

EXECUTIVE SUMMARY

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

PROJECT SYNOPSIS

Project Sponsor

City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
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Project Description

The proposed ordinance revisions would apply to the approximately 112-acre “Zone 2 Landslide Moratorium Ordinance”¹ area, located north of the intersection of Palos Verdes Drive South and Narcissa Drive in the Portuguese Bend area of the Palos Verdes Peninsula, within the City of Rancho Palos Verdes, County of Los Angeles, California. This area, located on the hills above the south-central coastline of the City, is in the City’s larger (approximately 1,200-acre) Landslide Moratorium Area (LMA). Zone 2 consists of 111 individual lots. Of these, 69 are developed with residences and accessory structures, 11 lots have obtained planning entitlements for development via Exception “P” and 31 are undeveloped lots or lots developed with structures other than residences. These latter 31 lots are the focus of this EIR.

Project Background. In 2002, a group of Portuguese Bend property owners filed a Landslide Moratorium Exception (LME) application to exclude their undeveloped lots within the area known as “Zone 2” from the LMA. Shortly after this application was deemed incomplete for processing, the applicants filed suit against the City. As part of the decision in the case (*Monks v. City of Rancho Palos Verdes*), the City was ordered to remove regulatory impediments in its Municipal Code that prevent the development of the 16 *Monks* plaintiffs’ lots. The City began this process with an Ordinance to allow the *Monks* plaintiffs to apply for LMEs for their lots. As of August 2019, eight *Monks* plaintiffs’ lots have been developed with residences and ancillary improvements with three additional lots currently in construction. In addition, the owner of one lot is currently pursuing building permit issuance while the remaining four lots have obtained LME permits that have subsequently expired. The City now desires to consider broader revisions to the Landslide Moratorium Ordinance that could also permit the owners of the other 31 undeveloped lots in Zone 2 to be developed with new residences. This would result in the possible future development of up to 31 new residences on existing legal lots in Zone 2 within the Portuguese Bend community.

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



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

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

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

The proposed landslide moratorium ordinance revisions would revise the language of this section to encompass all 31 undeveloped lots in Zone 2, rather than restricting it to only the 16 *Monks* plaintiffs' lots. This would allow for the future submittal of LMEs for all of these undeveloped lots. It should be noted, however, that the granting of an LME does not constitute approval of a specific project permit request, but simply grants the property owner the ability to submit the appropriate entitlement application(s) for consideration of a specific project request.

Future Development Potential. The potential granting of up to 31 LME requests under the proposed ordinance revisions would permit individual property owners to then apply for individual entitlements to develop their lots. The undeveloped lots within Zone 2 are held in multiple private ownerships so the timing and scope of future development is not known. For the purposes of this EIR, it is assumed that development would occur over a period of at least 10 years from adoption of the ordinance revisions, in a manner consistent with the private architectural standards adopted by the Portuguese Bend Community Association and the City's applicable underlying RS-1 or RS-2 zoning regulations. Therefore, the future development assumptions for Zone 2 include the following:

- 31 one-story, ranch-style residences with attached or detached three-car garages, with minimum living area of 1,500 square feet and an approximate maximum living area of 4,000 square feet or 15% of gross lot area, whichever is less;
- Up to 1,000 cubic yards of grading (cut and fill combined) per lot, with no more than 50 cubic yards of imported fill and up to 1,000 cubic yards of export per lot;



- *Maximum 25% (RS-1) or 40% (RS-2) net lot coverage²;*
- *Maximum building height of 16 feet for residences and 12 feet for detached accessory structures;*
- *Minimum front setbacks of 20 feet, minimum rear setbacks of 15 feet, minimum street-side setbacks of 10 feet, and minimum interior side setbacks of five feet, with setbacks along private street rights-of-way measured from the easement line rather than the property line; and,*
- *No subdivision of existing lots within Zone 2.*

As noted above, the City has been ordered to remove regulatory impediments in its Municipal Code that prevent the development of the 16 *Monks* plaintiffs' lots. This was accomplished by the 2009 addition to the moratorium exceptions, cited above. This EIR considers the potential environmental impacts of buildout of the additional 31 undeveloped and underdeveloped lots within Zone 2 under the parameters listed above.

ALTERNATIVES

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

- *Alternative 1: No Project - This alternative assumes that the Landslide Moratorium Ordinance revisions would not be adopted and that the 31 vacant parcels or undeveloped parcels would not be developed and would remain in their current condition.*
- *Alternative 2: Reduced Building Area Alternative - Similar to the proposed project, this alternative assumes that the proposed ordinance revisions would potentially allow up to 31 LME requests, which would permit individual property owners to then apply for individual entitlements to develop their lots. However, under this alternative the ordinance revisions would further restrict allowable development on each lot so that allowed building size would be reduced by approximately 38% and the amount of grading allowed for development would be reduced by 50%.*

Both alternatives would be environmentally superior to the proposed project. Alternative 1 would avoid all project impacts. Alternative 2 would incrementally reduce, but not eliminate, the significant effects of the project. Alternative 2 would meet the basic project objectives, but Alternative 1 would not.

AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Based on public comments raised during the original scoping period on the Notice of Preparation, as well as the Notice of Preparation issued in 2018 for ~~the~~ this updated Draft EIR, areas of controversy have been identified in several issue areas, most notably in relation to potential geologic hazards; area drainage and potential water quality impacts; and traffic, including construction and emergency access.

² The development assumption of a maximum 40% net lot coverage for RS-2 parcels was utilized for the analysis of the proposed project's impacts. As discussed in Section 4.8, *Hydrology and Water Quality*, Mitigation Measure HWQ-3(a) would change maximum lot coverage for RS-2 parcels to 25%.



SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Table ES-1 summarizes the proposed project’s significant environmental impacts, recommended mitigation, and residual impacts. Significant and unavoidable impacts have been identified in the area of traffic and circulation. The City would need to adopt a Statement of Overriding Considerations for these impacts if it approves the project.

Please note that a number of potential impacts are addressed in the Initial Study (Appendix A to the EIR), where they were determined to be less than significant without the need for mitigation measures or further analysis in the EIR. These include impacts related to:

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

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

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

Impact	Mitigation Measures	Significance After Mitigation
AESTHETICS		
AES-1 The project area is located in a scenic public viewshed of the Pacific Ocean and the Palos Verdes hillsides and coastline. Individual lots and some private roads in the project area also have views of the ocean, hillsides and open space. However, with compliance with applicable standards of the RPVMC, the potential development of up to 31 new single-family residences would not have a substantial adverse effect on a scenic vista. This impact would be Class II, <i>less than significant with mitigation incorporated.</i>	Measures AES-3(a) and AES-3(b) under Impact AES-3 would ensure compliance with applicable provisions of the Section 17.02.030 of the RPVMC and PBCA architectural standards. Additional mitigation is not required.	Less than significant with mitigation incorporated.
AES-2 Parcels in Zone 2 contain vegetation of varying types and densities, and the development of residences on up to 31 undeveloped and underdeveloped private lots within the project area would likely result in the removal of mature trees and vegetation. Because tree groupings in the project area have been identified as scenic resources in	AES-2 Avoidance of Tree Removal. As part of approvals for development on the individual subject lots, the City shall require that future development on the affected lots avoid removal of or substantial damage to existing trees to the extent feasible and provided that such trees do not obstruct views in accordance with Section 17.02.040 of the RPVMC. Where tree removal or	Less than significant with mitigation incorporated.



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<p>the General Plan, impacts would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>substantial damage cannot be feasibly avoided during development, tree replacement shall be required using a ratio, stock, species and monitoring requirements sufficient to ensure a minimum 1:1 replacement five or more years after removal. When selecting replacement tree species, consideration should be given to species that, as they grow to full stature, would be less likely to result in obstruction of views for adjacent properties.</p>	
<p>AES-3 The potential development of additional residences in the Zone 2 project area would introduce new structures and new landscaping and hardscape on up to 31 open and mostly undeveloped sites throughout the Portuguese Bend community. This would incrementally increase the density of development throughout the 112-acre project area. Although the general land use pattern and scale and type of development would be maintained, impacts to the existing visual character and quality of the project area and its surroundings would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>AES-3 Consistency with RPVMC Section 17.02.030. All new residences shall be consistent with the standards contained in Section 17.02.030 of the RPVMC or will be subject to the requirements of RPVMC Section 17.02.040. Prior to any grading or building permit issuance, all new residences shall be subject to neighborhood compatibility analysis under the provisions of Section 17.02.030.B (Neighborhood Compatibility) of the Rancho Palos Verdes Municipal Code to verify consistency.</p>	<p>Less than significant with mitigation incorporated.</p>
<p>AES-4 The proposed ordinance revisions would result in new sources of light and glare within the project area due to introduction of up to 31 new residences and associated lighting. Some of the new light and glare would be visible from public and private viewpoints. This would be a Class II, <i>less than significant impact with mitigation incorporated.</i></p>	<p>AES-4 Exterior Illumination. Exterior illumination for new residences shall be subject to the provisions of Section 17.56.030 (Outdoor Lighting for Residential Uses) of the RPVMC. Key standards that must be adhered to include the following:</p> <ul style="list-style-type: none"> • <i>No outdoor lighting shall be permitted where the light source is directed toward or results in direct illumination of a parcel of property or properties other than that upon which such light source is physically located. Individual, nonreflector, incandescent light bulbs, not exceeding 150 watts each, or an aggregate of 1,000 watts for each lot or parcel shall be permitted. On lots exceeding 15,000 square feet, an additional 100 watts in the aggregate shall be permitted for each 1,500 hundred square feet of area or major fraction thereof, by which the lot or parcel exceeds 15,000 square feet; provided, that in no event shall the</i> 	<p>Less than significant with mitigation incorporated.</p>



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	<p><i>aggregate exceed 2,000 watts. As used herein, the term "watts" is irrespective of the voltage.</i></p> <ul style="list-style-type: none"> <i>No outdoor lighting shall be permitted where the light source or fixture, if located on a building, above the line of the eaves, or if located on a standard or pole, [is] more than 10' feet above grade.</i> 	
AIR QUALITY		
<p>AQ-1 Project area construction activity would generate temporary air pollutant emissions. However, emissions would not exceed SCAQMD regional or LST construction thresholds for ROC, NO_x, CO, PM₁₀ and PM_{2.5}. Therefore, construction-related air quality impacts would be Class III, <i>less than significant</i>.</p>	<p>Construction emissions would not exceed SCAQMD regional or LST thresholds. Nevertheless, the following mitigation measures, consistent with RPVMC Section 17.56.020 and SCAQMD Rule 403, could be implemented to further reduce construction emissions.</p> <p>AQ-1(a) Fugitive Dust Control Measures. The following shall be implemented during construction to minimize fugitive dust emissions:</p> <ul style="list-style-type: none"> <i>Soil with 5% or greater silt content that is stockpiled for more than two days must be covered and treated with soil binders to prevent dust generation.</i> <i>Trucks transporting material must be tarped from the point of origin or must maintain at least two feet of freeboard.</i> <i>Soil stabilizers must be applied to unpaved roads to prevent excess amounts of dust.</i> <i>All material excavated or graded must be treated with soil binders preferably in the morning, midday and after work is done for the day.</i> <i>Ground cover must be replaced in disturbed areas as quickly as possible.</i> <i>All clearing, grading, earth moving, or excavation activities must cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) so as to prevent excessive amounts of dust.</i> <i>The contractor must provide adequate loading/unloading areas that limit track-out onto adjacent roadways through the utilization of wheel washing, rumble plates, or</i> 	<p>Less than significant without mitigation.</p>



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	<p><i>another method achieving the same intent.</i></p> <ul style="list-style-type: none"> • <i>All material transported off-site must be securely covered to prevent excessive amounts of dust.</i> • <i>Face masks must be used by all employees involved in grading or excavation operations during dry periods to reduce inhalation of dust which may contain the fungus which causes San Joaquin Valley Fever.</i> • <i>All residential units located within 500' of the construction site must be sent a notice regarding the construction schedule of the proposed project. A sign legible at a distance of 50' must also be posted in a prominent and visible location at the construction site, and must be maintained throughout the construction process. All notices and the signs must indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.</i> • <i>Visible dust beyond the property line emanating from the project must be prevented to the maximum extent feasible.</i> • <i>These control techniques must be indicated in project specifications. Compliance with the measure shall be subject to periodic site inspections by the City.</i> <p>AQ-1(b) Construction Vehicles. Trucks and other construction vehicles shall not park, queue and/or idle at the construction sites or in the adjoining public or private rights-of-way before 7:00 AM Monday through Friday and before 9:00 AM on Saturday, in accordance with the permitted hours of construction stated in Section 17.56.020.B of the RPVMC.</p>	
<p>AQ-2 Operation of new residences that could be built as a result of the proposed ordinance revisions would generate air pollutant emissions. However, emissions would not exceed SCAQMD operational significance thresholds for ROG, NO_x, CO, PM₁₀ and PM_{2.5}. Therefore, operational air</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>



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quality impacts would be Class III, <i>less than significant</i> .		
AQ-3 Traffic that could be generated by new residences constructed as a result of adoption of the proposed ordinance revisions, together with cumulative traffic growth in the area, would not create carbon monoxide concentrations exceeding state or federal standards. Localized air quality impacts would therefore be Class III, <i>less than significant</i> .	Measures T-1(a-d) under Impact T-1 would reduce congestion at affected intersections.	Less than significant without mitigation.
AQ-4 Adoption of the proposed ordinance revision to allow 31 lots to be developed with single-family residences would have the potential to increase the City's population by approximately 84 persons. However, such growth would be a marginal increase above the City's existing population of 42,723 and population projections upon which the Air Quality Management Plan (AQMP) are based. Therefore, impacts associated with AQMP consistency for the project would be Class III, <i>less than significant</i> .	None required.	Less than significant without mitigation.
<i>BIOLOGICAL RESOURCES</i>		
BIO-1 Potential development that would be facilitated by the proposed ordinance revisions would not significantly affect special status species due to the lack of suitable habitat, level and frequency of existing human disturbance in the project area, and existing regulations under the Natural Overlay Control District (OC-1) that would restrict construction to areas not likely occupied by the San Diego desert woodrat. While the increased human presence is considered adverse, it would not be substantially different or increased over existing conditions, and no significant effect is anticipated. Therefore, impacts to Special Status Species would be Class III, <i>less than significant</i> .	None required.	Less than significant without mitigation.
BIO-2 Development of some of the undeveloped lots in Zone 2 has the potential to significantly impact existing or regrown Coastal Sage Scrub habitat, either through the direct removal of habitat during construction or as a result of Fire Department-mandated	BIO-2 Habitat Mitigation. For lots identified as containing sensitive habitat on the City's most-recent vegetation maps and/or that abut any portion of the current or proposed future boundary of the Palos Verdes Nature Preserve, each applicant shall be required to	Less than significant with mitigation incorporated.



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<p>fuel modification on- and/or off-site (i.e., in the Reserves) after construction of new residences. In that event, effects to this sensitive plant community would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>prepare a biological survey, by a City-approved biologist, as part of a complete application for the development of the lot. Said survey shall identify the presence or absence of sensitive plant and animal species identified in the City's adopted NCCP/HCP on the subject property, and shall quantify the direct and indirect impacts of construction of the residence upon such species, including off-site habitat impacts as a result of Fire Department-mandated fuel modification. The applicant and/or any successors in interest to the subject property shall be required to mitigate such habitat loss through the payment of a mitigation fee to the City's Habitat Restoration Fund in compliance with the NCCP/HCP Section 8.2.1.1 prior to issuance of any grading or building permit.</p>	
<p>BIO-3 Construction activities on five lots adjacent to Altamira Canyon could potentially affect jurisdictional drainage areas. This impact would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>BIO 3(a) Agency Coordination. The City shall review each application for construction and determine if proposed development is within the drainage channel in Altamira Canyon. If so, the applicant shall be required to obtain permits, agreements, and/or water quality certifications or correspondence indicating that none are necessary from applicable state and federal agencies regarding compliance with state and federal laws governing work within jurisdictional waters. Such agencies would include the California Department of Fish and Wildlife, the United States Army Corps of Engineers, and the Los Angeles Regional Water Quality Control Board. The applicant shall provide such permits and/or agreements to the City prior to issuance of any grading or building permit.</p> <p>BIO-3(b)Habitat Restoration. In the event that an application for construction would result in the loss of riparian or wetland vegetation, the applicant shall restore such habitat at a minimum ratio of 2:1 for temporary loss and 3:1 for permanent loss. Such restoration can occur either on-site or in disturbed areas of the Palos Verdes Nature Preserve as determined and approved by the City.</p>	<p>Less than significant with mitigation incorporated.</p>
<p>BIO-4 No significant impacts are</p>	<p>BIO-4 Nesting Bird Surveys and</p>	<p>Less than significant with</p>



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<p>anticipated with respect to night lighting and noise given the existing residential use of the area. Although the regionally important habitat area (RIHA) is protected by the policies of the Natural Overlay Control District (OC-1), tree removal associated with development facilitated by the proposed project could affect birds including the California gnatcatcher. Impacts to nesting birds as a result of tree removal would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>Avoidance. The City shall require that tree pruning and removal be conducted outside of the bird breeding season (generally February 1 <u>January 31</u> through August 31 <u>September 30</u>). If vegetation clearing (including tree pruning and removal) or other project construction is to be initiated during the bird breeding season, pre-construction nesting bird surveys shall be conducted by a City-approved biologist. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA and the Fish and Game Code of California, the nesting bird surveys shall be performed twice per week during the three weeks prior to the scheduled felling of the trees on the site. If any active non-raptor bird nests are found, the tree(s) or vegetation shall not be cut down; a suitable buffer area (varying from 25- <u>100-300</u> feet), depending on the particular species found, shall be established around the nest and avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area (typically 250- <u>at least 500</u> feet from the nest) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the City-approved biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring from September 31 <u>October 1 to January 30</u> 31.</p>	<p>mitigation incorporated.</p>
<p>BIO-5 The proposed ordinance revisions would not conflict with local policies or ordinances protecting biological resources. Impacts would be Class III, <i>less than significant.</i></p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>



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



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	<p><u>of non-native and invasive plant species, landscaping shall avoid those species listed on the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory. In addition, irrigation shall be designed and maintained to avoid overspray or runoff into the Preserve (NCCP/HCP Section 5.7.4).</u></p>	
<i>CULTURAL RESOURCES</i>		
<p>CR-1 Potential development that the proposed ordinance revisions could facilitate on the undeveloped lots, which could include up to 1,000 cubic yards of grading per lot, has the potential to disturb as-yet undetected areas of prehistoric archaeological and/or tribal cultural significance. This is a Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>CR-1 Cultural Resources Monitoring and Avoidance. Prior to the issuance of any grading permit, each applicant shall retain and pay for a City-approved qualified archaeologist to monitor all ground disturbance activities associated with the project including, but not limited to, grading, excavating, clearing, leveling and backfilling. The evaluation shall be conducted by an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology (National Park Service 1983) and that is qualified to identify subsurface tribal cultural resources. The archaeologist shall observe all ground disturbing activities on construction sites at times that ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations in the project area, an archaeologist shall be required to monitor each location where the ground disturbance activities are occurring.</p> <p>Prior to the commencement of any ground disturbance activities at a construction site, the applicant, or its successor, shall notify any California Native American tribes that have informed the City that they are traditionally and culturally affiliated with the geographic area of the proposed project that ground disturbance activities are about to commence and invite the tribes to observe the ground disturbance activities, if the tribes wish to monitor.</p> <p>In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of the ground disturbance activities, all such activities shall temporarily cease in the area of</p>	<p>Less than significant with mitigation incorporated.</p>



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	<p>discovery, the radius of which shall be determined by the qualified archaeologist, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:</p> <ol style="list-style-type: none"> 1. <i>Upon a discovery of a potential tribal cultural resource, an applicant, or its successor, shall immediately stop all ground disturbance activities, and contact the following: (1) all California Native American Tribes that have informed the City that they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the City's Community Development Department, Planning Division.</i> 2. <i>If the City determines, pursuant to Public Records Code Section 21704 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.</i> 3. <i>The applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the applicant, or its successor, reasonably concludes that the tribe's recommendations are reasonable and feasible.</i> 4. <i>In addition to any recommendations from the applicable tribe(s), the applicant's City-approved qualified archaeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission</i> 	



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	<p><i>and in compliance with any applicable federal, state, or local law, rule or regulation.</i></p> <p>5. <i>If the applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the applicant, or its successor, may request mediation by the City's mediator. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may: (1) require the recommendation be implemented as originally proposed by the archaeologist; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation to be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The applicant, or its successor, shall pay all costs and fees associated with the mediation.</i></p> <p>6. <i>The applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by a qualified archaeologist and determined to be reasonable and appropriate.</i></p> <p>7. <i>The applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has compiled with all the recommendations developed and approved pursuant to the process</i></p>	



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 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>set forth in paragraphs 2 through 5 above.</i></p> <p>8. <i>Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Scared Lands File.</i></p> <p>9. <i>Notwithstanding paragraph 8 above, any information determined to be confidential in nature, by the City Attorney's Office, shall be excluded from submission to the SCCIC or the general public under the provisions of the California Public Records Act, California Public Resources Code.</i></p>	
<p>CR-2 Grading for development that could be facilitated by the proposed ordinance revisions has low potential to disturb any paleontological resources. Impacts to paleontological resources would be Class III, <i>less than significant.</i></p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p>CR-3 Grading for development that could be facilitated by the proposed ordinance revisions has the potential to disturb human remains, including those interred outside of formal cemeteries. With adherence to existing regulations that address discovery of human remains during grading and construction, impacts would be Class III, <i>less than significant.</i></p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p>GEOLOGY</p>		
<p>GEO-1 Seismically-induced ground shaking could result in the exposure of people and structures that could be introduced to the area as a result of the proposed ordinance revisions to adverse effects. However, mandatory compliance with applicable CBC requirements would reduce impacts to a Class III, <i>less than significant</i>, level.</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p>GEO-2 Construction on individual lots in Zone 2 facilitated by the</p>	<p>Measures HWQ-1 and HWQ-2 under Impacts HWQ-1 and HWQ-2 would</p>	<p>Less than significant with mitigation incorporated.</p>



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

Impact	Mitigation Measures	Significance After Mitigation
<p>proposed ordinance revisions could cause or accelerate erosion, such that slope failure could occur. Operation of the project, which would allow for 31 single-family homes to be developed in the project area, could potentially cause or accelerate downstream erosion. However, with implementation of Mitigation Measure HWQ-1 and Mitigation Measure HWQ-3(a and b) identified in Section 4.8, <i>Hydrology and Water Quality</i>, impacts would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>reduce erosion during construction and require individual developers to comply with guidelines related to drainage and runoff, pursuant to the review and approval by the City Building Official. Additional mitigation is not required.</p>	
<p>GEO-3 The project area is located on a geologic unit that could be unstable or could potentially become unstable as a result of development facilitated by the proposed ordinance revisions. With implementation of mitigation measures GEO-3(a) and GEO-3(b), impacts would be Class II, <i>significant with mitigation incorporated.</i></p>	<p>GEO-3(a) Geotechnical Recommendations. Prior to issuance of any grading permit or building permit, individual project applicants shall comply with all recommendations contained within the Geotechnical Study prepared by LGC Valley, Inc., dated March 29, 2011, including the following, which shall be reflected in the geotechnical/soils reports for individual projects:</p> <ul style="list-style-type: none"> • <i>Conform to applicable requirements of the City of Rancho Palos Verdes Landslide Moratorium Ordinance (Rancho Palos Verdes Municipal Code Chapter 15.20.050, some of which are outlines below).</i> • <i>Limit grading to less than 1,000 cubic yards of grading (cut and fill combined including export and import) per lot, with no more than 50 cubic yards of imported fill per lot and 1,000 cubic yards of export.</i> • <i>Agree to participate in the Abalone Cove Landslide Abatement District and/or other recognized or approved districts whose purpose is to maintain the land in a geologically stable condition. No proposed building activity may cause lessening of stability in the zone.</i> • <i>Submit a geotechnical report to the City indicating what, if any, lot-local and immediately adjacent geologic hazards must be addressed and/or corrected prior to, or during construction. Said report shall specify foundation designs based</i> 	<p>Less than significant with mitigation incorporated.</p>



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

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>on field and laboratory studies and must be approved by the City's geotechnical reviewers.</i></p> <ul style="list-style-type: none"> • <i>Limit post-construction lot infiltration and runoff rates and volume to pre-construction levels through use of appropriate low impact development principles such as, but not limited to, detaining peak flows and use of cisterns, holding tanks, detention basins, bio-retention areas, green roofs, and permeable hardscape.</i> • <i>Connect all houses to a public sanitary sewer system maintained at the property owner's expense. Any necessary easements shall be provided.</i> • <i>Correct all lot drainage deficiencies, if any, identified by the Director of Public Works .</i> • <i>Correct runoff from all buildings and paved areas not infiltrated or retained/detained on-site to match existing pre-construction conditions and direct runoff to the street or to an approved drainage course as approved by the Director of Public Works.</i> • <i>Comply with all other relevant building code requirements.</i> <p>GEO-3(b) Covenant. Individual project applicants shall submit for recordation a covenant agreeing to construct the project strictly in accordance with the approved plans and agreeing to prohibit further development on the subject site without first filing an application with the Director pursuant to the terms of Chapter 15.20 of the RPVMC. Such covenant shall be submitted to the Director for recordation prior to the issuance of any grading or building permit.</p>	
<p>GEO-4 The project area is in a Seismic Hazard Zone for earthquake-induced landslides. Therefore, project area development would inherently be subject to risks associated with seismically-induced landslides. However, with implementation of mitigation measures GEO-3(a) and GEO-3(b) requiring design of potential new construction on each lot in</p>	<p>Measure GEO-3(a) would require each applicant to submit a geotechnical report for review and approval by the City's Geotechnical reviewers indicating any geologic hazards that need to be addressed and/or corrected prior to issuance of any grading or building permit. Measure GEO-3(b) would require each individual project applicant to record a covenant agreeing to</p>	<p>Less than significant with mitigation incorporated.</p>



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

Impact	Mitigation Measures	Significance After Mitigation
compliance with site-specific geotechnical recommendations, impacts would be Class II, <i>less than significant with mitigation incorporated.</i>	construct the project strictly in accordance with the approved plans prior to issuance of any grading or building permit issuance.	
GEO-5 The project area is not susceptible to liquefaction, ground lurching, lateral spreading or seismic settlement. Impacts would be Class III, <i>less than significant.</i>	None required.	Less than significant without mitigation.
GEO-6 Soils in the project area are moderately to highly expansive. With implementation of mitigation measures GEO-3(a) and GEO-3(b), impacts related to expansive soils would be Class II, <i>less than significant with mitigation incorporated.</i>	Measure GEO-3(a) requires that the project conform to the City of Rancho Palos Verdes Landslide Moratorium Ordinance, grade up to 1,000 cubic yards per lot, participate in ACLAD and/or other recognized or approved districts whose purpose is to maintain the land in a geologically stable condition, and submit a geotechnical report to the City's geotechnical reviewers prior to issuance of any grading or building permit. Measure GEO-3(b) would ensure that these geotechnical report recommendations are actually implemented into the project by requiring individual project applicants to record a covenant agreeing to construct the project strictly in accordance with the approved plans.	Less than significant with mitigation incorporated.
GREENHOUSE GAS EMISSIONS		
GHG-1 Development that could be facilitated by the proposed ordinance revisions would generate additional GHG emissions beyond existing conditions. However, GHG emissions generated by full development potential within Zone 2 would not exceed relevant significance thresholds. Further, the proposed project would be generally consistent with the City's ERAP, the SCAG Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS), and the CARB 2017 Scoping Plan. Impacts would be Class III, <i>less than significant.</i>	None required.	Less than significant without mitigation.
FIRE PROTECTION		
FIRE-1 The project area is located in a Very High Fire Hazard Severity Zone and is adjacent to the Portuguese Bend and Filiorum Reserves subareas of the Palos Verdes Nature Preserve on the north,	FIRE-1(a) Fuel-Load Vegetation Management. Each applicant shall be required to prepare a fuel modification plan pursuant to the requirements of LACFD. The City will verify that the LACFD has reviewed and approved the	Less than significant with mitigation incorporated.



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

Impact	Mitigation Measures	Significance After Mitigation
<p>east and west. New residences constructed as a result of adoption of the proposed ordinance revisions could expose people or structures to risks associated with wildland fires. Impacts would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>plan prior to issuance of any building or grading permit. The fuel modification plan shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> • <i>Vegetation clearance requirements around all new structures with a minimum 100' buffer, or greater, as determined by LACFD;</i> • <i>A landscaping plan using plants recommended for the Rancho Palos Verdes area and selected from the desirable plant list for setback, irrigated, or thinning zone; and</i> • <i>A regularly scheduled brush clearance of vegetation on and adjacent to all applicable access roads, power lines, and structures.</i> <p>FIRE-1(b) Fire Protection Requirements. Prior to any grading or building permit issuance, new single-family residences and related accessory structures shall be designed to incorporate all fire protection requirements of the City's most recently adopted Building Code, to the satisfaction of the Building Official.</p>	
HYDROLOGY AND WATER QUALITY		
<p>HWQ-1 During construction of the proposed project, the soil surface would be subject to erosion and the downstream watershed, including the Pacific Ocean, could be subject to temporary sedimentation and discharges of various pollutants. However, with implementation of Mitigation Measure HWQ-1, impacts relating to the potential for discharge of various pollutants, including sediment, would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>HWQ-1 Construction pollution, sediment and erosion control. Prior to issuance of any grading or building permit, each applicant shall prepare a Low Impact Development (LID) plan for the review and approval of the City Building Official. The applicant shall be responsible for continuous and effective implementation of the plan during construction of each residence. The LID plan shall include Best Management Practices that may include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • <i>Erosion Control. Eroded sediments from areas disturbed by construction and from stockpiles of soil shall be retained on-site to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking or wind. Utilize erosion control techniques, such as soil stabilizers, covering soil during construction, wind blocking devices, cease grading during high winds, use of soil binders</i> 	<p>Less than significant with mitigation incorporated.</p>



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

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>(watering graded soils should be avoided), filtration devices, and stabilizing ingress/egress points. Reduce fugitive dust to the maximum extent practicable.</i></p> <ul style="list-style-type: none"> • <i>BMPs. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.</i> • <i>Pollutant Detainment Methods. Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins.</i> • <i>Construction Materials Control. Construction related materials, wastes, spills or residues shall be retained on-site to minimize transport from the site to streets, drainage facilities or adjoining properties by wind or runoff. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediment and pollutants. Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the construction site.</i> • <i>Recycling/Disposal. Maintain a clean site. This includes proper recycling of construction related materials and equipment fluids.</i> • <i>Construction Waste Disposal. Clean up and dispose of small construction wastes (i.e., dry concrete) in accordance with applicable regulations and requirements.</i> 	
<p>HWQ-2 Development facilitated by the proposed ordinance revisions would incrementally increase the amount of impermeable surfaces in the project area, and potential new</p>	<p>HWQ-2 NPDES Review. Any development proposal located within, adjacent to or draining into a designated Environmentally Sensitive Area (ESA) and involving the creation of two</p>	<p>Less than significant with mitigation incorporated.</p>



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

Impact	Mitigation Measures	Significance After Mitigation
<p>development would also generate various urban pollutants such as oil, herbicides and pesticides, which could adversely affect surface water quality. With implementation of Mitigation Measure HWQ-2, impacts related to surface water quality would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>thousand five hundred square feet or more (> 2,500 SF) of impervious surface shall require review and approval by the City's National Pollutant Discharge Elimination System (NPDES) consultant for compliance with applicable NPDES requirements prior to any grading or building permit issuance. Construction must comply with any required NPDES General Construction Permit requirements.</p>	
<p>HWQ-3 Potential buildout under the proposed ordinance revisions would incrementally increase the amount of on-site impermeable surface, which could have the potential to increase storm water flows and create localized flooding. However, with implementation of Mitigation Measures GEO-3(a and b) and HWQ-3(a and b), buildout under the ordinance revisions would result in a flow rate generally similar to existing conditions. Therefore, impacts related to storm water runoff would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>HWQ-3(a) Drainage Plan. Prior to issuance of any grading or building permit, a Licensed Civil Engineer shall prepare a detailed hydrology study and drainage plan subject to approval by the Director of Public Works. The study/plan shall be paid for by the project applicant, <u>be designed to accommodate for a minimum of a 100-year rain event, and shall address impacts to the proposed building site, as well as upstream and downstream properties.</u> The analysis will follow the methodology outlined in the Los Angeles County Hydrology and Sedimentation Manual (latest edition), the Los Angeles County Low Impact Development Manual, and Los Angeles County Stormwater Best Management Practices Design and Maintenance Manual for preparation of the design calculations. Improvements will be based upon the policies and codes of the City. The drainage plan shall address impacts to the immediate vicinity as well as downstream facilities including culverts, roads, open drainage courses, and Altamira Canyon, and shall demonstrate that:</p> <ul style="list-style-type: none"> • <i>Post-construction lot infiltration and runoff rates and volume shall be made equal to pre-construction conditions through use of appropriate low impact development principles such as, but not limited to, detaining peak flows and use of cisterns, holding tanks, detention basins, bio-retention areas or swales, green roofs that retain water with delayed release onto the lot and permeable hardscape.</i> • <i>Illustrate that point (concentrated) flow on each of the properties is</i> 	<p>Less than significant with mitigation incorporated.</p>



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

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>either normalized, attenuated adequately, or will reach an acceptable conveyance such as a storm drain, channel, roadway or natural drainage course. All runoff shall be directed to an acceptable conveyance (one that is adequate to convey any increase in runoff without causing additional impacts such as flooding and erosion) and shall not be allowed to drain to localized sumps or catchment areas with no outlet.</i></p> <ul style="list-style-type: none"> • <i><u>Avoid</u> Changes to the character of the runoff at property lines <u>have been avoided</u>. Changes in character include obstructing or diverting existing runoff entering the site, changing the depth and frequency of flooding, concentration of flow outletting onto adjacent properties or streets, and increasing the frequency or duration of runoff outletting onto adjacent properties or streets</i> • <i><u>Minimize</u> "Dry Weather" infiltration that could add to the total infiltration from the project <u>is minimized</u>.</i> • <i>Holding tanks will be installed, <u>and maintained and operated as designed</u>. <u>Annual third-party certification by a licensed engineer that the system is operational as designed is required</u>.</i> • <i><u>Maximum 25 percent net coverage for RS-1 and RS-2 zoned properties. Any increase in maximum lot coverage over 25 percent shall be subject to the approval of a Minor Exception Permit or Variance</u>.</i> • <i><u>Transpiration through landscaping is maximized</u>.</i> • <i><u>For developments on sloped sites, driveways shall incorporate a serpentine design to the extent possible to minimize the possibility of flooding onto adjacent properties</u>.</i> <p>Runoff shall be infiltrated on-lot where feasible. However, because the area is subject to geotechnical hazards, any use of techniques involving infiltration will need the approval of a geotechnical engineer. Infiltration may be allowed on a lot by lot basis or consistent with existing conditions if no hazard is determined to exist. If runoff cannot be infiltrated, a combination of detention and infiltration of the change in runoff</p>	



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

Impact	Mitigation Measures	Significance After Mitigation
	<p>volume will mitigate some of the impacts due to hydromodification.</p> <p>HWQ-3(b) Certification. <u>The property owner shall submit, after the installation of the drainage improvements and at the property owner's expense, a hydrology study, prepared, stamped and signed by a Licensed Civil Engineer certifying that the site drainage is operating according to City approvals. Specifically, the report shall certify that the post-construction lot infiltration and runoff rates and volume are equal to pre-construction conditions. The study shall be approved by the Director of Public Works or his/her designee.</u></p> <p>Measures GEO-3(a and b) would require storm drainage systems be designed to avoid increases in infiltration of stormwater to the satisfaction of the Director of Public Works.</p>	
<p>HWQ-4 Potential development under the proposed ordinance revisions would incrementally increase the amount of on-site impermeable surface in the project area, which could affect the location and amount of groundwater infiltration. However, with adherence to existing regulations related to drainage design and with implementation of Measures GEO-3(a and b) and HWQ-3(a and b), impacts related to groundwater recharge would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>Mitigation beyond measures GEO-3(a and b) and HWQ-3(a and b) is not required. These mitigation measures require on-site infiltration and management of precipitation such that runoff rates do not increase above existing conditions following development of a lot.</p>	<p>Less than significant with mitigation incorporated.</p>
<p>HWQ-5 Adoption of the proposed ordinance revisions would allow for the construction of up to 31 single-family homes in the project area. Several of the single-family homes could be constructed in an area in which there is a potential for flood hazards. However, with implementation of Mitigation Measure HWQ-5, flooding impacts would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>HWQ-5 Standards of Construction in a Flood Zone D Area. Prior to issuance of any grading permit or building permit, the applicant for any construction project located in an area designated as Zone D by FEMA shall comply with the following, pursuant to Section 15.42.120 of the RPVMC. Plans shall be reviewed and approved accordingly by the City Building Official prior to issuance of any grading or building permit:</p> <ul style="list-style-type: none"> • <i>All new construction shall be designed to be adequately anchored</i> 	<p>Less than significant with mitigation incorporated.</p>



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 Summary of Significant Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy</i></p> <ul style="list-style-type: none"> • <i>All new construction shall be constructed with materials and utility equipment resistant to flood damage</i> • <i>All new construction shall be constructed using methods and practices that minimize flood damage</i> • <i>All new construction shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding</i> 	
NOISE		
<p>N-1 Temporary project construction would intermittently generate high noise levels in and adjacent to the project area. This would be a Class III, <i>less than significant</i>, impact, though mitigation has been added to ensure compliance with applicable requirements. .</p>	<p>No mitigation measures are required, but the following measures would ensure compliance with the RPVMC's allowed construction days and hours, as well as with Portuguese Bend Community Association (PBCA) Architectural Conditions of Approval related to construction noise.</p> <p>N-1(a) Construction Schedule. Permitted hours and days of construction activity are 7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 5:00 PM Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.56.020 of the Rancho Palos Verdes Municipal Code without a special construction permit.</p> <p>N-1(b) PBCA Conditions of Approval. All project area construction contractors shall comply with the following standard Portuguese Bend Community Association conditions:</p> <ul style="list-style-type: none"> • <i>Large truck deliveries must enter and exit from the Peppertree Gate. Semi-trucks allowed for heavy equipment delivery only. All other deliveries limited to 3 axle or smaller trucks.</i> • <i>Concrete Deliveries: Only one truck on-site at a time. Second and third</i> 	<p>Less than significant without mitigation.</p>



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 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>trucks can stay on Narcissa or Sweetbay. No more than three trucks in PBCA at a time. All trucks must enter and exit through the Peppertree Gate.</i></p> <ul style="list-style-type: none"> <i>Noise from radios or other amplified sound devices shall not be audible beyond the property</i> 	
<p>N-2 Construction facilitated by the proposed ordinance revisions could generate intermittent levels of groundborne vibration affecting residences and other buildings near the project area. However, these impacts are temporary in nature and would not exceed thresholds. Therefore, impacts would be Class III, <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
<p>N-3 Traffic generated by the potential development of up to 31 new residences in Zone 2 would incrementally increase noise levels on area roadways. However, the increase in noise would not exceed significance thresholds and would therefore be Class III, <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
TRAFFIC AND CIRCULATION		
<p>Impact T-1 The potential increase in vehicles traveling on the surrounding roadway network from buildout under the proposed ordinance revisions would result in significant impacts at four of the study area intersections under existing plus project conditions. In addition, the increase in vehicle trips under cumulative conditions would result in significant impacts at five of the study area intersections. Mitigation Measures T-1(a) through T-1(d) would reduce impacts to a less than significant level at four of the five intersections that would experience significant impacts. However, because feasible mitigation is not available at the Via Rivera/Hawthorne Boulevard intersection, the impact at that location would be Class I, <i>significant and unavoidable</i>.</p>	<p>T-1(a) Seahill Drive-Tramonto Drive/Palos Verdes Drive South. The City shall <u>monitor the level of service at this intersection annually and shall provide a two-way left-turn lane on Palos Verdes Drive South when the improvement is determined to be needed within five years of adoption of the Moratorium Ordinance revisions</u> to better facilitate the northbound left-turn movement (i.e., from Seahill Drive) onto westbound Palos Verdes Drive South. <i>(Note that this improvement is listed in the City of Rancho Palos Verdes General Plan Update).</i></p> <p>T-1(b) Narcissa Drive/Palos Verdes Drive South. The City shall <u>monitor the level of service at this intersection annually and shall provide a two-way left-turn lane on Palos Verdes Drive South, east of Narcissa Drive, when the improvement is determined to be needed within five years of adoption of the Moratorium Ordinance revisions</u> to better facilitate the southbound left-turn movement (i.e., exiting from Narcissa</p>	Significant and unavoidable for the Via Rivera/Hawthorne Boulevard intersection because, although installation of a traffic signal could mitigate the impact at that location, such a signal is not considered feasible at this time.



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

Impact	Mitigation Measures	Significance After Mitigation
	<p>Drive) onto eastbound Palos Verdes Drive South. The existing westbound left-turn lane at Narcissa Drive (which serves one single family home) shall also be converted to a two-way left-turn lane in order to provide a refuge area for exiting Narcissa Drive motorists to turn into and wait prior to accelerating to merge with the eastbound Palos Verdes Drive South traffic flow.</p> <p>T-1(c) Forrestal Drive/Palos Verdes Drive South. The City shall <u>monitor the level of service at this intersection annually and</u> shall provide a two-way left-turn lane on Palos Verdes Drive South when the improvement is <u>determined to be needed within five-years of adoption of the Moratorium Ordinance revisions</u> to provide a deceleration and storage area for left-turn vehicles traveling in either direction. <i>(Note that this improvement is listed in the City of Rancho Palos Verdes General Plan Update).</i></p> <p>T-1(d) Palos Verdes Drive East/Palos Verdes Drive South. The City shall <u>monitor the level of service at this intersection annually and</u> shall provide a two-way left-turn lane on Palos Verdes Drive South when the improvement is <u>determined to be needed within five-years of adoption of the Moratorium Ordinance revisions</u> to provide a deceleration and storage area for left-turn vehicles traveling in either direction. <i>(Note that this improvement is listed in the City of Rancho Palos Verdes General Plan Update).</i></p> <p>Installation of a traffic signal at the Via Rivera/Hawthorne Boulevard intersection could reduce the impact at that location to a less than significant level, as indicated in the Traffic Impact Study in Appendix G. This potential improvement is listed in the City of Rancho Palos Verdes General Plan Update. However, further study would be required to determine when a signal would be needed, how it would be funded, and whether it may have secondary effects that make it undesirable. Consequently, requiring a</p>	



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Impact	Mitigation Measures	Significance After Mitigation
	signal at the Via Rivera/Hawthorne Boulevard intersection is not considered feasible at this time.	
<p>T-2 The proposed project would increase traffic levels along roadways in the vicinity of the project area and result in a significant impact at one of two study roadway segments under cumulative conditions. Although Mitigation Measure T-2 would reduce impacts to a less than significant level, this measure may be infeasible. Therefore, the impact to this roadway segment would remain Class I, <i>significant and unavoidable</i>.</p>	<p>T-2 Palos Verdes Drive South east of Narcissa Drive. Palos Verdes Drive South shall be converted from a 2-lane divided arterial to a 4-lane divided arterial. <i>(Note that this improvement is listed in the City of Rancho Palos Verdes General Plan Update).</i></p>	<p>Significant and unavoidable because removal of bike lanes that would be required for the mitigation measure may not be feasible.</p>
<p>T-3 Based on Los Angeles County CMP criteria, impacts to CMP identified freeway monitoring segments and arterial intersections as a result of buildout under the proposed project would be Class III, <i>less than significant</i>.</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p>T-4 Access to the project area during construction activity and during the operational phase of the project would be provided via Palos Verdes Drive South. Although construction traffic would be temporary, it could potentially exceed City significance thresholds during peak construction periods. Mitigation would reduce, but not avoid this potential. Therefore, temporary construction impacts related to access and circulation would be Class I, significant and unavoidable.</p>	<p>T-4(a) Maintain Access. Maintain existing access for land uses in proximity to the project area.</p> <p>T-4(b) Lane Closure Restrictions. Limit any potential lane closures to off-peak travel periods.</p> <p>T-4(c) Material Deliveries. Schedule receipt of construction materials during non-peak travel periods and coordinate deliveries to reduce the potential of trucks waiting to unload for extended periods of time.</p> <p>T-4(d) Parking Restrictions. Prohibit parking by construction workers on adjacent streets and direct construction workers to available parking as determined in conjunction with City staff.</p> <p>T-4 (e) Portuguese Bend Community Association (PBCA) Building Regulations and Architectural Standards. Construction activities shall adhere to the following PBCA regulations and standards:</p> <ol style="list-style-type: none"> 1. <i>All construction vehicles must be parked on-site and may not be parked on the streets within PBCA. The entrance gate parking</i> 	<p>Significant and unavoidable.</p>



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Impact	Mitigation Measures	Significance After Mitigation
	<p><i>area may be used if requested in advance and vehicles will be required to display parking passes.</i></p> <ol style="list-style-type: none"> 2. <i>Contractor shall not track mud on to the streets from construction vehicles</i> 3. <i>Large truck deliveries must enter and exit from the Peppertree Gate. Semi-trucks allowed for heavy equipment delivery only. All other deliveries limited to 3 axle or smaller trucks.</i> 4. <i>Concrete Deliveries: Only one truck on-site at a time. Second and third trucks can stay on Narcissa or Sweetbay. No more than three trucks in PBCA at a time. All trucks must enter and exit through the Peppertree Gate.</i> <p><u>T-4(f) Construction Activity Tracking.</u> <u>The Community Development Department will maintain a database of ongoing construction activity on the 31 undeveloped project area lots that identifies construction site locations and makes the information available to the public. This will allow project area residents and City staff to effectively track construction activity and ensure compliance with applicable standards and requirements.</u></p>	
<p>T-5 Development facilitated by the proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Impacts relating to alternative transportation would be Class III, <i>less than significant.</i></p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p><u>UTILITIES AND SERVICE SYSTEMS</u></p>		
<p>U-1 Wastewater conveyance and treatment systems are adequate to serve new residences that could be built in the project area. However, the 31 individual new residences that could be constructed under the proposed ordinance revisions would require the extension of wastewater conveyance facilities. This impact would be Class II, <i>less than significant with mitigation incorporated.</i></p>	<p>U-1(a) Participation in Geotechnical Hazard Abatement. Future project area applicants shall participate in existing or future geological and geotechnical hazard abatement measures required by the City, including but not limited to any easement required by the City to mitigate landslide conditions. Compliance with such measures shall be verified by the Director prior to the issuance of any grading or building permit.</p> <p>U-1(b) Review and, as Necessary, Upgrade of Project Area Sewer</p>	<p>Less than significant with mitigation incorporated.</p>



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

Impact	Mitigation Measures	Significance After Mitigation
	<p>System. The City shall update the Abalone Cove Sewer Capacity Report biennially biannually biennial biannual annually. If deficiencies in the project area sewer system are identified as part of the biennial biannual update, such deficiencies shall be corrected to the satisfaction of the City prior to or in conjunction with any future project area development that would add to or be affected by such deficiencies.</p>	
TRIBAL CULTURAL RESOURCES		
<p>Impact TCR-1 Potential development that the proposed ordinance revisions could facilitate on the undeveloped lots, which could include up to 1,000 cubic yards of grading per lot, has the potential to disturb as-yet undetected areas of tribal cultural significance. This is a Class II, <i>less than significant with mitigation incorporated</i>, impact.</p>	<p>See Measure CR-1 in Section 4.4, <i>Cultural Resources</i>.</p>	<p>Less than significant.</p>



