost of habitat restoration is estimated at $20,000 per acre (2003 dollars). Restoration costs would be reviewed annually and project impact fees adjusted accordingly. Because of Subarea Plan implementation, the inventory of scrub habitats within the Reserve would likely exceed the current amount present in the planning area, allowing for increased habitat carrying capacity for covered species and the opportunity to establish new populations of covered species currently absent from the area.

The City and PVPLC are responsible for funding the long-term habitat restoration, management, monitoring, and reporting programs of the Reserve. In lieu of an endowment, the City would commit $100,000 per year (to be adjusted for inflation) and certain in-kind services to fulfill its obligations for management and maintenance. The PVPLC would commit $25,000 per year (to be adjusted for inflation), certain in-kind services, and volunteer time to fulfill its obligations for management and maintenance. Approximately $15,000 is currently available annually from existing open-space management endowment funds.

5.1.5 Levels of Significance after Mitigation

Impacts to biological resources would be mitigated to below a level of significance through dedication of public and private lands supporting sensitive habitats and species and through providing for long-term restoration and management of conserved habitats to minimize chronic impacts associated with adjacent development areas and passive uses of the Reserve.

5.2 LAND USE AND RELEVANT PLANNING

The purpose of this section is to identify existing land use conditions, analyze project compatibility with existing and planned uses, evaluate project consistency with relevant planning policies, and recommend mitigation measures to reduce the significance of potential impacts. Information in this section is based on all relevant City, CCC, and SCAG land use plans and policies.

5.2.1 Existing Conditions/Environmental Setting

The 13.6-square-mile coastal community of Rancho Palos Verdes is on the southwest side of the Peninsula, which is bounded to the north by Rolling Hills Estates and Palos Verdes Estates and to the southeast by San Pedro, with the high-density urbanized core of South Bay communities farther to the north (see Figure 3-1). Figure 5.2-1 depicts existing land uses in the city.

5.2.1.1 Existing Land Uses

Existing land uses in the city are dominated by low-density residential and vacant land. The proposed Reserve design includes approximately 1,514 acres, of which approximately 1,494 acres are vacant land. Table 5.2-1 depicts the acreages of existing land uses within the proposed Reserve area and Neutral Lands. Although Neutral Lands may contribute to Reserve function as natural open space sometime in the future, they are currently not accessible for active habitat management.

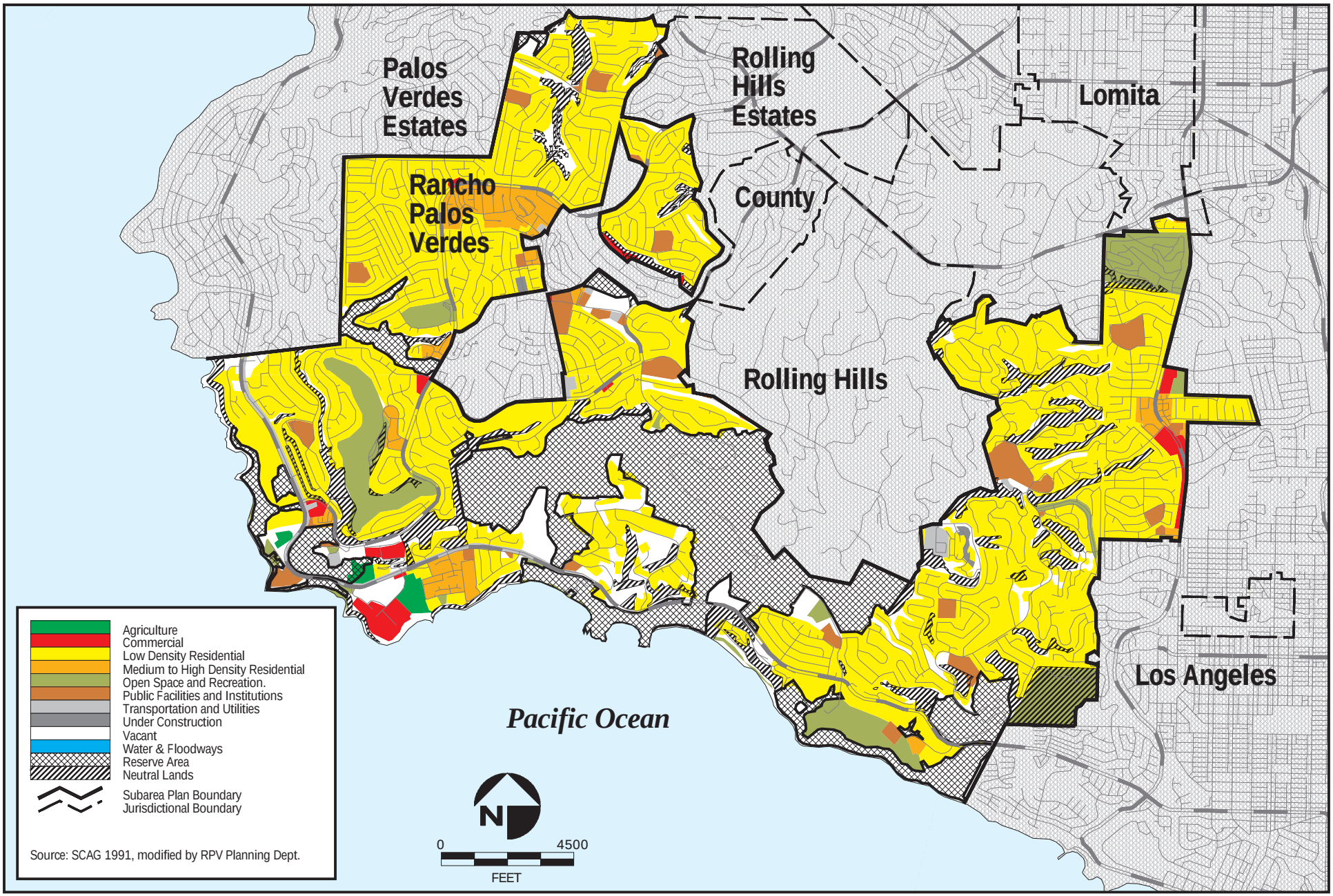
Land uses immediately adjacent to the largest portion of the Reserve boundaries consist primarily of low-density residential uses, some high- to medium-density residential uses, and the Pacific Ocean. Smaller portions of the Reserve are adjacent to public facilities and institutions, open space and recreation, and vacant land uses.

5.2.1.2 Relevant Plans and Policies

5.2.1.1.1 City of Rancho Palos Verdes General Plan

The City's General Plan, adopted on June 26, 1975, is organized into the following elements, all of which are relevant to the Proposed Project:

- *Natural Environment Element.* This element is a composite of areas requiring considerations of public health and safety and preservation of natural resources.



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Existing Land Use within Rancho Palos Verdes

FIGURE

5.2-1

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Table 5.2-1
Existing Land Uses within
City of Rancho Palos Verdes and Proposed Project

Existing Land Use	Reserve Area	Neutral Lands	Outside Reserve	City Total
Agriculture	6.4	<0.1	33.2	39.6
Commercial	0	0	115.1	115.1
Industrial	0	0	0.5	0.5
Low-Density Residential	0	0	4,535.4	4,535.4
Medium- to High-Density Residential	0	0	263	263
Open Space and Recreation	7.2	98.4	452.3	557.9
Public Facilities and Institutions	2.6	2.6	258.7	263.9
Transportation and Utilities	6.6	1.1	103.4	111.1
Under Construction	0	0	11.7	11.7
Vacant[1]	1,493.9	618.2	548.4	2,660.5
Total	**1,516.7**	**720.3**	**6321.7**	**8,558.7**

Source: SCAG, 1991, modified by Rancho Palos Verdes Planning Department.
1. Vacant lands are undeveloped lands that are not dedicated as open space.

- *Socio/Cultural Element.* This element identifies the City's goals and policies for preservation of its paleontological, historical, and archaeological resources and for social, service, and cultural organizations.

- *Urban Environment Element.* This element addresses concerns for city areas set aside for development, with consideration for natural environmental concerns. This element also provides goals and policies for circulation, noise, visual aspects, public services, and infrastructure.

- *Land Use Plan.* According to the General Plan, the City's Land Use Plan is a composite of the other elements and focuses on the City's overall development, conservation, and fiscal balance. According to the Land Use Plan, Overlay Control Districts are incorporated into the General Plan to further reduce impacts that could be induced by proposed and existing development in sensitive areas. Major disruptive treatment of these land areas would alter features, including significant natural, urban, and socio/cultural characteristics, that form the city's character and environment.

5.2.1.1.2 Local Coastal Program

The California Coastal Act of 1976 (California Public Resources Code, Section 30000 et seq.) establishes policies guiding development and conservation along the California coast. Under the Coastal Act, the California Coastal Commission (CCC) requires local governments, such as the City, to prepare an LCP for areas within their jurisdiction that are within the Coastal Zone boundary. Portions of the proposed

Reserve area between the coastline and Palos Verdes Drive South and Palos Verdes Drive West are within the Coastal Zone as defined by the Coastal Act. The City has organized its LCP as follows:

- *Coastal Specific Plan (CSP).* The required LCP Land Use Plan under the California Coastal Act is the City's CSP (as discussed below).
- *Implementing Actions Program.* The City's Development Code (Zoning Ordinance) is its primary Implementing Actions Program for its LCP unless a more detailed CSP is adopted and certified for a component area pursuant to the California Government Code, Section 65450 et seq. The City's Development Code is described below.

5.2.1.1.3 City of Rancho Palos Verdes Coastal Specific Plan

The CSP, adopted by the City Council on December 19, 1978, provides a series of policies to guide development, as well as protect natural features in the Coastal Zone along the 7.5 miles of coastline within the City's jurisdiction. Although the Subarea Plan contains focused policies directed toward native lands management, the CSP clearly contains similar elements, thereby enforcing and complementing Plan goals. As previously mentioned, the CSP serves not only as a local Specific Plan but also represents the City's local land use plan component of the LCP. The CSP is composed of five elements: the natural environment, socio-cultural, urban environment, corridors, and fiscal elements. Areas that share common characteristics within the CSP area are divided into eight subregions. Portions of the proposed Reserve area along the coast are in all subregions except Subregion 3.

5.2.1.1.4 City of Rancho Palos Verdes Municipal Code

The City's Zoning Ordinance, Title 17 of the Municipal Code, identifies land uses permitted and prohibited according to the zoning category of particular parcels. Zoning is the method the City uses to implement control of land uses in accordance with General Plan goals and policies. Designated land uses based on general zoning categories in the city include cemetery, residential, commercial, institutional, open space, and residential, as shown on Figure 5.2-2. Existing land use designations in acreages within the city and Reserve area boundaries are provided in Table 5.2-2.

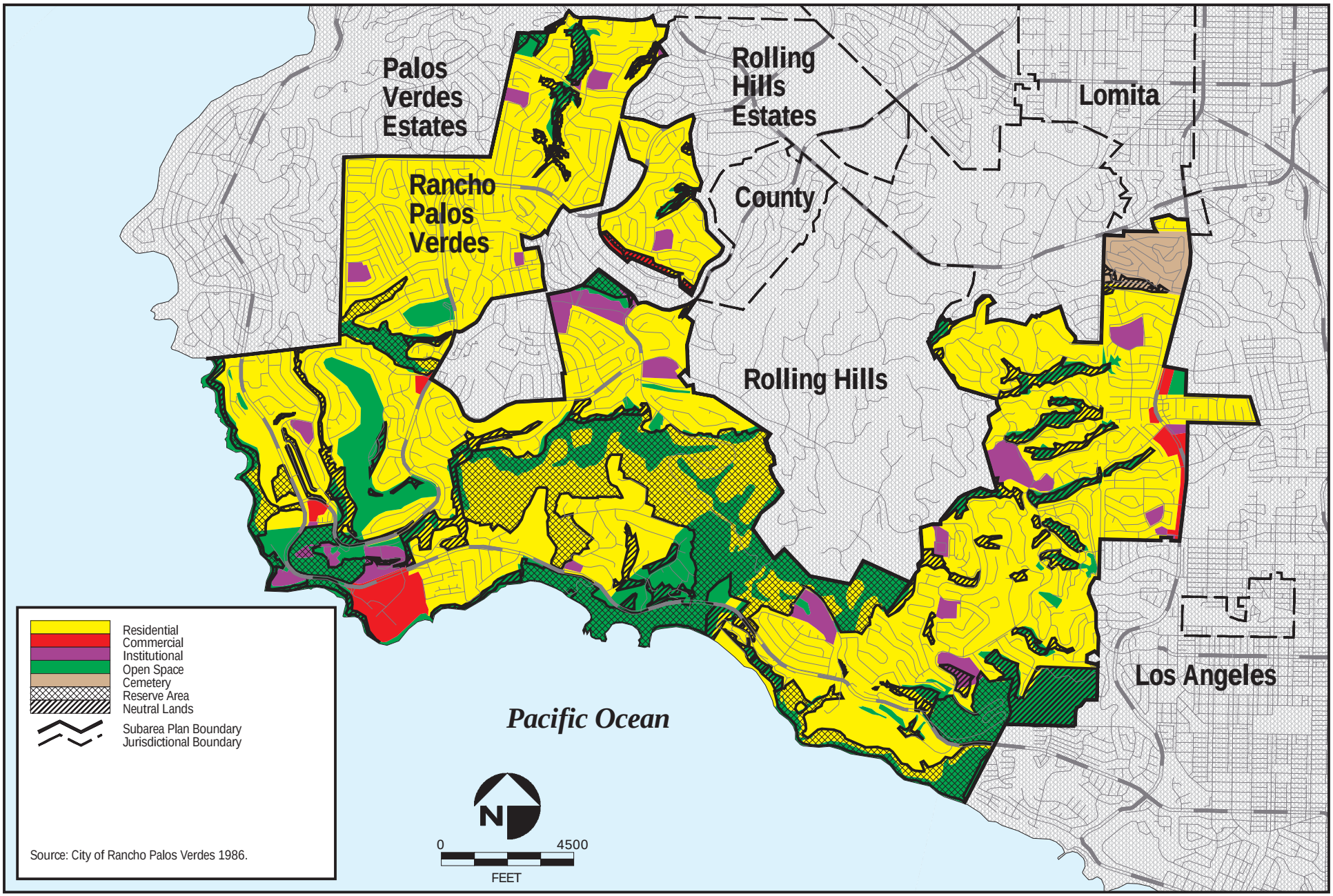
In addition to these zoning categories, there are three overlay control districts in the city, each having specific purpose, application, and performance criteria identified in the City's Municipal Code. The overlay control districts are referred to as the "Natural Overlay Control District" (Title 17.40.040), "Socio-Cultural Overlay Control District" (Title 17.40.050), and "Urban Appearance Overlay Control District" (Title 17.40.060). All three districts are represented within the proposed Reserve area.

5.2.1.1.4.1 Natural Overlay Control District

Performance Criteria

According to the City's zoning ordinance, development within the Natural Overlay Control District shall not:

1. Cover or alter the land surface configuration by moving earth on more than 10 percent of the total land area of the portion of the parcel within the district, excluding the main structure and access.



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Designated Land Use within Rancho Palos Verdes

FIGURE

5.2-2

/gis/projects/mios/rpv/plots/figures/eir_figs.aml

01/28/04

Table 5.2-2
Designated Land Uses

Designated Land Use	Reserve Area	Neutral Lands	Outside Reserve	Grand Total
Cemetery	0	0.00	128.5	128.5
Commercial	0.1	6.4	173.4	179.9
Institutional	7.9	17.9	316.1	341.9
Open Space	851.4	411.2	543.5	1,806.1
Residential	657.3	284.8	5,160.2	6,102.3
Total	**1,516.7**	**720.3**	**6321.7**	**8,558.7**

2. Alter the course, carrying capacity, or gradient of any natural watercourse or drainage course that can be calculated to carry over 100 cubic feet per second once in 10 years.
3. Fill, drain, or alter the shape or quality of any water body, spring, or related natural spreading area of greater than 1 acre.
4. Develop otherwise permitted uses within 50 feet of the edge of a watercourse or drainage course that can be calculated to carry more than 500 cubic feet per second once in 10 years.
5. Clear the vegetation from more than 20 percent of the area of the portion of the parcel within the district or remove by thinning more than 20 percent of the vegetation on the parcel, excluding dead material and excluding those brush-clearance activities necessary for fire protection.
6. Use herbicides to control or kill vegetation.
7. Remove vegetation within a designated wildlife habitat area.
8. Cover more than 20 percent of a parcel known to contain sand, gravel, or other materials that may aid natural beach replenishment.
9. Alter the characteristics of the surface soils to allow surface water to stand for over 12 hours; make the soil inadequate as a bearing surface for pedestrian, equestrian, bicycle, or motorized emergency vehicle access; or make the soil unstable and subject to sliding, slipping, or water or wind erosion.
10. Result in chemicals, nutrients, or particulate contaminants or siltation being discharged, by stormwater or other runoff, into a natural or manmade drainage course leading to the ocean or any other natural or manmade body of water.
11. Propose a sewer or wastewater disposal system involving spreading, injecting, or percolating effluent into the ocean or soil of a natural or manmade drainage course if alternative locations are available.
12. Alter, penetrate, block, or create erosion or significant change of the area within 100 feet of an ocean beach or top edge of an ocean bluff or cliff.
13. Alter, penetrate, block, or create erosion on the shoreline measured at mean high tide or alter the characteristics of the intertidal marine environment.
14. Alter, dredge, fill, or penetrate by drilling the ocean floor within City jurisdiction.

15. Alter any land area that has experienced massive downslope movement to reactivate or create conditions that could lead to the reactivation of downslope movement.

5.2.1.1.4.2 Socio-Cultural Overlay District

Performance Criteria

According to the City's zoning ordinance, development within the Socio-Cultural Overlay Control District shall not:

1. Result in the blockage or impeding of views and controlled physical access by easement or passage to land and water areas, as well as improvements, covered by this chapter when such views or access are deemed critical to the historical, archaeological, paleontological, scientific, or educational value of the designated site, areas, or improvement.
2. Be related to development of otherwise permitted uses in lands adjacent to and surrounding areas in the district in such a way as to prevent proper functioning of such permitted uses without significant exception to these performance standards, thus tying this district to other uses in a nonseverable manner.
3. Result in modifications to terrain, vegetation, or other natural features that serve to protect designated archaeological and paleontological sites and sensitive areas from the effects of wind and other climatic factors, including natural or manmade water runoff, or that would similarly alter adjacent lands within 200 feet of the boundaries of lands covered by this district in such a way as to render lands within the district susceptible to such impacts.
4. Result in the use or conversions of such designated historical, archaeological, paleontological, scientific, or educational lands, water, or improvements as commercial profit-making ventures open to the general public without application of specific approval and control by the City over hours, types, intensities, purposes, fees, and other operations of such areas or facilities, including organized tours by motor vehicle, bicycle, pedestrian, or boat.
5. Result in the provision of inadequate security protection against vandalism or uncontrolled public exposure to archaeological or paleontological sites under excavation or study, historic structures, or areas undergoing renovation or maintenance, or scientific or educational research being conducted on site.

5.2.1.1.4.3 Urban Appearance Overlay Control District

Performance Criteria

According to the City's zoning ordinance, development within the Urban Appearance Overlay Control District shall not:

1. Result in the change in elevation of the land or construction of any improvement that would block, alter, or impair major views, vistas, or viewsheds in existence from designated view corridors, view sites, or view points at the dates of adoption of the General Plan and the CSP in such a way as to materially and irrevocably alter the quality of the view as to arc (horizontal and vertical), primary orientation, or other characteristics.

2. Cause removal or significant alteration of structural focal points and natural focal points as defined and designated in the General Plan.
3. Cause the mass and finish grading or any topographic alteration that results in uniform, geometrically terraced building sites contrary to the natural land forms that would substantially detract from the scenic and visual quality of the city, be contrary to the grading criteria contained in Section 17.76.040 (grading permit), or substantially change the natural characteristics of a drainage course, identified natural vegetation, or wildlife habitat area.
4. Create site plans, building, or other improvement designs that would result in other significant changes to the natural topography or prevent or hinder the use of naturalized minimum grading techniques to restore an area to its natural contours.
5. Grade any area or remove vegetation from such an area without replacing such areas with properly drained, impervious surfaces or suitable vegetation within six months of the commencement of such activities.
6. Propose the use of any vegetative materials incompatible with the visual, climatic, soil, and ecological characteristics of the city or that require excessive water.
7. Create a cut or embankment with a slope greater than 3 feet horizontal to 1 foot vertical (3:1) and more than 15 feet in total elevation adjacent to a publicly maintained right-of-way or area unless an agreement with the City for the vegetation and perpetual maintenance of such slope at no cost to the City is executed and bonded.
8. Result in changes in topography or the construction of improvements that would block, alter, or otherwise materially change significant views, vistas, and viewshed areas available from major private residential areas of the community that characterize the visual appearance, urban form, and economic value of these areas.

5.2.1.1.4.4 Regional Comprehensive Plan and Guide

SCAG is the Metropolitan Planning Organization for six southern California counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. As the designated Metropolitan Planning Organization, SCAG is mandated by the federal government to research and create plans for transportation, growth management, hazardous waste management, and air quality. SCAG reviews the consistency of local plans, projects, and programs with regional plans. Guidance provided by SCAG is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

The Regional Comprehensive Plan and Guide (RCPG) prepared by SCAG addresses growth, conservation, and development goals applicable to the Proposed Project. The SCAG Growth Management Chapter of the RCPG identifies goals and policies relevant to the Proposed Project.

5.2.2 Environmental Impacts/Environmental Consequences

5.2.2.1 Criteria for Determining Significance

Pursuant to Appendix G, Environmental Checklist of the CEQA Guidelines, a project would normally have a significant impact on land use and planning if it:

- divides physically an established community,
- conflicts with any applicable land use plan, policy, or regulation of an agency adopted for the purposes of avoiding or mitigating an environmental effect, or
- conflicts with any applicable habitat conservation plan or natural community conservation plan.

5.2.2.2 Established Community

The City has identified 21 City projects and 9 private projects that would occur within and outside the Reserve boundaries. These projects would result in approximately 48.9 acres of unavoidable loss of CSS (refer to Tables 5.1-3 and 5.1-4 in Section 5.1). Although these projects have been identified in the Subarea Plan for potential development, each individual project would be required to undergo separate CEQA review by the City. As required by the Subarea Plan, CSS impacts resulting from these projects would be mitigated at a 3:1 ratio, with a combination of either onsite restoration, offsite habitat acquisition, or restoration. Because the Subarea Plan does not propose development projects, its implementation would not physically divide the surrounding residential communities but would contribute toward preserving the physical setting and character of the communities; therefore, no significant impacts would occur.

5.2.2.3 Relevant Plans and Policies

Project consistency with relevant policies of applicable land use plans is presented in Table 5.2-3 at the end of Section 5.2.2.3.

5.2.2.3.1 City of Rancho Palos Verdes General Plan

The Subarea Plan would be implemented via a 50-year IA among the City, PVPLC, CDFG, and USFWS. For its part, the City would amend the relevant elements of the General Plan to incorporate the Subarea Plan by reference. As part of the Proposed Project, the City would amend relevant sections of the Rancho Palos Verdes General Plan to:

- identify all Reserve lands and their attendant land use restrictions and
- incorporate the Subarea Plan as part of the General Plan.

Table 5.2-3 provides a consistency analysis of the Proposed Project with relevant goals and policies required by the City's General Plan Elements. As shown in the table, the Subarea Plan would be consistent with General Plan goals and policies; therefore, no significant land use impacts would occur from implementation of the Proposed Project.

5.2.2.3.2 City of Rancho Palos Verdes Coastal Specific Plan

Table 5.2-3 provides a consistency analysis of the Proposed Project with relevant goals and policies required by the City's CSP. As shown in the table, the Subarea Plan would be consistent with all City CSP goals and policies. The Subarea Plan also proposes to amend the Coastal Permit process (Municipal Code, Section 17.70.020 et seq.) to ensure that Subarea Plan provisions are incorporated into the evaluation process before issuance of any coastal permits. Based on the analysis provided in Table 5.2-3, the Proposed Project would not result in significant land use impacts.

5.2.2.3.3 City of Rancho Palos Verdes Municipal Code

Most of the proposed Reserve area is zoned for open-space and residential uses, with a very small amount of commercial and institutional uses. Preservation and maintenance of open space under the Subarea Plan is consistent with open-space zoning within the Reserve boundaries. Areas within the proposed Reserve not currently zoned as open space would be converted to designated open space under the Proposed Project. Most of these lands are within the Natural Overlay Control District. Conversion of other land use designations to open space would not be a significant land use impact, because it would be consistent with Municipal Code regulations established to avoid or mitigate environmental effects (i.e., the overlay control districts).

Designating land uses within the proposed Reserve area as open space would be compatible with surrounding land uses, which are primarily low-density residential. The PUMP would be developed jointly by the City and PVPLC to address issues such as public access, fencing, lighting (if any), fire and brush management, and minimizing impacts to adjacent neighborhoods; therefore, no significant land use impacts to areas adjacent to the Reserve would be expected.

5.2.2.3.3.1 Natural Overlay Control, Socio-Cultural Overlay Control, and Urban Appearance Overlay Districts

The Proposed Project would be consistent with Natural Overlay District performance criteria except for that which does not allow use of herbicides. As discussed in Section 5.1, integrated pest-management approaches outlined in the Subarea Plan would minimize impacts and result in an overall beneficial effect to biological resources; therefore, this inconsistency would not be a significant land use impact. Because the Subarea Plan proposes a higher level of conservation than provided by the performance criteria, the City, where necessary, would modify these criteria where they would conflict with the Subarea Plan.

Other components of the City's Municipal Code that may require amendments to conform to Subarea Plan provisions include the Grading Ordinance (Municipal Code, Section 15.04.010), Fire Code (Municipal Code, Section 8.08), Site Plan Review process (Municipal Code, Section 17.70.020), and Zoning Map (Municipal Code Section 17.88).

5.2.2.3.3.2 Grading Ordinance

The City would amend the Grading Ordinance to ensure that all proposed actions conform to Subarea Plan provisions before issuance of any clearing or grubbing permits.

5.2.2.3.3.3 Fire Code

At no time would Subarea Plan provisions take precedence over the concerns of public health, safety, and welfare as determined by the L.A. County Fire Department in consultation with the Wildlife Agencies. The City would consult with the L.A. County Fire Department to ensure that proposed fuel zone widths adjacent to the Reserve are adequate. The City's Fire Code would be amended to reflect this.

5.2.2.3.3.4 Site Plan Review Process

The City would amend the Site Plan Review process to ensure that Subarea Plan provisions are incorporated into it.

5.2.2.3.3.5 Zoning Map

The City's Zoning Map, which is established by the Zoning Code, would be amended to incorporate the boundaries of the Reserve and to reflect any changes to the Overlay Control Districts.

5.2.2.3.3.6 Subdivision Ordinance

The City would amend its Subdivision Ordinance to ensure subdivisions conform to Subarea Plan provisions.

5.2.2.3.4 Regional Comprehensive Plan and Guide

The SCAG Growth Management Chapter of the RCPG identifies goals and policies relevant to the Proposed Project. As indicated in Table 5.2-3, the Subarea Plan would be consistent with these goals and policies; therefore, significant land use impacts related to the RCPG would not occur.

5.2.3 Cumulative Impacts

Implementation of the Proposed Project would contribute to open-space preservation because the Subarea Plan takes a regional conservation approach to protect sensitive species and their habitats. Regional conservation implements a proactive approach by identifying areas suitable for conservation and areas suitable for development before future projects are proposed, thereby reducing adverse cumulative impacts to sensitive species. Without the Proposed Project, impacts of future proposals to open space would be evaluated case-by-case without a regional baseline from which to analyze the impacts. The Proposed Project, in combination with other past, current, and future projects, would therefore not result in a significant cumulative impact.

5.2.4 Mitigation Measures

Because no significant land use impacts were identified, mitigation measures are not provided.

5.2.5 Levels of Significance after Mitigation

Because no significant land use impacts were identified, mitigation measures are not provided.

Table 5.2-3
CONSISTENCY WITH APPLICABLE PLANS AND POLICIES

ID No.	Applicable Goal/Objective	Project Consistency Discussion
RANCHO PALOS VERDES GENERAL PLAN		
Natural Environment Element		
Goal A	It is the goal of the City' of Rancho Palos Verdes to conserve, protect, and enhance its natural resources, beauty, and open space for the benefit and enjoyment of its residents and the residents of the entire region. Future development shall recognize the sensitivity of the natural environmental and be accomplished in such a manner as to maximize the protection of it.	**Consistent.** The Proposed Project would provide for comprehensive management and conservation of multiple species and approximately 1,445 acres of natural habitat, which would protect the city's natural resources, open space, and passive recreational opportunities.
Policy 2	Allow only low-intensity activities within Resource Management Districts of extreme slopes (RM 2).	**Consistent.** The Proposed Project does not include any development projects within its boundaries or on areas of extreme slopes. The Subarea Plan allows only low-intensity activities, such as infrastructure improvements, habitat management, and passive recreation, within the proposed Reserve area.
Policy 4	Allow no further development involving any human occupancy within the active landslide area (RM 4).	**Consistent.** Development activities are not included in the Proposed Project. Individual future projects identified in the Subarea Plan would be required to undergo separate CEQA review by the City.
Policy 14	Maintain the existing natural vegetation of the City in its natural state to the maximum extent possible in all existing and proposed developments, to the extent commensurate with good fire protection policies and encourage the re-establishment of appropriate native plants.	**Consistent.** See discussion for Goal A of the Natural Environment Element. Any recreational activities or improvements that can occur within the Reserve would be subject to a PUMP, which would address fire- and brush-management measures to minimize fire hazards. Additionally, the Fire Code ensures that before issuance of building permits, all proposed actions are reviewed for consistency with the Fire Code.
Policy 16	Require all projects with any natural resource management district factors falling within their project boundaries to deal with these areas in detail in an Environmental Impact Report.	**Consistent.** See discussion for Policy 4 of the Natural Environment Element, above.
Overall Policy 7	Encourage study of and funding to preserve unusual flora and fauna.	**Consistent.** The Subarea Plan would be implemented through use of public and private funding to preserve endangered and sensitive species within city boundaries.

ID No.	Applicable Goal/Objective	Project Consistency Discussion
Socio/Cultural Element		
Goal A	It is the goal of the City to preserve and protect its cultural resources and to promote programs to meet the social needs of its citizens.	**Consistent.** The preservation of habitats resulting from the Subarea Plan would protect potential cultural resources within the Reserve boundaries, which would allow the city more opportunities to promote programs, such as passive recreational activities, to meet social needs of the community.
Cultural Resources		
Goal A	The City shall strive to protect and preserve all significant archaeological, paleontological and historical resources within the City.	**Consistent.** The preservation of habitats resulting from the Subarea Plan would protect potential cultural resources within the Reserve boundaries.
Policy 2	Encourage the identification of archaeologically sensitive areas and sites.	**Consistent.** Archaeologically sensitive areas and sites would be identified during CEQA review of individual future projects within or outside the proposed Reserve area.
Policy 3	Require all projects for new construction, subdivisions, conditional use permits, and variances that occur in archaeologically sensitive areas to have a special archaeological component in their Environmental Impact Reports.	**Consistent.** See discussion for Policy 4 of the Natural Environment Element, above.
Policy 4	Forward Environmental Impact Reports to the University of California at Los Angeles, the Society for California Archaeology's (SCA) Clearinghouse for this area, and to California State College at Dominguez Hills.	**Consistent.** This EIR/EA will be sent to all relevant agencies.
Current Social, Service, and Cultural Organizations		
Policy 1	Provide leadership in coordinating a cooperative approach to solving the need for community meetings, cultural events, and recreational facilities.	**Consistent.** An RTP would be developed jointly by the City and PVPLC to address recreational issues, such as public access, trailhead locations, overlooks, and trail use.
Policy 4	Encourage the building of playing fields for multiple uses by various recreational groups on City land, school sites, and private land, which has not yet been programmed for development.	**Consistent.** Although playing fields would not be included in the proposed Reserve area, no existing active recreational facilities would be affected by the Proposed Project. Acreage would be available outside the Reserve to provide for the City's active recreation needs.
Social Services		
Policy 8	Develop recreational programs that will address the recreational needs of all citizens, both individually and in groups. This should include the development of a set of criteria, which will enable the City to project and evaluate the	**Consistent.** Any recreational programs considered within the Subarea Plan boundaries would be developed jointly by the City and PVPLC. Recreational issues to be addressed in an RTP include public access, trailhead locations, overlooks,

ID No.	Applicable Goal/Objective	Project Consistency Discussion
	implications of its decisions as to the long-range effectiveness of these programs.	and trail use.
Policy 12	Place special emphasis on the cultural, educational, and recreational needs of individuals, families, and the community and encourage the expansion of existing programs in these areas.	**Consistent.** See discussion for Goal A of the Natural Environment Element, above.
Urban Environment Element		
Goal A	It is the goal of the City to carefully control and direct future growth towards making a positive contribution to all elements of the community. Growth in Rancho Palos Verdes should be a cautious, evolutionary process that follows a well-conceived set of general guidelines which respond to both holding capacity limitations for the region and environmental factors on the peninsula.	**Consistent.** The Subarea Plan directs future growth by providing regional comprehensive management and conservation of multiple species and habitats, in addition to identifying areas for existing and future development projects.
Activity Areas		
Goal B	The City shall discourage industrial and major commercial activities due to the terrain and environmental characteristics of the City. Commercial development shall be carefully and strictly controlled, and limited to consideration of convenience or neighborhood service facilities.	**Consistent.** The Proposed Project discourages industrial and commercial development by setting aside lands for a biological reserve.
Goal D	The City shall endeavor to provide, develop, and maintain recreational facilities and programs of various types to provide a variety of activities for persons of all age groups and in all areas of the community.	**Consistent.** See discussion for Policy 4 – Current, Social, Service, and Cultural Organizations of the Socio/Cultural Element.
Goal E	Agricultural uses within the City shall be encouraged, since they are desirable for resource management and open space.	**Consistent.** Existing agricultural uses within the proposed Reserve area would be compatible uses under the Subarea Plan.
Policy 11	Control the alteration of natural terrain.	**Consistent.** The Proposed Project would provide for comprehensive management and conservation of approximately 1,445 acres of natural habitat.
Policy 15	Enforce height controls to further lessen the possibility for view obstructions.	**Consistent.** The Subarea Plan does not propose development that would obstruct views in the city. The Proposed Project would protect views through preservation of natural open space.
Policy 17	Make an effort through zoning, cooperation with other governmental entities, and acquisition to preserve the rural and open character of the City.	**Consistent.** Establishment of the proposed Reserve area would contribute to preservation of the rural and open character of the city.

ID No.	Applicable Goal/Objective	Project Consistency Discussion
Policy 18	Allow no further development involving any human occupancy within the active landslide area.	**Consistent.** The Proposed Project discourages development in areas with steep slopes and high fire, flood, and seismic hazards through establishment of a Reserve area.
Recreational Activity		
Policy 1	Provide access to all public recreational land.	**Consistent.** The Proposed Project would not affect access to public recreational land. The Subarea Plan establishes compatible land uses within the proposed Reserve area that include maintenance of existing public recreational uses.
Policy 4	Establish ordinances to require builders and developers to provide lands and/or funds for acquisition and development of land for recreational use. These lands and/or funds shall be based on a standard of providing 4 acres of local parkland per 1000 population.	**Consistent.** The Subarea Plan would be implemented through partial use of private funding to preserve habitats within city boundaries, thereby providing land for passive recreational uses.
Policy 5	Seek County, State, and Federal funds or sharing funds to acquire lands.	**Consistent.** The Subarea Plan would be implemented with public and private funding to acquire open space within city boundaries.
Policy 6	Encourage landholders to contribute lands to the City for recreational use.	**Consistent.** See discussion for Policy 4 - Recreational Activity of the Urban Environment Element, above.
Policy 11	Encourage public use of institutional recreational facilities, where possible.	**Consistent.** The Subarea Plan includes creation and maintenance of passive recreational uses for public use. The Proposed Project would not affect any existing public active recreation areas.
Agricultural Activity		
Policy 1	Encourage implementation techniques for preservation of agricultural activities.	**Consistent.** Existing agricultural uses within the proposed Reserve area would be compatible uses under the Subarea Plan.
Policy 2	Assist in the protection or conservation of agricultural sites.	**Consistent.** See discussion for Policy 1 - Agricultural Activity of the Urban Environment Element, above.
Disposal/Recovery System		
Policy 3	Encourage the retention of all remaining natural watercourses in their natural state.	**Consistent.** The Subarea Plan would protect and enhance natural watercourses within the proposed Reserve area.

ID No.	Applicable Goal/Objective	Project Consistency Discussion
Transportation Systems		
Policy 6	Design path and trail networks to reflect both a local and regional demand, while maintaining the unique character of the Peninsula.	**Consistent.** See discussion for Policy 1 – Current Social, Service, and Cultural Organizations of the Socio/Cultural Element.
Policy 7	Require, wherever practical, all path and trail networks to be in separate rights-of-way.	**Consistent.** See discussion for Policy 1 – Current Social, Service, and Cultural Organizations of the Socio/Cultural Element.
Policy 11	Further investigate possible funding sources for acquisition, development and maintenance of paths and trails.	**Consistent.** The Proposed Project would be implemented with public and private funding to acquire and manage open habitats within city boundaries. A portion of the funds would be dedicated to path and trail maintenance.
Policy 15	Encourage the establishment of a program designed to educate users and non-users of path and trail networks in terms of safety and courtesy.	**Consistent.** The RTP would include measures to educate users of path and trail networks about safety and courtesy.
Policy 16	Ensure public access to the Rancho Palos Verdes shoreline.	**Consistent.** The Proposed Project would ensure public access to the shoreline within the Reserve in accordance with the PUMP.
Policy 22	Reflect the elements of the City's Conceptual Trails Plan in appropriate City processes and procedures depending on trails categories and status as defined in the Conceptual Trails Plan.	**Consistent.** The RTP would reflect the elements of the City's Conceptual Trails Plan.
Policy 23	Design and construct trails in accordance with U.S. Forest Service standards wherever possible.	**Consistent.** The RTP would require consideration of appropriate design standards, including U.S. Forest Service standards.
Policy 24	Construct trails to have a minimal impact on the environment.	**Consistent.** The RTP would focus on providing trails that minimize impacts to habitats and covered species.
Policy 25	Align trails to provide maximum access to scenic resources.	**Consistent.** Access to scenic resources would be addressed in the RTP.
Safety		
Policy 17	Ensure the protection of compatible levels of wild animal populations.	**Consistent.** Long-term protection of species population levels is a primary goal of the Subarea Plan. Current status of population levels for sensitive species is identified to provide a basis for future conservation efforts.
Sensory Environment		
Goal A	It shall be the goal of the City of Rancho Palos Verdes through proper land use planning and regulations, to provide for a quiet and serene	**Consistent.** The Proposed Project would preserve approximately 1,445 acres of natural habitat adjacent to residential neighborhoods, thereby

ID No.	Applicable Goal/Objective	Project Consistency Discussion
	residential community with a minimum of restriction on citizen activity.	providing for a quiet and serene residential community.
Goal B	Palos Verdes peninsula is graced with views and vistas of the surrounding Los Angeles basin and coastal region. Because of its unique geographic form and coastal resources, these views and vistas are a significant resource to residents and to many visitors, as they provide a rare means of experiencing the beauty of the peninsula and the Los Angeles region. It is the responsibility of the City to preserve these views and vistas fro the public benefit and, where appropriate, the City should strive to enhance and restore these resources, the visual character of the City, and provide and maintain access for the benefit and enjoyment of the public.	**Consistent.** The Proposed Project would maintain views and vistas by ensuring preservation and protection of habitats.
Noise		
Policy 3	Regulate land use so that there is a minimal degree of noise impact on adjacent land uses.	**Consistent.** The Proposed Project would not introduce new noise sources to adjacent land uses.
Visual Aspects		
Policy 1	Develop controls to preserve existing significant visual aspects from future disruption or degradation.	**Consistent.** See Goal B of the Urban Environment Element, above.
Policy 3	Preserve and enhance existing positive visual elements while restoring those, which are lacking in their present visual quality.	**Consistent.** See Goal B of the Urban Environment Element, above.
Policy 6	Develop and maintain, in conjunction with appropriate agencies, public access to paths and trail networks for the enjoyment of related views.	**Consistent.** The Proposed Project would create and maintain a recreational trail system consistent with the City's CTP.
Land Use Plan		
Goal A	It is the goal of the City of Rancho Palos Verdes to provide for land uses which will be sensitive to and enhance the natural environment and character of the community, supply appropriate facilities to serve residents and visitors, promote a range of housing types, promote fiscal balance, and protect the general health, safety, and welfare of the community.	**Consistent.** The Proposed Project would enhance the city's natural environment and community character through preservation of approximately 1,445 acres of natural habitat. Additionally, although the Subarea Plan does not propose development, it allows for public infrastructure improvements.

ID No.	Applicable Goal/Objective	Project Consistency Discussion
Fiscal Element		
Goal C	It shall be a goal of the City to take maximum advantage of regulatory legislation to obtain contributions, dedications and reservations (i.e., easements).	**Consistent.** The Proposed Project would be implemented with public and private funding to acquire open habitats within city boundaries.
COASTAL SPECIFIC PLAN		
Natural Environment Element		
Policy 1	Allow only low intensity activities within Coastal Resource Management districts of extreme (35% or greater) slopes (CRM-1).	**Consistent.** The Proposed Project does not include development activities and would result in low-intensity uses (i.e., habitat protection and passive recreation) in District CRM-1 within the proposed Reserve area.
Policy 2	Require any development within the Coastal Resource Management Districts of high slopes (CRM 2) and insufficient information area (CRM 5) to perform at least one, and preferably two, independent engineering studies (performed by a licensed engineer) concerning the geotechnical, soils, and other stability factors (including seismic considerations) affecting the site.	**Consistent.** Development activities are not included in the Proposed Project. Individual future projects identified in the Subarea Plan would be required to undergo separate CEQA review by the City.
Policy 3	Allow no permanent structures within Coastal Resource Management Districts of extreme hazard (CRM 3A) and be cautious of allowing human passage. The same structural limitation applies to areas of high hazard (CRM 3B) but human passage may be more readily allowed.	**Consistent.** See discussion for Policy 2 of the Natural Environment Element of the CSP, above.
Policy 4	Allow non-residential structures not requiring significant excavation or grading (i.e., recreational facilities) within Coastal Resource Management Districts of marginal stable areas (CRM 4) and insufficient information areas (CRM 5).	**Consistent.** See discussion for Policy 2 of the Natural Environment Element of the CSP, above.
Policy 6	Allow no grading or structural encroachments into areas within a flood/inundation hazard Coastal Resource Management District (CRM 7)	**Consistent.** See discussion for Policy 2 of the Natural Environment Element of the CSP, above.
Policy 7	Prohibit activities which create excessive silt, pollutant runoff, increase canyon-wall erosion, or potential for landslide, within or affecting Coastal Resource Management Districts containing Hydrologic Factors (CRM 8).	**Consistent.** The Proposed Project, which involves conservation of natural open space, would not create excessive silt or pollutant runoff or increase canyon-wall erosion or the potential for landslide.
Policy 12	Consider the acquisition of rights over the offshore tidelands area along the City's coastline if future conditions warrant.	**Consistent.** The Subarea Plan, which includes offshore tidelands, would be implemented with public and private funding at the State and Federal levels.

ID No.	Applicable Goal/Objective	Project Consistency Discussion
Socio/Cultural Element		
Policy 2 Socio	Work with other governmental agencies to facilitate common objectives in a manner which is harmonious with the local community.	**Consistent.** An IA would be entered into by the City, CDFG, and USFWS regarding implementation of the Subarea Plan, which would contribute to goals of the local community.
Policy 1 Cultural	Consider implementation of appropriate measures to protect the identified cultural resources.	**Consistent.** The preservation of habitats resulting from the Proposed Project would protect potential cultural resources within the Reserve boundaries.
Urban Environment Element		
Policy 1 Recreation	Provide access to all public recreational land.	**Consistent.** Public access to recreational areas would be maintained by the Proposed Project. The RTP would address public access, trailhead locations, overlooks, and trail use within the proposed Reserve area.
Policy 3	Encourage local, public, non-profit recreation and cultural activities, which provide outlets for citizens on a non-discriminatory basis.	**Consistent.** Passive recreational activities allowable under the Subarea Plan would be made available to all citizens on a non-discriminatory basis.
Policy 6	Encourage landholders to contribute lands to the City for recreational use.	**Consistent.** Subject to approval, approximately 183 acres of private land would be converted to biological open space, which would be available for passive recreational uses under the Subarea Plan.
REGIONAL COMPREHENSIVE PLAN AND GUIDE		
Growth Management		
Policy 3.18	Encourage planned development in locations least likely to cause environmental impact.	**Consistent.** The Proposed Project encourages planned development outside of regionally important habitat areas and linkages through establishment of a Reserve area.
Policy 3.20	Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.	**Consistent.** The Proposed Project would provide for comprehensive management and conservation of multiple species and approximately 1,445 acres of natural habitat, which would protect the city's natural resources. Potential wetland impacts for individual projects would continue to be regulated through the CWA (Section 404 et seq.), California Fish and Game Code (Section 1600 et seq.), and local regulations.
Policy 3.21	Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.	**Consistent**. Preservation of habitats resulting from the Subarea Plan would protect potential cultural resources within the Reserve boundaries.
Policy 3.22	Discourage development, or encourage the use	**Consistent.** The Proposed Project discourages

ID No.	Applicable Goal/Objective	Project Consistency Discussion
	of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.	development in areas with steep slopes and high fire, flood, and seismic hazards through establishment of a Reserve area.
Policy 3.23	Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.	**Consistent**. The Subarea Plan is designed to mitigate cumulative impacts through preservation of biological and ecological resources.
Open-Space Ancillary		
Goal 9.01	Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.	**Consistent.** The Subarea Plan establishes compatible uses within the proposed Reserve area, which includes creation and maintenance of passive recreational uses. The Proposed Project would not affect any existing public active recreation areas.
Goal 9.02	Increase the accessibility to open space lands for outdoor recreation.	**Consistent.** The Proposed Project includes creation and maintenance of a recreational trail system consistent with the City's Conceptual Trails Plan.
Goal 9.03	Promote self-sustaining regional recreation resources and facilities.	**Consistent.** See discussion for Policy 9.01 – Open Space Ancillary Goals of the RCPG, above.
Goal 9.04	Maintain open space for adequate protection of lives and properties against natural and man-made hazards.	**Consistent.** Approximately 1,445 acres of open space would be maintained with implementation of the Proposed Project, thereby protecting lives and properties against natural and manmade hazards.
Goal 9.05	Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipment.	**Consistent.** See discussion for Policy 3.22 – Growth Management of the RCPG, above.
Goal 9.07	Maintain adequate viable resource production land, particularly lands devoted to commercial agriculture and mining operations.	**Consistent.** Existing agricultural uses within the proposed Reserve area would be compatible uses under the Subarea Plan.
Goal 9.08	Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.	**Consistent.** See discussion for Policy 3.20 – Growth Management of the RCPG, above.
Water Quality		
Policy 11.07	Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.	**Consistent.** The Proposed Project would be subject to Title 15.34.010 of the Municipal Code, which establishes standards and procedures for design, installation, and management of water-conserving landscapes.

5.3 RECREATION

This section discusses existing recreational facilities, including parks, golf courses, paths, trails, and beach access. Recommendations for new facilities or facility improvements included in applicable City plans are also identified. The impact analysis in this section addresses potential impacts with respect to increased usage of existing facilities, physical effects of proposed recreational uses, and compliance with City plans and policies.

5.3.1 Existing Conditions/Environmental Setting

Both the private and public sectors provide recreational activities in Rancho Palos Verdes. The private sector provides facilities such as a golf course, tennis courts, equestrian centers, and beach clubs to individuals who either pay a fee or are members of the club operating the facility. The City, County of Los Angeles, and Palos Verdes Peninsula Unified School District provide public recreational facilities.

Recreational facilities in Rancho Palos Verdes are grouped into active or passive recreation areas. Active recreation areas are highly structured facilities designed with specific activity areas, such as recreation buildings, tennis courts, baseball fields, and children's playgrounds. Passive recreational areas are mostly unstructured to minimize disturbance to natural areas and promote compatible uses, such as trail use by hikers, bicyclists, and equestrians; nature viewing, and limited picnicking.

5.3.1.1 Existing Parks/Recreational Facilities

Existing parks and other recreational facilities in Rancho Palos Verdes are shown on Figure 5.3-1. Table 5.3-1 presents the acreage, ownership, and types of recreational uses (active or passive) provided at each facility. As indicated in Table 5.3-1, the City maintains 14 parks totaling 379.9 acres. The County of Los Angeles operates one park and one golf course in the city totaling 197 acres. Ocean Trails Golf Course is a 104-acre facility open to the public. Approximately 75 acres of public open space within the golf course is planned for dedication to the City. A total of 322.9 acres of the facilities in the city are dedicated for active recreational uses, and 390 acres are devoted to passive recreational uses.

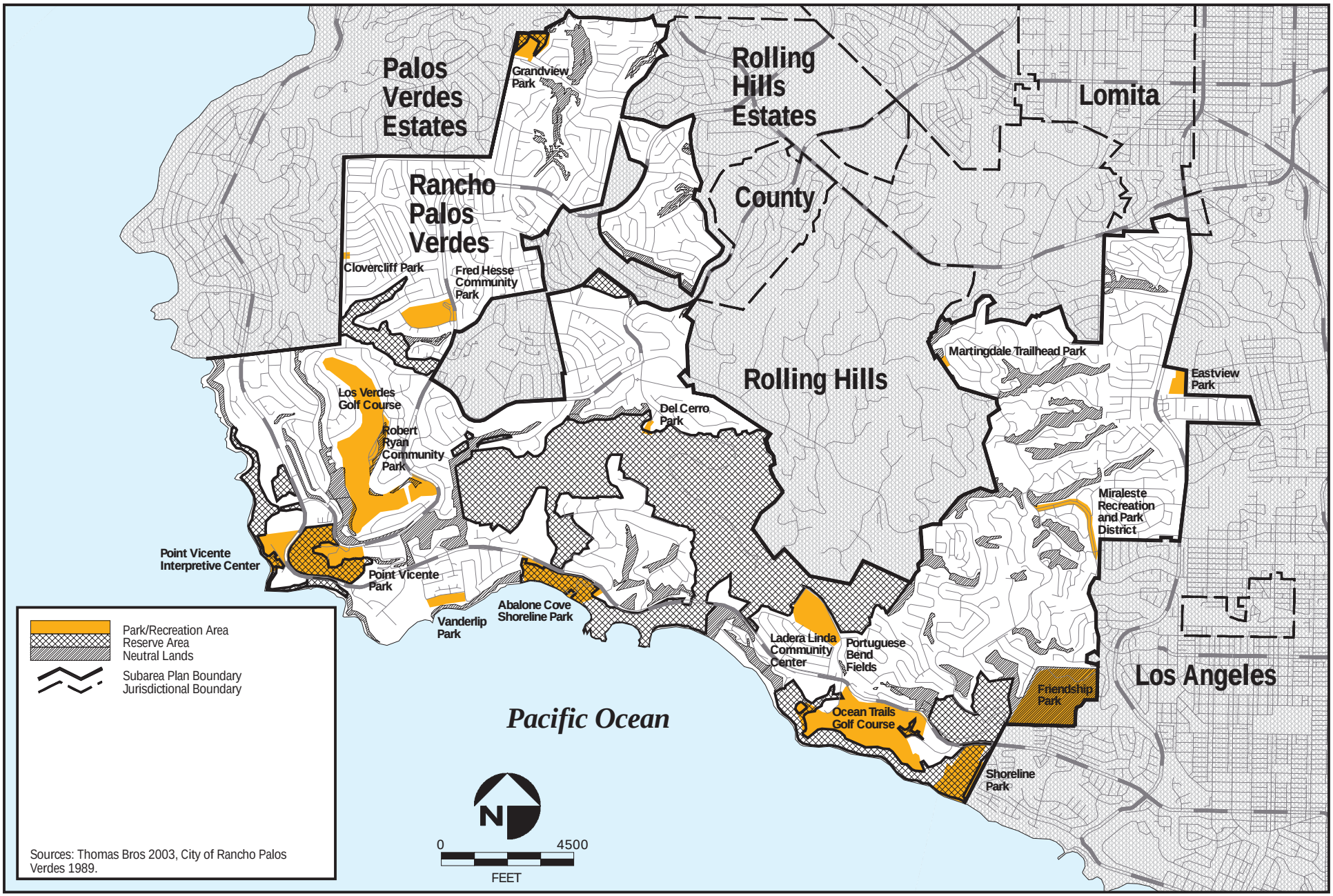
5.3.1.2 Relevant Plans and Policies

5.3.1.2.1 General Plan

According to the City's General Plan, path and trail networks in Rancho Palos Verdes function as linear recreation facilities, as well as transportation facilities, and provide a connection between recreational open space and other activity areas. The General Plan classifies the components of the path and trails network as bikeways, walkways, potential beach access, and equestrian trails.

5.3.1.2.1.1 Bikeways

The proposed bikeway network in the General Plan, designed to provide for transportation and recreation needs, consists of approximate concentric loops, several bypasses along the loops, and radial branches connecting the primary loops. Suggested alignments of these bikeways are shown on Figure 20 of the General Plan (City of Rancho Palos Verdes, 1975). A major component of the bikeways network in Rancho Palos Verdes is the Peninsula Loop, an informal route frequently used by cyclists to circle to the



FIGURE

5.3-1

URS TAIC

Existing Parks and Recreation Areas

/gis/projects/mios/rpv/plots/figures/eir_figs.aml

01/28/04

Table 5.3-1
EXISTING RECREATIONAL FACILITIES IN RANCHO PALOS VERDES

Park	Ownership	Acreage	
		Active	Passive
Abalone Cove Shoreline Park	City		80
Clovercliff Park	City		0.2
Del Cerro Park	City		4.5*
Eastview Park	City	9.9	
Fred Hesse Community Park	City	29.4	
Friendship Park	County of Los Angeles		97
Grandview Park	City		17
Ladera Linda Community Center	City	11	
Martingdale Trailhead Park	City		1.2
Miraleste Recreation and Park District	Miraleste Recreation and Park District		32
Point Vicente Park and Civic Center	City/U.S. Coast Guard	8.2	69.1
Point Vicente Interpretive Center	City	27.5	
Portuguese Bend Fields	Palos Verdes Peninsula Unified School District (City managed)	21.9	
Robert Ryan Community Park	City	11	
Shoreline Park	City		72
Vanderlip Park	City		17
Subtotal Park Acreage		**118.9**	**390**
TOTAL PARK ACREAGE		**508.9**	
Ocean Trails Golf Course	Private	104	
Los Verdes Golf Course	County of Los Angeles	100	
Subtotal Existing Recreational Facilities		**322.9**	**390**
TOTAL EXISTING RECREATIONAL FACILITIES		**712.9**	

*Active uses are planned; however, current uses are passive.

Peninsula. The suggested alignment includes Palos Verdes Drive West, Palos Verdes Drive South/25th Street, Western Avenue, and Palos Verdes Drive North. Three bypasses are identified along the Peninsula Loop alignment to provide scenic and coastal bluff access.

The other major component of the bikeway network is the Hilltop bikeway loop, which is situated near the geographical center of the Peninsula and includes portions of Rancho Palos Verdes and Rolling Hills Estates. The approximate alignment of the Hilltop bikeway loop includes Hawthorne Boulevard, Crest Road, Crenshaw Boulevard, and Indian Peak Road. Two bypasses are identified along the Hilltop loop for scenic purposes and to connect activity areas.

A system of radial bikeway segments designed to link the two loops provides access to the various activity areas on and off the Peninsula. These bikeway segments serve primarily as transportation routes because the steepness and narrowness of these alignments are expected to discourage most recreational cyclists from using these routes.

5.3.1.2.1.2 Walkways

The General Plan identifies two types of walkways: urban trails and non-urban trails. Urban trails consist of existing and future sidewalks that serve as primary transportation linkages. Non-urban trails provide access to natural open space areas and are used primarily for recreation. Non-urban trails are composed of a coastal bluff system and ridgeline/arroyo system. Trails identified within the coastal bluff system have similar alignments as the bypass bikeway segments identified along the Peninsula Loop. The General Plan suggests that these trails could have nodes at which varied functions may occur, such as beach access, rest areas (restrooms and limited picnicking), and vistas. Trails within the ridgeline/arroyo system traverse areas either undeveloped or partially developed and are not suitable for development because of physical and socio-economic constraints. Suggested alignments for non-urban trails are shown on Figure 21 of the General Plan.

5.3.1.2.1.3 Potential Beach Access

Eleven potential beach access points are identified on Figure 21 of the General Plan. These beach access points are associated with either existing beach access trails or potential future access trails that would tie into the coastal bluff system of non-urban trails.

5.3.1.2.1.4 Equestrian Trails

A 1978 amendment to the General Plan eliminated the equestrian trails depicted on Figure 22 (Conceptual Equestrian Network) of the General Plan.

5.3.1.2.2 Coastal Specific Plan

The CSP identifies corridors that provide access to activity areas by vehicles, pedestrians, and bicyclists. The primary access corridor within the CSP area is Palos Verdes Drive West/South/25th Street. This access corridor provides access for vehicles, bicycles, and pedestrians and has various laterals and loops branching off it that connect developed and undeveloped areas along the coast. Potential access corridors that may be developed are shown on Figure 24 of the CSP (City of Rancho Palos Verdes, 1978).

5.3.1.2.3 Rancho Palos Verdes Parks Master Plan

The Rancho Palos Verdes Parks Master Plan (1989) contains recommendations for park development in Rancho Palos Verdes and prioritizes each recommendation by placing it in one of the following categories:

- *Immediate.* Acquisitions and developments that should occur as soon as financing is available.
- *Class A.* Acquisitions or development projects recommended to be accomplished within the next two years.
- *Class B.* Acquisitions or development projects recommended to be accomplished within the next five years.
- *Class C.* Acquisitions or development that should be accomplished as funding becomes available.

Applicable recommendations (and their respective classifications) identified in the Rancho Palos Verdes Parks Master Plan are presented in Table 5.3-3 of the recreation impact analysis.

5.3.1.2.4 Rancho Palos Verdes Conceptual Trails Plan

The Conceptual Trails Plan was approved by the City Council on January 22, 1990, and revised by the City Council on December 6, 1991, and September 7, 1993. Its preparation is the first phase of a process to revise the City's Trails Network Plan (adopted in November 1984). The information in the Conceptual Trails Plan, combined with the Conceptual Bikeway Plan, would become the first section of the revised Trails Network Plan.

The purpose of the Conceptual Trails Plan is to identify trail opportunities in the community so that acquisition and development of new public trails, through new development proposals, public works projects, and voluntary efforts, can be integrated into the City's existing public trails network. Except for Category I trails, which are existing, dedicated public trails, the trails contained in the Conceptual Trails Plan are conceptual only.

The Conceptual Trails Plan identifies the following five trail systems:

- Palos Verdes Loop Trail
- Top-of-the-Hill Trail System
- Palos Verdes Drive Trail System
- Coastal Bluff Trail System
- Coastal Access Trails

Each trail segment in each of the five trail systems is described with respect to route, status, standards, use, and access. Trails are divided between two types of routes: "point to point" or "specific course." Point- to-point routes have defined endpoints, but specific alignments are to be determined during future development. Specific course routes are confined to a particular course because of development, topography, or other constraints, or they follow existing undedicated trails.

The status of each trail is represented by one of the following six categories:

Category I: Existing, dedicated trails that meet trail standards.

Category II: Proposed trails and trail segments that cross undeveloped, privately owned land zoned as developable. These trails and trail segments should be implemented when the respective parcels of land are developed.

Category III: Proposed trails and trail segments which are located on existing trail easements, City property, or street right-of-way and which require implementation or improvements.

Category IV: Proposed trails and trail segments which cross privately owned land designated as Open Space or Open Space Hazard, or on land owned by a public utility or public agency. These trails and trail segments require the acquisition of easements, and may require implementation or improvements.

Category V: Proposed trails which would primarily benefit neighborhood residents, and which cross privately owned land. Efforts to implement these trails shall only be initiated by affected property owners or community groups. This City shall provide guidance to those who wish to implement these trails, but it would not initiate efforts to implement them.

Category VI: Proposed trails and trail segments which have special circumstances, considerations, or constraints.

Trail standards relate to the level of difficulty for each trail and the associated specific criteria for trail width, average and maximum grade, and clearance distance. The Conceptual Trails Plan indicates whether each trail is to be used by pedestrians, equestrians, and/or off-road bicyclists. Street access points, parking areas, and the location of each trail in relation to the overall trail network are described.

5.3.1.2.5 Rancho Palos Verdes Conceptual Bikeway Plan

The Conceptual Bikeways Plan was adopted by the City Council on January 22, 1990, and revised by the City Council on October 15, 1996. Each bikeway recommended in the plan is described with respect to route, type, status, and access. Routes are identified by street name and beginning and end points. Type of bikeway is defined as either Class I, Class I/Off-Road, Class II, or Class III. Except for Class I/Off-Road, these classifications are consistent with State guidelines for bikeways. See Table 5.3-2 for definitions of these types:

Table 5.3-2
BIKEWAY TYPES

Type	Definition
Class I	Special pathway designated for exclusive use of bicycles; usually separated from motor vehicle facilities by a space or physical barrier
Class I/Off-Road	Unpaved bikeways designed for use by “mountain” bicycle enthusiasts that should be separated from roadways by a grade change and landscaping
Class II	A lane on the paved area of a road for preferential use by bicycles
Class III	A roadway with no special lane markings that is identified as a bicycle facility by “bike route” signing only; bicyclists share the roadway with motor vehicles

The Conceptual Bikeway Plan describes bikeways in terms of their implementation status, including specific considerations that may affect implementation of a new bikeway or improvement of an existing bikeway. Each bikeway is described in relation to its place in the overall bikeways network.

The bikeway network presented in the Conceptual Bikeway Plan is similar to the conceptual bikeways network in the General Plan (described above). The Conceptual Bikeway Plan includes the concentric loops of the Peninsula and Hilltop loops and some of the bypasses and radials in the General Plan. The Conceptual Bikeway Plan also includes planned bikeway segments along Montemalaga and Miraleste Drives that are not in the General Plan. All planned Class I bikeways in the Conceptual Bikeway Plan have been constructed since preparation of the plan.

5.3.1.2.6 City Municipal Code

According to Title 16, Chapter 20, Section 100, of the City's Municipal Code, 4 acres of parkland must be dedicated for every 1,000 persons. As of the U.S. Census 2000, the City's estimated population was 41,145. Based on this estimate, 164.6 acres of parkland would be required for compliance with this ordinance. As indicated in Table 5.3-1, the City currently includes 502.6 acres of parks (excluding the two golf courses) and therefore exceeds this requirement.

5.3.1.2.7 Program of Utilization

In March 1976, the U.S. Department of Interior approved the transfer of 79.2 acres of surplus federal property to the City for park and recreation purposes. The transferred property included a portion of Upper Point Vicente Park (74.7 acres) and a 4.5-acre site, which is now known as Del Cerro Park. At the time, the federal government also approved a Program of Utilization (POU) for use of the 79.2 acres. The POU identifies a 6.6-acre potentially active recreational area in Upper Point Vicente Park that may eventually include picnic areas, tennis courts, and an athletic field. The remaining 68.1 acres of the deeded land in Upper Point Vicente Park is to remain in its natural state for passive recreational uses, including vistas, picnic areas, and trails (City of Rancho Palos Verdes, 1976).

In 1978, the City proposed and received approval for a revision to the boundaries and acreages of the parkland and Civic Center areas obtained in 1976. Subsequently, documents were recorded which conveyed to the City 73.4 acres of property in Upper Point Vicente. The remainder of the 77.3-acre park is comprised of a 3.9-acre parcel owned by the U.S. Coast Guard. The 1978 amendment to the 1976 POU did not alter in size or location the proposed 6.6-acre active recreational area.

5.3.2 Environmental Impacts/Environmental Consequences

5.3.2.1 Criteria for Determining Significance

A project would have a significant impact if it would:

- increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated,
- include recreational facilities or require construction or expansion of recreational facilities that might have an adverse physical effect on the environment, and

- conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

5.3.2.2 Existing Parks/Recreational Facilities

As shown on Figure 5.3-1, the proposed Reserve area encompasses portions of the following public recreation facilities:

- Abalone Cove Shoreline Park
- Del Cerro Park
- Grandview Park
- Point Vicente Park and Civic Center
- Point Vicente Interpretive Center
- Shoreline Park
- Ocean Trails Golf Course

According to the Subarea Plan, compatible uses within the Reserve area would include passive recreational facilities, such as trails and overlook areas. Parks primarily for passive recreational use that would be included in the proposed Reserve area include all the above facilities except Point Vicente Interpretive Center and Ocean Trails Golf Course (see Table 5.3-1). Grandview Park, Del Cerro Park, and Shoreline Park currently support passive recreation facilities only. Abalone Cove Shoreline Park is largely a passive recreation facility except for a preschool and playground, which would be excluded from the proposed Reserve area. The Civic Center portion of Point Vicente Park is the only portion of this park that supports active recreational uses, including tennis courts and a model helicopter port. The proposed Reserve area would not include this portion of Point Vicente Park.

Although the Point Vicente Interpretive Center property includes an active-use facility, active-use portions of the property would be excluded from the Reserve area. Portions of the Ocean Trails Golf Course that would be included in the proposed Reserve area are dedicated natural open-space areas and not part of the golf course.

The boundaries of the Reserve area were developed to be consistent with existing uses of public recreation facilities. Additionally, establishment of the Reserve area would increase the amount of public land available for passive recreation. Because of these factors, and because the Proposed Project does not include growth-inducing development, no significant adverse impacts to existing recreational facilities would occur.

5.3.2.3 Proposed Recreational Activities/Facilities

The Proposed Project identifies existing and future recreational uses compatible with management of the proposed Reserve area, but it does not propose development of specific recreational activities or facilities. Therefore, the Proposed Project would not include any recreational facilities that could have an adverse physical effect on the environment and result in significant impacts. Future recreation projects within the

Reserve area would be subject to CEQA evaluation and be reviewed for consistency with Subarea Plan goals.

5.3.2.4 Relevant Plans and Policies

5.3.2.4.1 General Plan and Coastal Specific Plan

The proposed Reserve area would encompass many existing and planned components of the path and trails network identified in the General Plan and CSP. According to the Subarea Plan, compatible land uses within the Reserve would include creation and maintenance of a recreational trail system consistent with the City's Conceptual Trails Plan, including future amendments to the CTP. Before any formalized recreational activities or improvements could occur in the Reserve, a PUMP would be prepared jointly by the City and PVPLC to address issues such as public access, trail use, trailhead locations, and overlooks. An RTP that considers recreational needs and impacts to habitat and covered species would be developed through the PUMP process. Existing trails within the Reserve that are not identified in the Conceptual Trails Plan and are determined to be unnecessary would be closed and restored to CSS habitat. Because the RTP would be developed consistent with policies of the Conceptual Trails Plan, no significant impacts related to conflicts with applicable plans and policies would occur from implementation of the Proposed Project.

5.3.2.4.2 Rancho Palos Verdes Parks Master Plan

As shown in Table 5.3-3, the Proposed Project would be consistent with all but one of the recommendations presented in the Parks Master Plan. The Proposed Project would be inconsistent with the recommendation to build a municipal golf course at Point Vicente Park/Civic Center because the golf course was envisioned to be located within the proposed Reserve area and would not be a compatible land use under the Subarea Plan. This inconsistency is not a significant impact, however, because this recommendation was invalidated by the policy change associated with the City Council decision on the Long Point Resort Project in 2001, which reflected golf use on the Upper Point Vicente Property.

5.3.2.4.3 Rancho Palos Verdes Conceptual Trails Plan

The proposed Reserve area would encompass many existing and planned trails identified in the Conceptual Trails Plan. As described above, compatible land uses within the Reserve would include creation and maintenance of a recreational trail system consistent with the CTP, and no significant impacts would occur from implementation of the Proposed Project.

5.3.2.4.4 Rancho Palos Verdes Conceptual Bikeway Plan

All Class I bikeways identified in the Conceptual Bikeway Plan have been completed. Some of these bikeways are within the proposed Reserve area and would be compatible uses under the Subarea Plan. Any planned Class II bikeways would by definition be along existing roads. The Proposed Project would not preclude any road improvements that would be necessary to provide these bikeway segments; therefore, no significant impacts related to conflicts with the Conceptual Bikeway Plan would occur.

Table 5.3-3
PMP Recommendations

Recommendation	Classification	Project Consistency Discussion
Abalone Cove Shoreline Park		
Pave paths from the parking lot accessing the picnic tables along the bluff.	A	**Consistent.** These paths are outside of the proposed Reserve area.
Del Cerro Park		
Install safety fencing just below the bluff.	Immediate	**Consistent.** The safety fencing has been installed and would remain with implementation of the Proposed Project.
Add a permanent restroom facility, tot lot and play equipment, and a pedestrian trail.	A	**Consistent.** The portion of the park where the tot lot and play equipment would be constructed is outside of the proposed Reserve area. Restroom facilities and pedestrian trails would be compatible uses within the Reserve.
Point Vicente Park/Civic Center		
Develop a Senior Citizens Center.	Immediate	**Consistent.** The City is no longer proposing to develop a Senior Center at this park.
Build a municipal golf course.	A	**Inconsistent.** In October 2001, the City Council denied use of this area for a golf course. The Proposed Project would maintain this as a passive use area, consistent with the City Council decision and its new policy direction.
Obtain an agreement with U.S. Coast Guard for tour access to lighthouse.	A	**Consistent.** Access to the lighthouse has been obtained. The lighthouse is outside of the proposed Reserve area.
Add irrigation, turf and fencing to the athletic field.	A	**Consistent.** These improvements are being considered. If implemented, this would be outside of the proposed Reserve area and its new policy direction.
Add public restroom facility, two paddle tennis courts, pedestrian paths, and permanent amphitheater.	B	**Consistent.** Any active-use facilities (i.e., tennis courts and an amphitheater) would be constructed outside of the Reserve area. Restroom facilities and pedestrian paths would be compatible uses within the Reserve.
Point Vicente Interpretive Center		
Develop an Educational Center.	Immediate	**Consistent.** The Educational Center has been completed and is outside of the proposed Reserve area.
Add interpretive signage at Point Vicente Interpretive Center.	A	**Consistent.** Interpretive signs have been installed and would be compatible with the Reserve.
Shoreline Park		
Acquire the Shoreline County Park site from the County of Los Angeles.	Immediate	**Consistent.** Shoreline County Park has been acquired by the City and would be included in the Reserve area.

5.3.2.4.5 City Municipal Code

As described earlier, the City currently exceeds the acreage of parklands required by the City's Municipal Code. The Proposed Project would increase the acreage of parklands available for passive recreation and therefore would not result in any significant recreation impacts related to conflicts with the Municipal Code.

5.3.2.4.6 Program of Utilization

The proposed Reserve area would include 55 acres of the 77.3-acre Point Vicente Park. Because the Reserve area would remain in its natural state for passive recreational uses, the Proposed Project would maintain approximately 81 percent of the amount of acreage dedicated for passive use (68.1 acres) under the 1976 POU and 80 percent of the 69.1 acres currently considered as passive open space on the property (65.1-acre City property plus 3.9-acre U.S. Coast Guard property). Although the Reserve area would not include any lands within Point Vicente Park that are currently used for active recreation, the Reserve area would include 6.6 acres of land identified for active recreational use in the 1976 POU. No new active recreational facilities would be permitted within this area under the Subarea Plan. This conflict with the POU would be a less-than-significant impact to recreation because the Proposed Project would include an amendment to the POU to designate 6.6 acres of Point Vicente Park for active recreation outside of the Reserve area. There is sufficient acreage of deeded lands outside the Reserve (18.4 acres) to accommodate 6.6 acres for active recreation. Potential future development of deeded lands outside the Reserve for active recreation in excess of 6.6 acres would require further amendment to the POU and environmental compliance under CEQA and NEPA.

5.3.3 Cumulative Impacts

Cumulative developments would induce population growth and increase the use of existing recreational facilities. The City, however, has sufficient acreage of existing parklands to accommodate the anticipated growth. The Proposed Project would increase the amount of open space available for passive recreation. Therefore, no significant cumulative impacts to existing park facilities are anticipated.

Cumulative developments include recreational facilities with potential to result in physical impacts on the environment. Mitigation necessary for reducing impacts on recreational facilities to a less-than-significant level would be identified project-by-project. Recreational facilities identified as compatible uses within the proposed Reserve area would be developed consistent with Subarea Plan conservation goals; therefore, no significant cumulative impacts are expected.

Conflicts with recreation plans and policies are not anticipated for the cumulative projects and would not occur with the Proposed Project. Project consistency with recreation plans and policies would be evaluated for future developments project-by-project. No significant cumulative impacts related to conflicts with recreation plans and policies are anticipated.

5.3.4 Mitigation Measures

Because no significant recreation impacts were identified, mitigation measures are not provided.

5.3.5 Level of Significance After Mitigation

Because no significant recreation impacts were identified, mitigation measures are not provided.

6.1 RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The Proposed Project includes acquisition and contribution of 1,514 acres of undeveloped land in Rancho Palos Verdes for establishment of a Reserve. Lands within the Reserve would be managed by the PVPLC with the assistance of the City and Wildlife Agencies for long-term conservation of sensitive species and their habitats. The Proposed Project does not involve short-term uses of the environment and would maintain and enhance long-term productivity of lands within the Reserve through habitat protection and restoration.

6.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

Adoption of the Proposed Project and issuance of a take permit under Section 10(a)(1)(b) of the ESA would permanently preserve portions of habitat areas within the westernmost part of the city and permit take of species on the Covered Species List outside and inside of the Reserve. The incidental take of species on the covered list outside of the Reserve would represent an irreversible environmental change associated with implementation of the Proposed Project. The number of covered plant and animal species that could be taken outside of the Reserve under the Proposed Project is summarized in detail in Section 5.1 of this document.

6.3 GROWTH INDUCEMENT

Section 15126.2(d) of the CEQA Guidelines uses the following example to guide preparation of the growth-inducement analysis:

> *"The Growth-Inducing Impact of the Proposed Action.*
>
> - *Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in a service area).*
> - *Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects.*
> - *Also discuss the characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."*
>
> ***SOURCE: 1999 CEQA Guidelines, Section 15126.2(d)***

As discussed above in the CEQA Guidelines, growth-inducing impacts can occur if a project would induce growth either directly or indirectly in the surrounding environment. For instance, a project with

direct growth-inducing impacts might be one in which a currently undeveloped area was supplied with urban levels of public services and facilities with significant capacity for growth. Placement of a major employment attractor in an outlying, underdeveloped area may also be considered direct growth inducement.

No aspect of the Proposed Project would induce growth directly. Although the Subarea Plan would likely enhance quality of life, it is not anticipated that it would induce people to move to Rancho Palos Verdes.

A project with indirect growth-inducing impacts might also cause a change in the location, type, or pattern of growth. The Proposed Project may shift some construction of future housing from land within the Reserve and Neutral Lands to other areas in the city. This may have the effect of intensifying growth in areas of Rancho Palos Verdes outside of the Reserve. It should also be noted that all future development would be subject to the General Plan, which regulates development intensity.

Rancho Palos Verdes is approximately 90 percent built out, and the nature and extent of future growth can be anticipated. The Subarea Plan includes mitigation for this anticipated growth in the form of dedication and restoration of habitats within the proposed Reserve area (See Tables 5.1-3 and 5.1-4). The Proposed Project is also consistent with and furthers the elements of "smart growth" strategies recommended by SCAG.

Understanding the alternatives selected for analysis (under NEPA and CEQA) requires a full understanding of the Proposed Project. The Subarea Plan is more than a preserve area; it is a comprehensive plan that defines actions that the federal, state, and local governments and the private sector must undertake to assure the continued viability of sensitive species and the ecosystem that they depend on in Rancho Palos Verdes. These actions include land protection, habitat restoration, land management, biological monitoring, compliance monitoring, and funding of the program. It would also provide the City with incidental take authorizations. This analysis compares alternatives in terms of acres of habitat conserved, managed, and monitored. For this EIR/EA, three alternatives (including the No Project/No Action Alternative) were considered.

7.1 ALTERNATIVES ELIMINATED FROM FURTHER CONSIDERATION

Alternatives A and B were developed during the Phase I NCCP process. Alternative A was developed from a Working Group workshop, and Alternative B evolved from an initial proposal developed by the major landowners and City. Several iterations of the landowner alternative were considered by the Working Group and Wildlife Agencies, which provided comments and concerns that resulted in modification of the alternative. These early iterations of the landowner alternative were screened from further consideration because they were considered similar to Alternative B assessed in this document. Potential alternatives that conserved less than 85 percent of existing sensitive habitat were not considered.

7.2 NO PROJECT/NO ACTION ALTERNATIVE

7.2.1 Description

The No Project/No Action Alternative provides decision makers the ability to compare the impacts of not approving the Proposed Project. The No Project/No Action Alternative is a continuation of the existing program for issuing take authorizations project-by-project.

Under the No Project/No Action Alternative, the existing land use and environmental regulations process would continue and be required for all public and private projects proposed in Rancho Palos Verdes. Existing regulatory practices require mitigation for impacts to sensitive species and habitats resulting in lands being set aside for open-space preservation. The configuration of preserved lands under the No Project/No Action Alternative would, however, be implemented project-by-project and be characterized, as it is currently, by fragmentation, potentially poor Reserve design or constrained habitat linkages, and isolated island preserves, resulting in increasing the risk of species decline and local extirpation. This project-by-project pattern of planning would likely occur on both public and private lands within the Subarea Plan area under the No Project/No Action Alternative. Less fragmentation could occur on public lands under the No Project/No Action Alternative because a substantial portion of these lands is already designated for open space, parks, and preserves. Public lands owned by special districts and agencies whose primary purpose is not open space or resource protection could, however, be subject to the type of piecemeal project-by-project planning that has occurred historically.

Under the No Project/No Action Alternative, a Section 10(a)(1)(B) permit would not be issued. Instead, activities involving take of listed species normally prohibited under Section 9 of the ESA would require project-specific Section 10(a) permits or Section 7 consultation if a federal nexus exists under current ESA regulations. The Subarea Plan as proposed would not be implemented. Proposed land use

designation changes necessary to implement the Subarea Plan would not be required. The No Project/No Action Alternative assumes that impacts to sensitive habitats/species would be evaluated and mitigated project-by-project, as is the present case. Under the traditional development process, several environmental regulations apply, as described below.

Environmental impact evaluations for private and public development are currently subject to land use and environmental regulations of individual jurisdictions, as well as state and federal law. Local jurisdictions provide land use regulations for conservation and preservation of environmental resources through general plans, zoning ordinances, LCPs, and specific plans, as applicable. State laws that regulate environmental resources include CEQA, the Coastal Act, and CDFG Sections 1600 and 2081 series of permits regulating impacts to wetlands and State-listed species, respectively.

The ESA allows incidental take of any species of animal federally listed as threatened or endangered to be authorized under either Sections 7 or 10 of the ESA, provided such take is unlikely to jeopardize the continued existence of an endangered or threatened species or result in adverse modification of critical habitat associated with a federal action, would not appreciably reduce the likelihood for the survival and recovery of the species in the wild, and complies with the incidental take statement in the issued Biological Opinion pursuant to Section 7 or the Section 10(a)(1)(B) permit. To obtain a permit to take a listed species under Section 10(a)(1)(B) of the ESA, the applicant must prepare an adequate habitat conservation plan. Section 2081 of the CESA also requires that a permit be obtained before take of a State-listed species. Section 404 permits are required by federal law to ensure that impacts are minimized and mitigation for individual projects that involve discharge of dredge or fill material in wetlands or other waters is identified.

By selecting this alternative, there would not be an NCCP for the City. Without the NCCP, only federal- and State-listed species would be protected under the mandates of the ESA and CESA. Habitats not occupied by a listed species would not be protected. Development and mitigation actions would continue to occur in a piecemeal fashion that historically has not conserved relatively large and interconnected preserves required to maintain species viability. No regionally coordinated funding, monitoring, or land management would occur. Riparian habitats would continue to be protected to some extent by ACOE and CDFG “no net loss” policies

7.2.2 Impact Comparison to the Proposed Project

The No Project/No Action Alternative would allow development of the existing land uses pursuant to the designated land uses identified in the City’s Zoning Ordinance. More areas would be designated for development within the Reserve area boundaries under the No Project Alternative, which would result in increased impacts to biological and recreational resources when compared to the Proposed Project. Land use impacts may also increase if proposed development would conflict with preservation and conservation policies adopted by the City.

7.3 ALTERNATIVE A – ENVIRONMENTALLY PREFERRED ALTERNATIVE

7.3.1 Description

As part of the Phase I program, interested parties from the Peninsula NCCP Working Group met in a workshop setting to develop an environmentally preferred Reserve design alternative. With the following goals in mind, Reserve Design Alternative A was developed at this workshop:

- Meet NCCP standards and issuance criteria for ESA Section 10(a) take authorizations for target species proposed to be covered by the citywide permit.
- Conserve the most practicable amount of RIHAs.
- Provide habitat linkages between patches of conserved habitat.
- Enhance/restore the most practicable amount of disturbed habitats directly adjacent to conserved habitat to enhance patch size and habitat linkage function (i.e., areas with moderate to high potential for successful restoration).
- Where feasible, provide for future economic use of private properties that support regionally important resources.

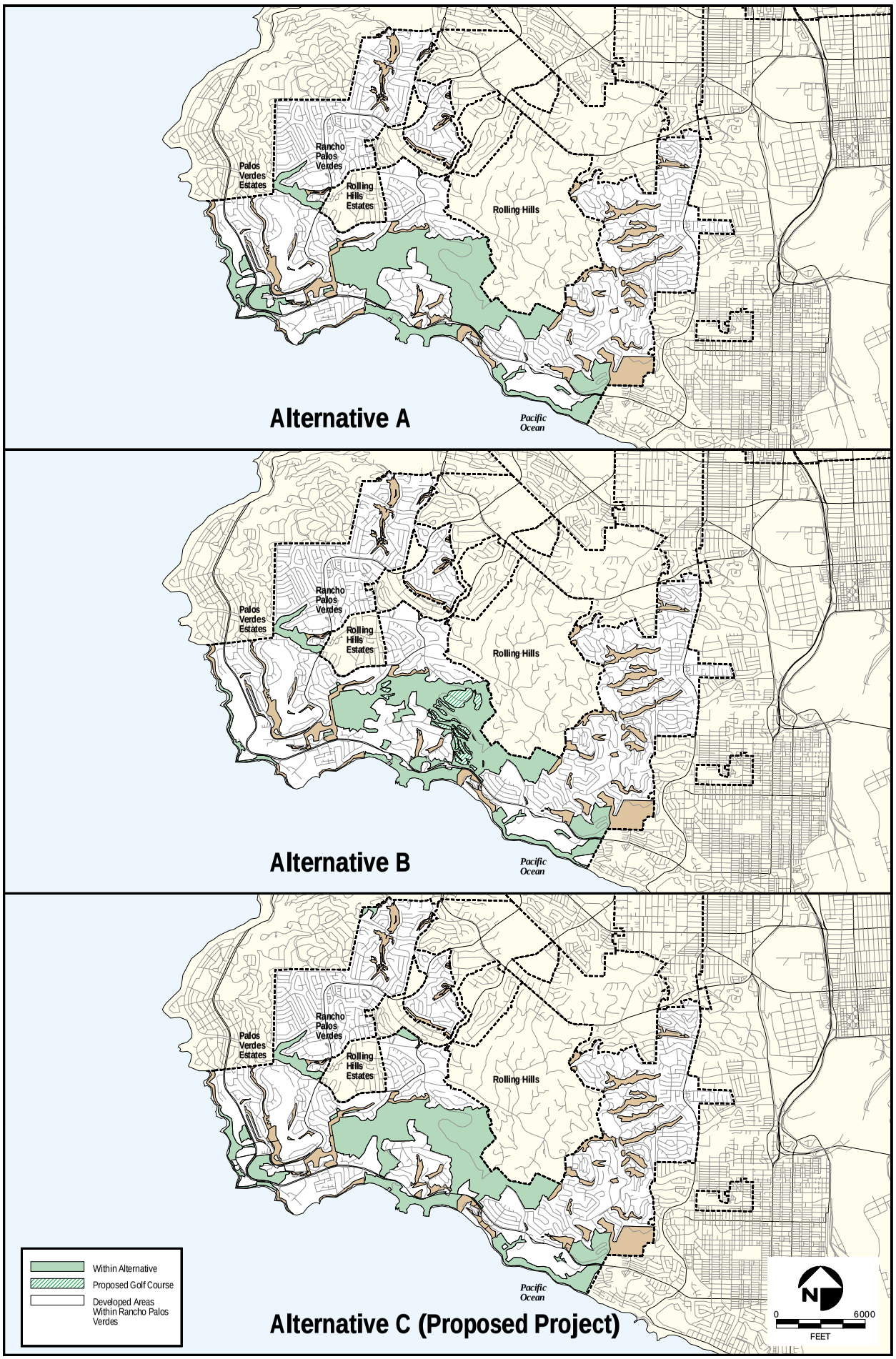
The following resource maps were made available during the planning workshop to aid in the delineation of Alternative A:

- Vegetation and target species point locations
- Regionally important habitat areas
- Slopes greater than 35 percent
- Restoration potential assessment
- Existing conserved open space areas
- Composite map of the above data layers

With these goals and resource maps, the following basic Reserve design considerations were made:

- Minimize edge effects to conserved habitat adjacent to existing and future development where practicable.
- Provide for adequate habitat linkages between conserved habitats where possible.
- Identify areas where development compatible with preserve function can be feasibly placed.
- Generally consider overall cost of land acquisition (if any), habitat restoration, and habitat management.

The resulting Alternative A is shown on Figure 7-1. Most of the undeveloped lands were included in this alternative. Figure 7-2 and Tables 7-1 and 7-2 (at the end of Section 7) compare Alternative A with Alternative C (the Proposed Project). The primary difference between Alternative A and the Proposed Project is that development is completely excluded from most of Lower Filiorum, the southern portion of Portuguese Bend, and Lower Point Vicente under Alternative A. Private property east of the Long Point site is also included in Alternative A. Relatively isolated habitat areas of public lands are not included in Alternative A.



FIGURE

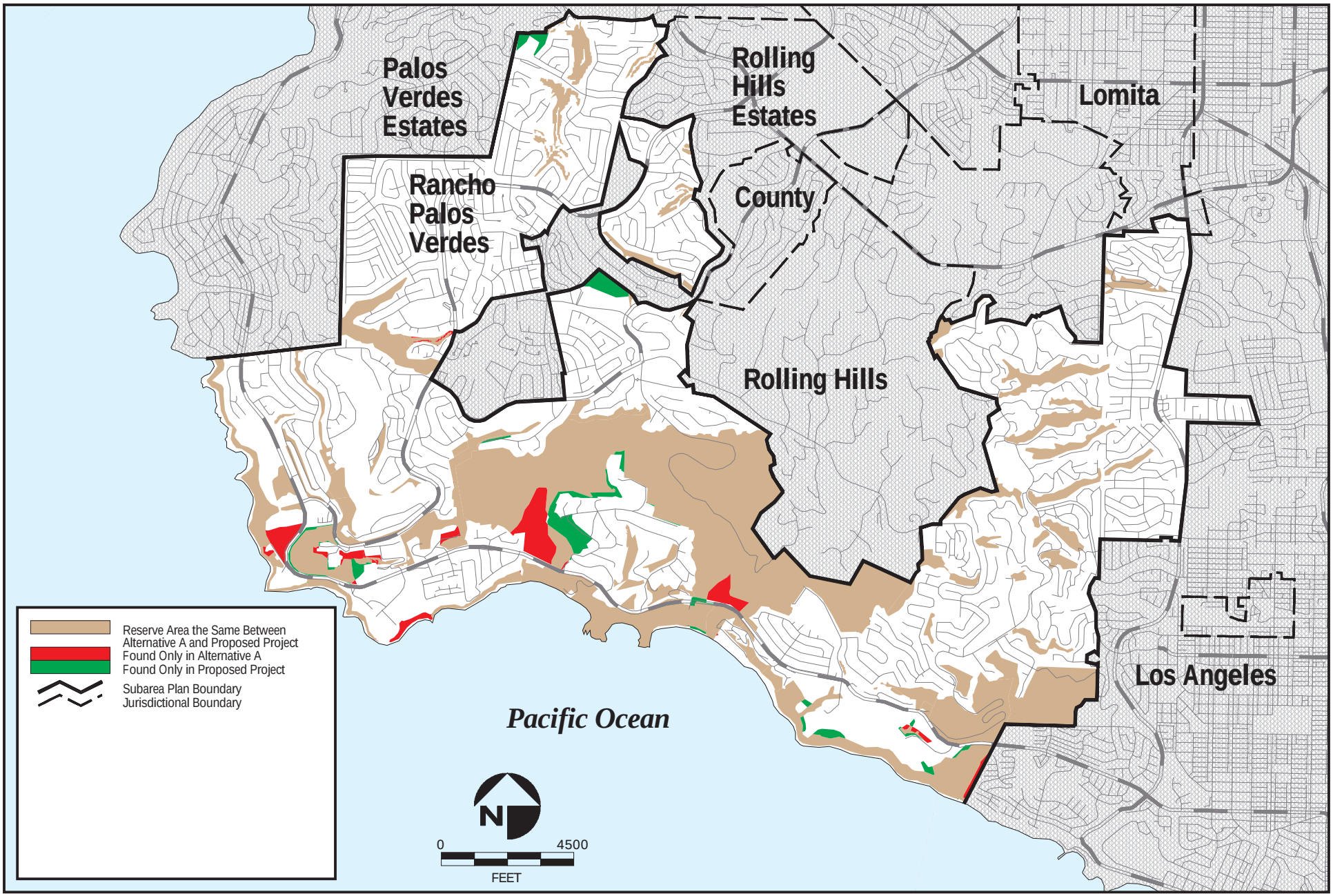
7-1

URS TAIC

Reserve Design Alternatives

/net/kearnymesa/gis/projects/mios/rpv/plots/figures/alta1_etr.aml

01/28/04



URS TAIC

Comparison of Alternative A and Proposed Project

FIGURE

7-2

/gis/projects/mios/rpv/plots/figures/eir_figs.aml

01/28/04

Alternative A minimizes the amount of future development, resulting in 91.0 percent of existing naturalized vegetation being conserved. Alternative A includes 13.9 fewer acres of CSS habitat but 26.3 more acres in total compared to the Proposed Project. Alternative A is similar to the Proposed Project in proportion of conserved habitat (91.0 versus 90.3 percent), but the locations of potential future development are different. The amount of edge-affected habitat in the Reserve is similar for both Alternative A and the Proposed Project (62 versus 62.6 percent). Two additional cactus wren locations, but one less PVB location, are conserved in Alternative A. As in the Proposed Project, Alternative A conserves all key habitat linkages in the city and linkages to adjacent jurisdictions. Compared to the Proposed Project, Alternative A would have to acquire more private property (102 acres). Program costs would be approximately $4.2 million more than the Proposed Project (Table 7-2).

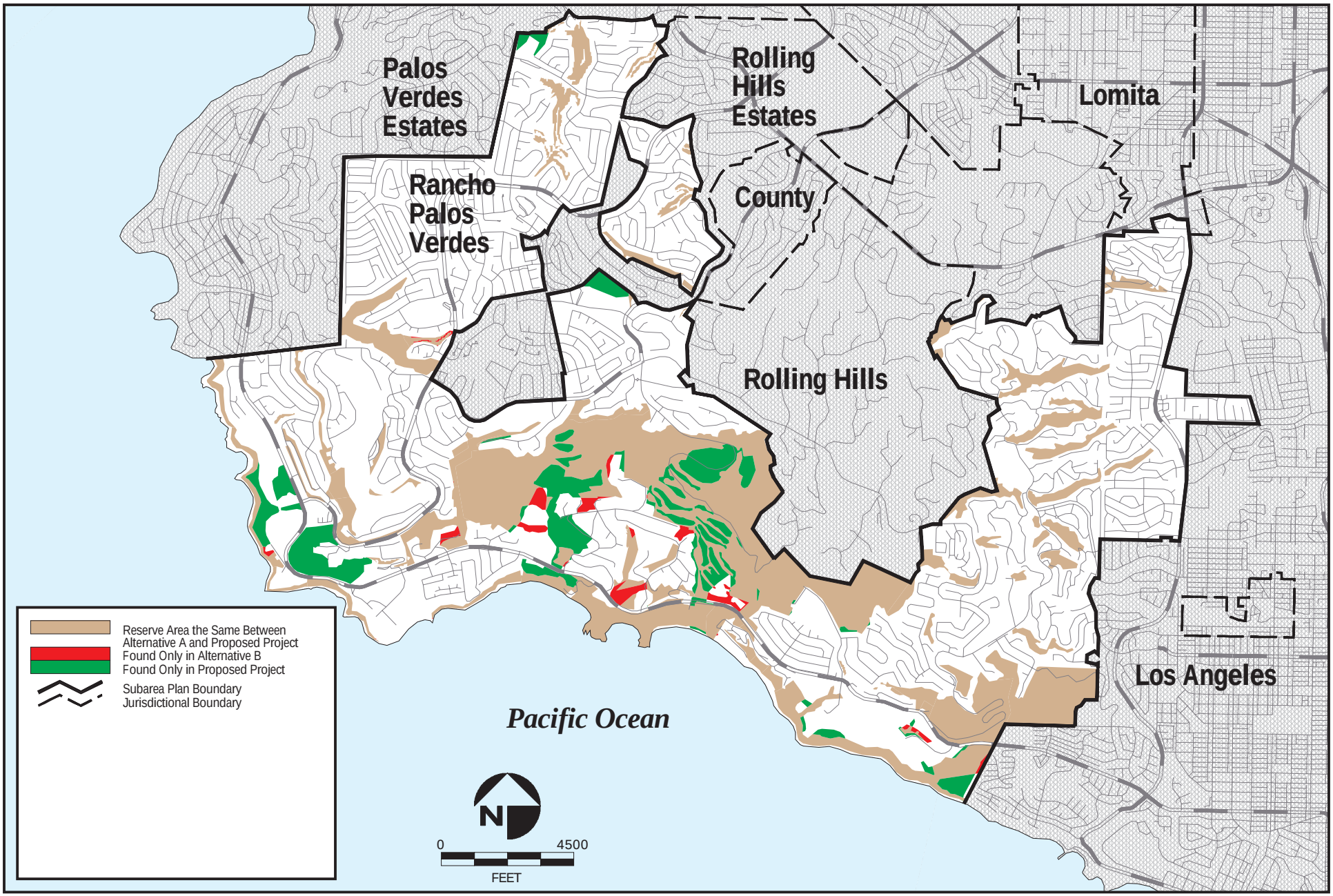
7.3.2 Impact Comparison to the Proposed Project

Of all alternatives, Alternative A contains the largest acreage to be included in the Reserve design. Alternative A would have approximately 1,556 acres of vacant land that would have potential for inclusion in the Reserve as open space. Although land use acreages would differ between Alternative A and the Proposed Project, proposed conservation and passive recreational uses would be similar; therefore, impacts to biological resources, land use, and recreational resources would be similar to the Proposed Project.

7.4 ALTERNATIVE B – LANDOWNER ALTERNATIVE

7.4.1 Description

Subsequent to development of Alternative A, the two major landowners contributed their proposed open-space designs for their respective properties. To these designs, the City delineated the City-owned properties to be included in Alternative B (Figure 7-1). The Wildlife Agencies and Working Group provided comments on several iterations of Alternative B, which was subsequently modified within the Upper Filiorum area to produce the Alternative B used in this alternatives assessment. Figure 7-3 and Tables 7-1 and 7-2 compare Alternative B with the Proposed Project. Compared to the Proposed Project, Alternative B would allow development in Lower, Middle, and Upper Filiorum; Portuguese Bend; and Upper Point Vicente (City Hall), and excludes the open space associated with Ocean Front Estates and a portion of Shoreline Park. Alternative B would conserve 78.3 percent of existing naturalized vegetation compared to 90.3 percent for the Proposed Project. Alternative B would greatly fragment the most contiguous habitat areas and constrain habitat linkages between the larger blocks of CSS and the linkage to habitats in Palos Verdes Estates. Alternative B would result in greater take of California gnatcatcher (11 locations), cactus wren (12 locations), PVB historical locations (2 locations), and PVB habitat (22 locations). Because of the additional development areas, Alternative B has a greater proportion (76.8 versus 62.6 percent in the Proposed Project) of the Reserve area within 300 feet of existing and potential future development (edge habitat).



URS TAIC

Comparison of Alternative B and Proposed Project

FIGURE 7-3

/gis/projects/mios/rpv/plots/figures/eir_figs.aml

01/28/04

A smaller portion of the Alternative B Reserve would include CSS habitat with less than 35 percent slopes, which may reduce the potential carrying capacity of California gnatcatcher breeding habitat after restoration (J. Atwood, unpublished data; Ogden, 1992a). More privately owned lands would be used as mitigation for development impacts, and less private land would need to be acquired. Alternative B program costs are approximately $30 million less than for the Proposed Project because of potential development exactions (Table 7-1).

7.4.2 Impact Comparison to the Proposed Project

Of all of the project alternatives, Alternative B provides the smallest acreage to be included in the Reserve design. Alternative B would have approximately 1240.1 acres of vacant land that would have potential for inclusion into the Reserve as open space. Although land use acreages would differ between Alternative B and the Proposed Project, proposed uses within the Reserve would be similar; therefore, impacts to land use and recreational resources would be similar to the Proposed Project. Alternative B would result in a greater impact to biological resources than the Proposed Project because of the lower acreage of conserved habitat and higher take of sensitive species.

Table 7-1
COMPARISON OF ALTERNATIVE CONSERVATION PLANS

	Alternative A	Alternative B	Alternative C (Proposed Project)
Conserved [1]	1540.0 Ac.	1,174 Ac.	1,514 Ac.
Neutral Lands [2]	720	720	720
Not Conserved	6,298	6,664	6,324
Total Land Area	*8,558*	*8,558*	*8,558*
Components of Conserved Area			
Dedicated for Conservation	656	416	390
Conserved for Mitigation Credit [3]	176	478	349
Additional Conservation [4]	610	165	684
Subtotal Natural Habitat	*1,442*	*936*	*1,426*
Conserved--Other [5]	98	73	91
Total Conserved Area	**1,540**	**1,174**	**1,514**
Estimated Land Acquisition			
Potential Acquisition Area (Ac.)	787	165	684
Estimated Acquisition Cost [6]	$ 25.7 – 36.0 Mill.	$ 5.3 – 7.5 Mill.	$ 22.3 - 31.3 Mill.
Appraised Acquisition Cost [7]	30.9 Mill	6.5 Mill	26.7 Mill
Management/Maintenance (x $1000)			
Start-up/One-time Cost [8]	$ 270	$ 215	$ 264.0
Annual Cost [8]	$ 210	$ 166	$ 205
Endowment for Annual Costs [9]	$ 4,186	$ 3,323	$ 4,090
TOTAL PROGRAM COST [10]	**$ 30.2- 40.5 Mill.**	**$ 9.0 – 11.3 Mill.**	**$ 26.7 - 35.7 Mill.**

SOURCE: City of Rancho Palos Verdes, Palos Verdes Peninsula Land Conservancy, URS Corporation, TAIC (2003 GIS data), Onaka Planning & Economics.

1. Includes natural habitat and other areas, such as agricultural, disturbed, and developed.
2. Neutral lands outside of the Reserve boundary. Includes very steep slopes and areas of open-space hazard.
3. Natural habitat lands that would be conserved as mitigation for impacts of public or private development projects.
4. Natural habitat to be conserved in potential acquisition areas.
5. Agricultural, disturbed, and developed areas.
6. Acquisition cost of land for habitat or open-space use is estimated to range from $0.75 to $1.05 per square foot, or an average of $39,200 per acre. This estimate is intended for general planning use only; it is not an appraisal or estimate of site-specific value.
7 City-commissioned appraisals estimated value at less than $39,000 per acre applied to all three alternatives.
8. Based on "PAR" analysis by URS Corporation and Palos Verdes Peninsula Land Conservancy for Scenario C; estimated for others.
9. Endowment required to fund annual costs in perpetuity; based on net interest revenue of 5 percent per year.
10. Sum of estimated acquisition costs, startup management cost, and endowment to fund annual management costs in perpetuity. Excludes annual costs for years before establishment of permanent endowment

Table 7-2
NCCP SUBAREA PLAN ALTERNATIVE COMPARISON OF HABITAT AND COVERED SPECIES CONSERVATION

		Alternative A		Alternative B		Alternative C (Proposed Project)	
Resource Conserved	**Existing**	**Conserved**	**Percent of Existing**	**Conserved**	**Percent of Existing**	**Conserved**	**Percent of Existing**
Vegetation Acreage Conserved[1]							
Coastal Sage Scrub Associations							
CSS – Artemisia Dominated	93.0	78.6	84.5	75.8	81.5	82.1	*88.5*
CSS – Baccharis Dominated	7.2	7.2	100.0	1.5	20.8	7.2	*100.0*
CSS – Encelia Dominated	7.9	5.6	70.9	6.8	86.1	7.9	*100.0*
CSS – Eriogonum Dominated	13.9	13.9	100.0	12.3	88.5	13.9	*100.0*
CSS – Rhus Dominated	225.0	223.5	99.3	222.9	99.1	223.5	*99.4*
CSS – Salvia Dominated	21.0	20.9	99.5	19.3	91.9	21.0	*100.0*
CSS – Undifferentiated	635.5	596.1	93.8	578.1	91.0	604.9	*95.2*
Southern Cactus Scrub	96.9	96.3	99.4	81.6	84.2	95.8	*99.0*
Southern Coastal Bluff Scrub	137.0	136.2	99.4	136.1	99.3	136.1	*99.3*
Saltbrush Scrub	7.3	7.3	100.0	4.3	58.9	7.1	*97.3*
Total Sage Scrub Habitats	**1,244.7**	**1,185.6**	**95.3**	**1,138.7**	**91.5**	**1,199.5**	**96.4**
Other Vegetation							
Grassland	955.3	839.3	87.9	634.6	66.4	804.1	*84.2*
Riparian Scrub	2.5	2.4	96.0	2.4	96.0	2.4	*96.0*
Exotic Woodland	75.4	62.0	82.2	45.3	60.0	64.2	*85.1*
Disturbed Vegetation	88.3	64.2	72.7	32.7	37.0	64.2	*72.7*
Subtotal Other Vegetation	**1,121.5**	**967.9**	**86.3**	**715.0**	**63.8**	**934.9**	***83.4***
Total Naturalized Vegetation	**2,366.2**	**2,153.5**	**91.0**	**1,853.7**	**78.3**	**2,134.4**	***90.3***
Other							
Cliff Face	8.8	8.8	100.0	8.7	98.9	8.8	*100.0*
Disturbed	162.4	59.8	36.8	39.2	24.1	59.4	*36.6*
Agriculture	17.6	11.4	64.8	8.7	49.4	2.9	*16.5*
Developed	6,003.7	26.8	0.4	25.2	0.4	28.5	0.5
Subtotal Other	**6,192.5**	**106.8**	**1.7**	**81.8**	**1.3**	**99.6**	**1.6**

Table 7-2
NCCP SUBAREA PLAN ALTERNATIVE COMPARISON OF HABITAT AND COVERED SPECIES CONSERVATION
(continued)

		Alternative A		Alternative B		Alternative C (Proposed Project)	
Resource Conserved	**Existing**	**Conserved**	**Percent of Existing**	**Conserved**	**Percent of Existing**	**Conserved**	**Percent of Existing**
Total Acreage	**8,558.7**	**2,260.3**	**26.4**	**1,894.0**	**22.1**	**2,234.0**	***26.1***
Target Species Locations Conserved							
California Gnatcatcher	88	88	100.0	77	87.5	88	100.0
Coastal Cactus Wren	99	97	98.0	83	83.8	95	96.0
PV Blue Butterfly Historical Sightings	18	17	94.4	16	88.9	18	100
PV Blue Butterfly Host Plant, *Astragalus trichopodus*	84	76	90.5	57	67.9	79	94
El Segundo Blue Butterfly Sightings	1	1	100.0	1	100.0	1	100.0
El Segundo Blue Butterfly Host Plant, *Eriogonum parvifolium*	19	18	94.7	18	94.7	18	94.7
Dudleya virens	35	35	100.0	35	100.0	35	100.0
Aphanisma blitoides	26	26	100.0	26	100.0	26	100.0
Atriplex pacifica	8	8	100.0	8	100.0	8	100.0
Crossosoma californicum	1	1	100.0	1	100.0	1	100.0
Lycium brevipes var. *hassei*	3	3	100.0	3	100.0	3	100.0

1. All acreages rounded to nearest 0.1 acre.
Acreage conserved includes both Reserve Lands and Neutral Lands combined.

Adoption of the Proposed Project or one of the three alternative scenarios and issuance of a take permit under Section 10(a)(1)(b) of the ESA would preserve permanently portions of habitat areas in Rancho Palos Verdes and would permit take of species on the Covered Species List outside of the Reserve and Neutral Lands. Long-term implementation of the Subarea Plan would result in some changes in local land use patterns, which could result in beneficial environmental changes.

The City conducted an IS in June 2003 to determine potential significant effects of the Proposed Project. During the evaluation, certain impacts of the Proposed Project were found to be less than significant because of the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The effects determined not to be significant are not required to be included in the primary analysis section of the Draft EIR/EA. In accordance with CEQA Guidelines, Section 15128, the following section provides a brief description of effects found to be less than significant. A copy of the IS is located in Appendix A. The Proposed Project protects species by conserving habitat, restoring degraded habitat, managing the preserve system, and conducting biological monitoring in perpetuity. The Proposed Project would also issue incidental take permits for covered species to the city; the City then becomes take authorization holder. The benefits of take authorizations held by the City can be shared with individuals or projects in the city. Individual project proponents, however, are still required to conduct project-specific environmental review in compliance with CEQA and include a finding that the project is consistent with the Subarea Plan.

8.1 AESTHETICS

1. Would the project have a substantial adverse effect on a scenic vista?

   No impact.

2. Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

   No impact.

3. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

   No impact.

4. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

   No impact.

The Proposed Project would not result in aesthetic impacts, because no ground disturbance or structures are proposed. There is no change between the baseline condition/existing setting and the Proposed Project; there is a less-than-significant effect, and further analysis is unwarranted.

8.2 AGRICULTURAL RESOURCES

1. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

   No impact.

2. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

   No impact.

3. Would the project involve other changes in the existing environment which, because of their location or nature, could result in conversion of Farmland to non-agricultural use?

   No impact.

The Proposed Project does not affect existing or zoned agricultural resources. There is no change between the baseline condition/existing setting and the Proposed Project; there is a less-than-significant effect, and further analysis is unwarranted.

8.3 AIR QUALITY

1. Would the project conflict with or obstruct implementation of the applicable air quality plan?

   No impact.

2. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

   No impact.

3. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

   No impact.

4. Would the project expose sensitive receptors to substantial pollutant concentrations?

   No impact.

5. Would the project create objectionable odors affecting a substantial number of people?

   No impact.

The Proposed Project is not anticipated to affect air quality, because there is no change between the baseline condition/existing setting and the Proposed Project; there is a less-than-significant effect, and further analysis is unwarranted..

8.4 CULTURAL RESOURCES

1. Would the project cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

   No impact.

2. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

   No impact.

3. Would the project disturb any human remains, including those interred outside formal cemeteries?

   No impact.

The Proposed Project would not directly affect cultural resources, because it is not expected to differ significantly from the baseline conditions/existing setting, and further analysis is unwarranted.

8.5 GEOLOGY AND SOILS

1. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

   No impact.

2. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

   No impact.

3. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

   No impact.

4. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

   No impact.

The Proposed Project would not include construction of buildings or structures that expose people to geologic hazards.

8.6 HAZARDS AND HAZARDOUS MATERIALS

1. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

   No impact.

2. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

   No impact.

3. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

   No impact.

4. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, consequently, would it create a significant hazard to the public or the environment?

   No impact.

5. For a project within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

   No impact.

6. For a project near a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

   No impact.

7. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

   No impact.

8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

   No impact.

The Proposed Project would not create hazards, generate hazardous materials, or expose people to hazardous materials. Because essentially the same potential for development resulting in hazards to human health and public safety would occur under the Proposed Project as under the baseline

conditions/existing setting, there is a less-than-significant impact, and further analysis of this issue is unwarranted.

8.7 HYDROLOGY AND WATER QUALITY

1. Would the project violate any water-quality standards or waste discharge requirements?

   No impact.

2. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

   No impact.

3. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

   No impact.

4. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

   No impact.

5. Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

   No impact.

6. Would the project otherwise substantially degrade water quality?

   No impact.

7. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

   No impact.

8. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

   No impact.

9. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

   No impact.

The Proposed Project would not affect hydrology or water quality. Although the Proposed Project may alter the location and density of projected growth in the city, the amount and rate of growth would not be altered. Development that would be focused outside of the Reserve under the Proposed Project would be distributed throughout the city, resulting in similar water-quality impacts to those that would be expected under the baseline conditions/existing setting. Although the locations of discharges may differ somewhat under the Proposed Project, cumulative discharges and ultimate effects on overall water quality within city watersheds would essentially be the same.

8.8 MINERAL RESOURCES

1. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

   No impact.

2. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

   No impact.

   The Proposed Project would not result in the loss of a known or locally important mineral resource.

8.9 NOISE

1. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

   No impact.

2. Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

   No impact.

The Proposed Project would not result in an increase in noise or expose people to increased noise or vibration. Local noise ordinances would continue to apply to development activities outside of the Reserve to ensure avoidance, minimization, or mitigation of potential noise impacts to sensitive receptors associated with development.

8.10 POPULATION AND HOUSING

1. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

   No impact.

2. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

   No impact.

3. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

   No impact.

The Proposed Project would not result in increased population or the need for additional housing. Additionally, the Proposed Project would not displace people or existing housing. The City is approximately 90 percent built out, and it is expected that in-fill development would be sufficient to meet the city's regional housing requirements as assessed by SCAG. Implementation of the Subarea Plan may also reduce the costs of environmental mitigation and compliance with federal and state environmental laws and thus lower the cost of future development relative to the present practice of project-by-project permit review. The project is also consistent with and furthers the elements of "smart growth" strategies recommended by SCAG.

8.11 PUBLIC SERVICES

1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities?

   No impact.

The Proposed Project would not result in increased need for additional public services, such as fire and police protection, schools, and parks.

8.12 TRANSPORTATION/TRAFFIC

1. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

   No impact.

2. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

   No impact.

3. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

   No impact.

4. Would the project substantially increase hazards because of a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

   No impact.

5. Would the project result in inadequate emergency access?

   No impact.

6. Would the project result in inadequate parking capacity?

   No impact.

7. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

   No impact.

The Proposed Project would not cause an increase in traffic congestion, affect levels of service, increase safety risks or increase the need for additional parking, or preclude development of planned roadways, affect emergency access, or conflict with adopted plans, because there is no change between the baseline condition/existing setting and the proposed action. Therefore, there is a less-than-significant impact relating to transportation/circulation, and further analysis is unnecessary.

8.13 UTILITIES AND SERVICE SYSTEMS

1. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

   No impact.

2. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

   No impact.

3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

   No impact.

4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

   No impact.

5. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?

   No impact.

6. Comply with federal, state, and local statutes and regulations related to solid waste?

   No impact.

The Proposed Project would not result in the use or treatment of wastewater, expansion of stormwater drainage or water lines, or creation of solid waste. Green wastes generated from revegetation activities and invasive plant removal would be recycled. Because the threshold for determining significance is the baseline condition/existing setting and there are no effects to public facilities and services beyond what would occur under the baseline condition/existing setting, there is less-than-significant impact, and further analysis is unwarranted. Existing utility easements are considered compatible lands uses within the Reserve.

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