



January 13, 2022

PUBLIC NOTICE
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The City of Rancho Palos Verdes (City) hereby gives notice to all responsible agencies and interested parties that the City, as the Lead Agency, has prepared an Initial Study/Negative Declaration (IS/ND) pursuant to the California Environmental Quality Act (CEQA) that evaluates the potential environmental impacts of the proposed project identified below. The IS/ND indicates that the proposed project would not result in significant environmental impacts.

Project Title: Rancho Palos Verdes 2021-2029 Housing Element

Project Location/Sponsor: City of Rancho Palos Verdes, Los Angeles County

Due Date for Public Comments on the IS/ND: February 14, 2022 at 5:30 P.M.

Project Location: The 2021-2029 Housing Element Update applies citywide. Rancho Palos Verdes is a coastal city located in Los Angeles County, atop the bluffs of the Palos Verdes Peninsula, and is developed with a variety of land uses, including open spaces, recreational spaces, residential neighborhoods, commercial uses, institutional facilities, and cemetery.

Project Description: In compliance with Government Code Section 65580 et. seq., the City is updating its Housing Element for the planning period of 2021-2029. California Government Code Section 65302(c) mandates that each local agency within California includes a Housing Element in its General Plan. The 2021-2029 Housing Element (project) provides a framework for meeting the housing needs of existing and future resident populations within the City based on the Regional Housing Needs Allocation (RHNA) of 639 units. In addition, the 2021-2029 Housing Element must accommodate eight additional lower-income units that are carried over from the 2013-2021 Housing Element, for a total of 647 units. The Housing Element identifies strategies and programs to conserve existing housing; provides adequate housing sites; assists in the development of affordable housing; removes governmental and other constraints to housing development; and promotes equal housing opportunities in a strategic manner. The site inventory provides the City with some level of flexibility based on the analysis showing that a number of new housing units greater than the RHNA requirement could be accommodated within the site inventory. The General Plan land use designation amendments and/or rezoning that will be necessary to accommodate the residential development will be processed at a later time.

COMMENT PERIOD: The Community Development Department welcomes and will consider all comments regarding the potential environmental impacts of the project as addressed in the IS/ND. The 30-day review period of the proposed IS/ND begins on **Thursday, January 13, 2022** and ends on **Monday, February 14, 2022**. Please send written comments to Octavio Silva, Deputy Director of Community Development/Planning Manager at housingelement@rpvca.gov on or before **February 14, 2022, at 5:30 P.M.** Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record.

A copy of all relevant materials, including the 2021-2029 Housing Element, are on file in the



offices of the Community Development Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275, and are available for review upon request. A copy of the IS/ND and 2021-2029 Housing Element are available on the City's project website (<https://www.rpvca.gov/1402/2021-2029-Housing-Element-Update>). To receive a copy of the Initial Study or for additional information regarding the 2021-2029 Housing Element, please contact Deputy Director of Community Development/Planning Manager, Octavio Silva at (310) 544-5234 or via e-mail at housingelement@rpvca.gov.

A handwritten signature in black ink, appearing to read "Ken Rukavina".

Ken Rukavina, PE
Director of Community Development Department

January 10, 2022
Date



SOURCE: ESRI, 2021

Rancho Palos Verdes Housing Element

Figure 1
Regional and Vicinity Map

ENVIRONMENTAL CHECKLIST

Initial Study

1. Project Title: City of Rancho Palos Verdes
2021–2029 Housing Element

2. Lead Agency Name and Address: Community Development Department
City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

3. Contact Person and Phone Number: Octavio Silva
Deputy Director of Community Development Planning
Manager
(310) 544-5234

4. Project Location: City of Rancho Palos Verdes

5. Project Sponsor's Name and Address: City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

6. General Plan Designation(s): The City of Rancho Palos Verdes has a variety of General Plan land use designations, including open space (preservation, hillside, hazard), residential, commercial (recreational, retail, office), infrastructure facility, institutional (educational, public, religious), recreational (active, passive), and cemetery.

7. Zoning: The City of Rancho Palos Verdes has a variety of zoning districts, including open space (hazard, recreational), residential (single and multiple), residential planned development, commercial (general, limited, neighborhood, professional, recreational), institutional, and cemetery as well as a coastal zone and overlay districts addressing natural and urban design, cultural resources, and equestrian and automotive uses.

8. Description of Project:

California Government Code Section 65302(c) mandates that each city within California includes a Housing Element in its General Plan. The timing for jurisdictions to update their Housing Elements is based on the update schedule established for regional transportation plans (RTPs) prepared by federally designated metropolitan planning organizations. The Southern California Association of Governments (SCAG) is the federally designated metropolitan planning organization representing all jurisdictions in Los Angeles County, including Rancho Palos Verdes. SCAG is required to update its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every 4 years, which puts all member jurisdictions on a schedule to update their Housing Elements every 8 years. The SCAG Regional Council adopted the Connect SoCal plan (2020–2045 RTP/SCS) on September 3, 2020. For SCAG member jurisdictions, the 6th Cycle Housing Element planning period extends from 2021 to 2029. As part of Connect SoCal, SCAG assigns a number of housing units that the County is required to plan for in the 8-year Housing Element cycle. That number of units is called the Regional Housing Needs Allocation (RHNA), and it is broken down by income category, ensuring that all economic groups are accommodated.

The Housing Element is required to identify and analyze existing and projected housing needs within the city and include statements of the City's goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing. In adopting its Housing Element, each city must consider economic, environmental, and fiscal factors, as well as community goals as set forth in the General Plan, in compliance with California Government Code Section 65580 et. seq. In compliance with Government Code Section 65580 et. seq., the City is updating its Housing Element for the planning period of 2021–2029 (hereafter referred to as the 2021–2029 Housing Element or the plan). The 2021–2029 Draft Housing Element as submitted to HCD, is provided on the City's website at:
<https://www.rpvca.gov/1402/2021-2029-Housing-Element-Update>.

Consistent with Government Code Section 65302(c) and California Government Code Section 65580 et. seq., the 2021–2029 Draft Housing Element provides a plan to accommodate the City's RHNA allocation. HCD consults with regional council of governments to allocate the RHNA across each region of the state. SCAG represents all jurisdictions in Los Angeles County, including Rancho Palos Verdes. **Figure 1, Regional and Vicinity Map**, illustrates where Rancho Palos Verdes is located within Los Angeles County.

For the 2021–2029 housing cycle, Los Angeles County has been assigned a RHNA of 812,060 housing units, with Rancho Palos Verdes receiving an allocation of 639 units (SCAG, 2021). **Table 1, 6th Cycle Regional Housing Needs Allocation for Rancho Palos Verdes**, shows how the Rancho Palos Verdes 2021–2029 Regional Housing Needs Assessment is allocated across four income levels (Very Low, Low, Moderate, and Above Moderate). In addition, the 2021–2029 Housing Element must accommodate eight additional lower-income units that are carried over from the 2013–2021 Housing Element, for a total of 647.



SOURCE: ESRI, 2021

Rancho Palos Verdes Housing Element

TABLE 1
6TH CYCLE REGIONAL HOUSING NEEDS ALLOCATION FOR RANCHO PALOS VERDES

Income Level	Units
Very-Low Income (<50% of AMI)	253
Low Income (50%–80% of AMI)	139
Moderate Income (80%–120% of AMI)	125
Above Moderate Income (>120% of AMI)	122
<i>Total 6th Cycle</i>	639
Carry over from 5th Cycle	8*
Total with Carry Over	647

SOURCE: SCAG 6th Cycle Final RHNA Allocation Plan 2021

NOTES:

1. The City must accommodate 8 additional lower-income units carried over from the 2013–2021 Housing Element.
2. For the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low-income households qualify as extremely low-income households.

When updating the Housing Element, State law requires the City to document its capacity to accommodate its RHNA for the 2021–2029 Housing Element planning period. The City must demonstrate that the land inventory is adequate to accommodate the City's share of the region's projected housing needs.¹ A portion of the RHNA may be accommodated via the projected production of accessory dwelling units and the 2021–2029 Housing Element identifies the potential for 40 new accessory dwelling units. The remainder of the housing units would be achieved through new construction, including the development of vacant parcels, expansion of uses on developed parcels, and the redevelopment of parcels. Rehabilitation and preservation are not considered strategies since the City does not have significant housing rehabilitation needs and does not have any assisted housing units at risk of conversion to market rates during the next 10 years.

Overall, the housing sites inventory provides a reasonable buffer above the need for lower- and moderate-income housing sites and a substantial buffer for above moderate-income housing sites. The 2021–2029 Housing Element is a policy document and as such identifies the need for General Plan amendments and rezoning to accommodate the housing. However, since the site inventory provides the City with some level of flexibility based on the analysis showing that a number of new housing units greater than the RHNA requirement could be accommodated within the site inventory, the General Plan land use designation amendments and/or rezoning that will be necessary to accommodate the residential development will be processed at a later time. This will enable the City to complete a study on opportunity sites for potential mixed-use development that is currently underway as well as further identify areas that are likely to see development resulting in an increase in housing units. The Housing Element contains a program that commits the City to undertaking the rezoning necessary to fully accommodate the 6th Cycle RHNA, within 12 months from the statutory deadline for adoption of the

¹ The purpose of the land inventory or housing sites inventory is to identify specific properties that are suitable for residential development in order for the City to meet its regional housing needs allocation.

City's Housing Element Update. When particular areas are identified and the amendments are processed, the necessary environmental analysis in accordance with CEQA will be prepared.

The 2021–2029 Draft Housing Element aims to support the City's long-term housing goal to meet the community's diverse housing needs. Its objectives are to conserve and improve the existing housing stock, provide housing for special needs populations, supply enough new housing to meet the City's fair share of the region's housing needs, preserve at-risk affordable housing units, and affirmatively further fair housing. Another important goal of the plan is to facilitate more housing production to mitigate SCAG's projected jobs-to-housing imbalance trend. Accommodating diverse housing types in the City is necessary to accommodate a population with varying socio-economic characteristics and housing needs. The 2021–2029 Housing Element provides policies and programs to address these issues.

The 2021–2029 Housing Element contains a list of goals for the planning period and an implementation program to support these goals and policies. The goals, which are listed below with the associated programs that would implement the goal, are based on findings from the needs analysis, assessment of fair housing, constraints analysis, sites inventory, and input received from the community and stakeholders during the Housing Element Update process. There are five overarching goals, each of which is supported by one or more programs that would be implemented during the 2021–2029 Housing Element planning period.

- **Goal 1: Housing Supply** – Provide an adequate supply of housing for people of all ages, incomes, lifestyles, and housing preferences, and types of households, including for households with special housing needs. (Programs 1 through 4)
- **Goal 2: Fair Housing and Equal Opportunity** – Affirmatively further fair housing and protect existing residents from displacement. (Programs 5 through 11)
- **Goal 3: Address Governmental Constraints** – Address City policies and practices that constrain the City's ability to provide housing for households at all income levels and for households with special housing needs and bring City policies in line with recent changes in State law. (Programs 12 and 13)
- **Goal 4: Maintenance of the Housing Stock** – Maintain and improve the condition of Rancho Palos Verdes' housing stock. (Program 14)
- **Goal 5: Energy Conservation** – Promote energy conservation in residential buildings. (Program 15)

Table 2, 2021–2029 Housing Element Programs, provides the City's strategies for addressing State Housing Element requirements. The programs would advance the City's housing objectives while remaining tailored to be achievable within the Housing Element planning period, given the City's financial and staffing resources. The first column of the table indicates whether the program is a modification of an existing City program, a continuation of an existing City program, or a new program that would be implemented by the City. As shown in the last column, the programs would be implemented by the Community Development Department with Planning Commission and City Council review and approval for some of the programs.

TABLE 2
2021–2029 HOUSING ELEMENT PROGRAMS

Program Name	Description/Objectives	Timing	Responsibility
1. Zoning Amendments to Increase Housing Development Potential (modification of existing Program #1)	Establish Mixed-Use Overlay Zoning District (modification of existing program to expand beyond Western Avenue); Include other rezonings to fully accommodate the 2021–2029 RHNA with appropriate zoning. Rezone for at least eight lower-income carryover units from 5th Cycle.	Complete necessary rezonings within 12 months of statutory deadline for adoption of 6th Cycle HE Update.	Community Development Department, Planning Commission, City Council
2. General Plan Amendment to Include a High-Density Residential Land Use Category (new)	Establish General Plan land use category that allows for residential density of at least 30 dwelling units per acre, or higher, as appropriate to provide General Plan consistency for sites to be zoned to accommodate the City's RHNA for lower-income households in Program #1.	Concurrent with rezonings under Program 1.	Community Development Department, Planning Commission, City Council
3. Accessory Dwelling Unit Production (modification of existing)	Bring ADU Ordinance in minimal compliance with State ADU laws. Include component to incentivize and encourage affordable ADU units, including development of an ADU handout and development specifications sheet. Include component to publicize and provide links to State's list of grants and financial incentives for affordable ADUs pursuant to AB 671.	Within 12 months of HEU adoption.	Community Development Department, Planning Commission, City Council
4. No Net Loss (continue existing)	Monitor housing sites inventory to ensure sites are adequate to accommodate RHNA and take action to identify and zone additional sites if necessary.	Ongoing	Community Development Department, Planning Commission, City Council
5. Section 8 Rental Assistance (modification of existing program to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to assist the Housing Authority (LACDA) by conducting a Landlord Outreach Program, informing the Housing Authority of the City's status on providing affordable housing through the existing housing stock and providing an Apartment Rental Survey to the Housing Authority.	Ongoing	Community Development Department
6. Citywide Affordable Housing Requirement/Housing Impact Fee (continue existing program)	Continue to implement inclusionary requirements and housing impact fee requirements. During the 2021–2029 period issue a NOFA to utilize in-lieu fee funds.	Ongoing; issue NOFA by 2024.	Community Development Department
7. First-time Homebuyer Assistance (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Connect qualifying households with first-time homebuyer assistance programs offered by other agencies: County Homeownership Program, Mortgage Credit Certificate Program, and So Cal Home Financing Authority First Home Mortgage Program.	Ongoing	Community Development Department
8. Outreach for Persons with Disabilities (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to work with the Harbor Regional Center to implement an outreach program that informs families within Rancho Palos Verdes about housing and services available for persons with developmental disabilities.	Ongoing	Community Development Department

Program Name	Description/Objectives	Timing	Responsibility
9. Extremely Low-income Housing (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Assist 15 extremely low-income households through a combination of inclusionary units, ADUs, new affordable housing supported with in-lieu fees, and assistance with securing Section 8 vouchers through LACDA	Ongoing	Community Development Department
10. Fair Housing Services (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to contract with Housing Right Center for fair housing services.	Ongoing	Community Development Department in collaboration with Housing Rights Center
11. Fair Housing Information (modify existing to ensure outreach to minority groups that experience disproportionate housing problems)	Continue to provide Fair Housing brochure that describes fair housing laws and rights; links to the Housing Rights Center website; State Department of Fair Employment and Housing; and U.S. Department of Housing and Urban Development. Fair Housing Services and Program information continues to be made available on the City's website.	Ongoing	Community Development Department
12. Zoning Ordinance Amendments to Remove Governmental Constraints (modify existing)	Bring City's Density Bonus Ordinance in line with State Density Bonus law; establish objective design standards in line with SB 330/SB 35; adopt use of HCD's SB 330 Preliminary Project Application form; amend Zoning Ordinance to include Low Barrier Navigation Centers as a by-right use in mixed-use overlay zones and non-residential zones permitting multi-family housing, subject to meeting requirements as allowed by AB 101.	Update Density Bonus Ordinance within 24 months of HEU adoption. Establish objective design standards within 36 months of HEU adoption. Adopt SB 330 Preliminary Application form within 24 months of HEU adoption. Create by-right zoning for Low Barrier Navigation Centers within 18 months of HEU adoption.	Community Development Department, Planning Commission, City Council
13. Transparency in Housing Standards and Fees (new)	Publish all development standards information and housing fee information on the City's website in compliance with California Government Code Section 65940.1.	Within 6 months of HEU adoption.	Community Development Department
14. Housing Code Enforcement (continue existing)	Continue to manage the housing code enforcement on a complaint basis and strive for voluntary compliance through the Code Enforcement Division.	Ongoing	Community Development Department
15. Energy Conservation (continue existing)	Continue to encourage voluntary participation in the City's Green Building Construction Program by offering permit streamlining as well as up to a 50% rebate for Planning and Building fees	Ongoing	Community Development Department

9. Surrounding Land Uses and Setting.

Rancho Palos Verdes is located on the Palos Verdes Peninsula of Los Angeles County. Surrounding communities include Palos Verdes Estates, Rolling Hills, Rolling Hills Estates, and the City of Los Angeles. The City of Rancho Palos Verdes is located on the coast and sits atop the bluffs. The City is

developed with a variety of land uses including established residential neighborhoods, commercial corridors, public facilities, and parks.

10. Other public agencies whose approval is required.

A review of the 2021–2029 Housing Element must be conducted by the California Department of Housing and Community Development to determine compliance with State law. Based on its review, written findings will be provided to the City so the City may incorporate any additional requirements prior to adoption.

With regard to City approvals, the City of Rancho Palos Verdes City Council will consider adoption of the Housing Element after receiving the Planning Commission’s recommendation. After adoption, the Housing Element will be submitted to HCD to consider for certification.

Previously, State law required that local jurisdictions complete necessary land use, and related zoning, amendments assumed in the Housing Element sites inventory no later than three years after adoption of the Housing Element. However, per recent adoption of Assembly Bill (AB) 1398, the timeline for local government to rezone sites identified within the Housing Element has been changed to one year from the statutory deadline if HCD finds that a jurisdiction has not adopted a Housing Element that is in substantial compliance with state law within 120 days of the statutory deadline for adoption of the updated Housing Element. Should the City adopt a Land Use Element that would require changes to the Housing Element sites inventory, the Housing Element would be considered for amendment to comply when the Land Use and remaining General Plan elements are considered for adoption. The City has contracted with a consultant group to study the creation of a mixed-use overlay zone and will continue to make diligent efforts to complete any necessary land use and zoning amendments needed to support the sites inventory within the required timeframe to ensure consistency between the 2021–2029 Draft Housing Element and the General Plan.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The 2021–2029 Housing Element is a policy document that does not propose any physical development but rather provides a framework for the City to identify opportunities to increase the housing stock within the City. However, the City initiated Tribal consultation in accordance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) and completed consultation with the Gabrielino Tongva Indians of California Tribal Council.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance

Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature



Date

January 12, 2022

Environmental Analysis

I. AESTHETICS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-d. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. The 6th Cycle Regional Housing Needs Allocation (RHNA) of 639 units would be met through the development of accessory dwelling units (ADUs) and new construction on vacant or developed parcels as well as redevelopment. The City's inventory of housing development sites focuses on opportunities to rezone existing vacant and non-vacant sites to accommodate housing that could be suitable for all income levels. The candidate sites were identified based on available information and with consideration of known environmental constraints, such as natural hazards and protection of resources, including views.

While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development projects at this time. Future development projects that implement the 2021-2029 Housing Element goals would need to meet relevant development standards and objective design guidelines contained in the City's General Plan and Municipal Code that ensure quality development throughout the City. Potential environmental impacts to aesthetics associated with future residential development would be assessed on a site-by-site basis at the time the development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would have no impact on aesthetics or visual resources within the City.

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–e. No Impact. There is no designated agricultural or forest land within the City's limits.² Since the City does not have agricultural land or forestland, adoption of the plan would not impact any existing designated agricultural lands or forest lands, lands with an active Williamson Act contract, or properties zoned as Timberland Production. As the City does not contain any agricultural land or forestland and because the 2021-2029 Housing Element is a policy document that does not include any physical development, adopting the plan would have no impact on agricultural and forestry resources within the City.

III. AIR QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

² City of Rancho Palos Verdes Land Use Element, 2018 and California Department of Conservation (DOC), 2021. California Important Farmland Finder. Accessed December 17, 2021, available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>.

a. No Impact. The City is within the 6,745-square-mile South Coast Air Basin (SCAB), which is regulated and monitored by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for measuring the air quality of the region. The SCAB is classified as a Federal nonattainment area for ozone (O₃), particulate matter less than 2.5 microns (PM2.5) and lead (Pb) and a state nonattainment area for O₃, PM2.5, and particulate matter less than 10 microns (PM10) (South Coast AQMD 2016). The current 2016 Air Quality Management Plan (AQMP) was adopted on March 3, 2017 and outlines the air pollution control measures needed to meet Federal PM2.5 and O₃ standards. The AQMP also proposes policies and measures that responsible agencies under SCAQMD's jurisdiction are considering to achieve Federal standards for healthful air quality in the Basin. The current AQMP also addresses several Federal planning requirements. It incorporates updated emissions inventories, ambient measurements, meteorological data, and air quality modeling tools from earlier AQMPs.³

The 2021-2029 Draft Housing Element is a policy document that identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future populations and does not propose any development. While implementing the plan would ultimately require amendments to the City's General Plan Land Use and Municipal Code to accommodate the residential units, through amendments to land use designations, such as development of a mixed-use overlay zoning district and increases in residential densities, such amendments are not being considered at this time. The RHNA has also been included in SCAG's Connect SoCal growth forecast for the years 2020-2030. Thus, the plan would not conflict with or obstruct implementation of the State Implementation Plan or the SCAQMD's AQMP. Therefore, the plan would not obstruct an applicable air plan.

b. and c. No Impact. As indicated above, the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation and no development is proposed at this time. Therefore, adoption of the 2021-2029 Housing Element would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment under an applicable Federal or State ambient air quality standard nor would it expose sensitive receptors to substantial pollutant concentrations.

Furthermore, future development that implements the goals of the 2021-2029 Housing Element would be required to adhere to relevant development standards and objective design guidelines contained in the City's General Plan and Municipal Code, as well as all applicable air quality plans, policies, and regulations. In addition, future development that implements the goals of the 2021-2029 Housing Element would be consistent with all applicable SCAB goals and policies and environmental impacts would be assessed at the time the developments are proposed on a site-by-site basis with mitigation measures implemented, as necessary. The 2021-2029 Housing Element is a policy document and does not include any physical development. Therefore, the 2021-2029 Housing Element would not result in a cumulatively considerable net increase in a criteria pollutant for which the region is in non-attainment and would not expose sensitive receptors to substantial pollutant concentrations.

³ South Coast Air Quality Management District, 2016 Air Quality Management Plan, <https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>, accessed October 2021.

d. No Impact. The 2021-2029 Housing Element provides a framework for potential land use and zoning changes as well as various housing programs to increase the housing stock within the City in a strategic manner in accordance with the 6th cycle RHNA allocation. As such, the 2021-2029 Housing Element would not result in a new land use designation that is typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.). Therefore, the 2021-2029 Housing Element would not create a new source of objectionable odors and no impact would occur.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-f. No Impact. Government Code Section 65583.2(c) requires Housing Elements to have a site inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The City's Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP) covers vegetation and wildlife species for the entire City. The Palos Verdes Nature Preserve, a designated nature preserve, is located within the City. The Nature Preserve was created to conserve and re-vegetate sensitive native habitats and provide adequate habitat linkages between patches of conserved lands.

Future residential projects proposed to achieve the City's housing goals would be located primarily on developed, underused sites with only occasional development on the limited vacant parcels. The candidate sites are not located within any established preserves and/or sensitive biological habitat as identified in the Conservation and Open Space Element and NCCP/HCP. The potential for biological resources to occur would be evaluated on a site-by-site basis when reviewing proposed residential projects and mitigation measures, if necessary, would be implemented to reduce significant impacts to

biological resources. In addition, future development would comply with all applicable Federal, State, and local policies, plans, and regulations established to protect biological resources. As the plan is a policy document that does not include any physical development and future development projects would be evaluated separately and required to comply with applicable regulations and plans for protection of biological resources, adoption of the plan would have no impact on biological resources within the City.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-c. No Impact. The 2021-2029 Housing Element is a policy document that identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. To accommodate the 6th Cycle RHNA allocation of 639 units plus the eight carryover units, the 2021-2029 Housing Element identifies opportunities to rezone existing vacant and non-vacant sites to accommodate housing that could be suitable for all income levels. The candidate sites were identified based on available information and with consideration of known environmental constraints, such as natural hazards and protection of resources, including cultural resources. In addition, the Housing Element provides the framework for meeting the housing needs of existing and future resident populations in the City and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner.

Adopting the plan would not change or alter existing City policies to protect cultural resources. Depending on the location, future development in the City has the potential to cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064.5, or disturb human remains, including those interred outside of a formal cemetery. To ensure that impacts to cultural resources are avoided or mitigated to the fullest extent possible, future development would be required to adhere to all applicable Federal, State, and local policies and ordinances, plans, and regulations related to the preservation and protection of historic and cultural resources. Specifically, future development in the City would be required to comply with the General Plan Conservation and Open Space Element Goal no. 1 and Policy noise. 28, 29, 31 and 33. Potential environmental impacts to cultural resources associated with future residential development projects would be assessed on a site-by-site basis at the time when development is proposed, and mitigation measures

would be adopted to reduce significant impacts, if necessary. Because of the plans and regulatory requirements addressing cultural resources would apply where relevant to future residential development projects, and because the plan is a policy document that does not include physical development, adoption of the plan would have no impact on cultural resources within the City.

VI. ENERGY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element provides the framework for meeting the housing needs of existing and future resident populations in the City and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. Goal no. 5 of the Housing Element promotes energy conservation in residential buildings and is a continuation of the City's existing program. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

While the construction and operation of future development under the plan would increase energy use in the City, future development would be required to comply with all applicable Federal, State, and local policies, plans, and regulations to conserve and reduce energy usage. On the local level, future developments would be required to demonstrate consistency with the City's Energy Conservation Program which involves implementing a voluntary Green Building Construction Program, through which the City offers permit streamlining and up to a 50 percent rebate for Planning and Building fees. During construction, contractors would be required to comply with the California Air Resources Board's (CARB) regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment to reduce the inefficient, wasteful, or unnecessary consumption of energy.

Once operating, future development would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings), the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations), and Title 15, Building and Construction, of the City's Municipal Code. The California Energy Code, which provides energy conservation standards for all new and renovated residential buildings, provides guidance on construction techniques to maximize energy conservation. Minimum efficiency standards are given for a variety of

building elements, including appliances; water and space heating and cooling equipment; and insulation for doors, pipes, walls, and ceilings. The California Energy Code emphasizes saving energy during peak periods/seasons and improving the quality of installation of energy efficiency measures. The California Green Building Standards Code sets targets for energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from landfills; and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. Future developments would also be required to comply with various City Municipal Code sections, which set mandatory measures for installing energy efficient features.

Furthermore, potential environmental impacts related to energy demand and supply associated with future development would be assessed at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. Because the plan is a policy document that does not include any development, adoption of the plan would not use energy in a wasteful, inefficient, or unnecessary manner and would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. (i–iv). No Impact. Similar to most areas in Southern California, the City lies within a region known to be seismically active and is subject to periodic seismic shaking due to earthquakes along remote or regional faults. Therefore, the potential exists for people and structures in the City to be exposed to seismic-induced hazards, including the rupture of a known earthquake fault, strong seismic ground shaking, seismicity-related ground failure, including liquefaction, and landslides.

The 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation and would not result in development. All future projects that implement the goals of the plan would be required to adhere to relevant development standards and objective design guidelines contained in the California Building Code (CBC), the City's seismic building requirements contained in Title 15, Building and Construction, of the City's Municipal Code, and the specifications outlined in project-specific Geotechnical Investigations, if required, to ensure all structures are designed and constructed to withstand seismic events to the greatest extent feasible. Potential environmental impacts related to seismically induced hazards associated with future residential development projects would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. the 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not result in impacts related to seismically induced hazards.

b. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. To accommodate the RHNA allocation, the plan proposes ADUs, additional residential densities within a new mixed-use overlay zoning designation, and identifies candidate sites. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan does not propose any development.

Future projects that implement the goals of the 2021-2029 Housing Element would be required to adhere to relevant development standards contained in the City's Municipal Code to ensure compliance with the City's erosion control plans, as well as applicable Federal, State, and local regulations related to erosion and topsoil loss. Ground disturbance activities (e.g., excavation and grading) associated with demolition of existing development and construction of new development could result in erosion and topsoil loss. Areas of ground disturbance one acre or greater in size would be required to comply with the Construction General Permit, which involves implementation of erosion- and sediment-control Best Management Practices (BMPs) as detailed in a Stormwater Pollution Prevention Plan (SWPPP) prepared for the development. The BMPs would prevent erosion from occurring and would retain any eroded soils within property boundaries. In addition, potential environmental impacts related to erosion or loss of topsoil associated with future development would be assessed on a site-by-site basis at the time development is proposed. Mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not result in impacts related to erosion or loss of topsoil.

c. and d. No Impact. According to the City's Conservation and Open Space Element the City has a history of landslides and has four categories of slope stability. The majority of the landslide activities occurred in the southern portion of the City, between Crest Road and the ocean bluffs. The candidate sites

would be located outside of areas that are highly susceptible to instability, landslides, and liquefaction. In addition, the City has an established Coastal Setback zone along the bluff top that have geologic concerns and to regulate development within these areas. The candidate sites are not located within the Coastal Setback zone and the majority of the candidate sites would be located in the eastern portion of the City in areas that are generally developed and on relatively flat land. The majority of the future dwelling units would be located in previously developed areas and would constitute infill redevelopment.

While the 2021-2029 Draft Housing Element provides the framework for the City to meet its RHNA allocation, the plan does not propose any physical development. Future development that implements the plan would be required to meet relevant development standards in the City's Municipal Code and the CBC. In addition, potential environmental impacts related to unstable soils, landslides, liquefaction, and expansive soils associated with future development would be assessed on a site-by-site basis at the time when development is proposed. If required by the City, a geotechnical investigation would be prepared and recommendations would be implemented to reduce potential impacts. Because the plan is a policy document that does not include any physical development, adopting the plan would not result in impacts related to unstable soils, landslides, lateral spreading, subsidence, liquefaction, collapse, and expansive soils.

e. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. Development that implements the programs of the 2021-2029 Housing Element would be infill development within developed areas that are served by existing sewer connections and wastewater system. Therefore, no impact related to septic tanks would occur.

f. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Any future development would be required to comply with the Conservation and Open Space Element Goal no. 2 and Policy noise. 28 and 31, which provide guidance for protecting and preserving paleontological resources. In addition, future development would comply with all applicable Federal, State, and local policies, plans, and regulations related to the protection and/or preservation of paleontological resources. Potential impacts to paleontological resources located within future development sites would be assessed on a site-by-site basis and mitigation measures, if necessary, would be implemented through the application and environmental review process. Therefore, as a policy document the plan would not destroy, either directly or indirectly, a unique paleontological resource, site or unique geologic feature.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Implementation of the programs contained in the 2021-2029 Housing Element would accommodate development required to meet the City's RHNA allocation. The potential impacts related to GHG emissions and global warming associated with future residential projects would be assessed at the time specific development projects are proposed. Future development consistent with the 2021-2029 Housing Element would be required to comply with all applicable Federal, State, and regional policies, plans, and regulations related to GHG emissions. It would also be required to show consistency with the Climate Change Policies in the Safety Element of the City's General Plan, which promote continued enforcement of Title 24 energy efficiency standards and encourage participation in the City's Voluntary Green Building Construction Program. Additionally, there are measures in the City's Emission Reduction Action Plan, which encourage or require new development to exceed Title 24 energy efficiency standards (City of Rancho Palos Verdes Safety Element, 2018; City of Rancho Palos Verdes Emissions Reduction Action Plan, 2017). Therefore, the 2021-2029 Housing Element would not result in the generation of GHG emissions or would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-c. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adoption of the plan would not create a significant hazard to the public or the environment through routine transport, use, or disposal of

hazardous material, nor 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. Furthermore, as a policy document, approval of the 2021-2029 Housing Element would not result in the emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of existing or proposed schools. Therefore, adoption of the 2021-2029 Housing Element would not result in environmental impacts related to hazards and hazardous materials.

d. No Impact. The 2021-2029 Housing Element is a policy document and identifies strategies and programs to preserve and increase housing within the City to meet the RHNA. Point Vicente is the only site in the City of Rancho Palos Verdes that is included on a list of hazardous material sites pursuant to Government Code Section 65962.5. The site is the former location of a Nike missile defense system and was remediated for lead soil contamination in 2003 (DTSC, 2021; City of Rancho Palos Verdes, 2018). As the site is a public park, it is not included as a candidate site for housing. Therefore, since candidate sites are not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and no development would occur at this time with the adoption of the 2021-2029 Housing Element, no impact related to hazardous materials sites would occur.

e. No Impact. The closest airport to the City is the Zamperini Field Airport, located just over four miles to the northeast in the City of Torrance and the Los Angeles International Airport is located approximately 12 miles to the north in the City of Los Angeles. The City is not located within an airport influence area and is not subject to the requirements of an Airport Land Use Compatibility Plan (ALUC, 2003). Therefore, the 2021-2029 Housing Element would not expose people residing or working in the City to excessive noise levels associated with an airport.

f. No Impact. The City is relatively built out with limited developable vacant parcels in various locations throughout the City. Since there is no concentration of vacant parcels in a single area and most are located within existing residential tracts, future development of these parcels would not impair the implementation of or interfere with existing emergency plans (City of Rancho Palos Verdes, 2018). All future development would be reviewed to ensure consistency with applicable plans regarding emergency evacuation. Therefore, adoption of the 2021-2029 Housing Element would result in no impact related to emergency or evacuation plans because no development is proposed at this time.

g. No Impact. Cal Fire prepares fire hazard severity maps and maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, referred to as Fire Hazard Severity Zones (FHSZ). According to the City's General Plan Safety Element, the Los Angeles County FHSZ map identifies the entire City, excluding portions of the City located east of Western Avenue as a Very High Fire Severity Zone (City of Rancho Palos Verdes Safety Element, 2018). Development within these areas must follow State, Federal, and local regulations related to development type, landscaping requirements, fuel management, and brush clearance restrictions to reduce risks associated with wildfires.

The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adherence to the State and City's Fire regulations would ensure that the risk of wildfire would be reduced to the greatest extent possible. Additionally, potential environmental impacts related to wildfire associated with future development would be assessed on a site-

by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented through the application and environmental review process. the 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and c. (i-iv). No Impact. The 2021-2029 Housing Element provides the framework for meeting the housing needs of existing and future resident populations in the City and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. Residential projects developed to meet the RHNA allocation would be located primarily on underutilized parcels and would constitute infill development. The City has established procedures and regulations in place to ensure that there would be no significant impacts associated with stormwater runoff, erosion, and water quality. Future development consistent with the 2021-2029 Housing Element would be required to adhere to all applicable City regulations including the City's Stormwater and Runoff Pollution Control (Municipal Code Chapter 13.10) which requires projects to incorporate construction and post-construction best management practices (BMPs) to ensure stormwater runoff is controlled in a manner that would minimize water quality degradation, ensure that drainage patterns are not altered, and substantial erosion would not occur. Conformance with applicable requirements would also ensure that development would not result in increased rates or

amounts of surface runoff, exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. Project-specific effects would be assessed at the time future development projects are proposed and mitigation measures, if necessary, would be implemented in accordance with CEQA. Therefore, the 2021-2029 Housing Element, as a policy document, would result in no impact related to water quality or drainage.

b. and e. No Impact. The City's potable water sources are obtained from imported water purchased from Metropolitan Water District and distributed by California Water Service; groundwater is not used for potable supply (Cal Water, 2021). In addition, future development in the City would minimally affect groundwater recharge because existing areas of open space are to be preserved and new development is required to provide permeable areas per Title 17, Zoning, of the City's Municipal Code (City of Rancho Palos Verdes, 2018). Adopting the 2021-2029 Housing Element would not change existing groundwater demand or deplete groundwater supplies because the plan does not specifically propose any development projects and therefore, would not decrease existing groundwater supply nor interfere substantially with groundwater recharge. Additionally, adopting the plan would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan and no impact would occur.

d. No Impact. Federal Emergency Management Agency (FEMA) identifies the Lunada and Agua Amarga Canyons, Portuguese Bend and Forrestal Nature Reserves, and other public and private properties as flood zone category "Zone D" – "areas with possible but undetermined flood hazards" (Rancho Palos Verdes General Plan Safety Element, 2018). Much of the area in flood zone D is designated as Hazard Area or Open Space Preserve. As a result, the development potential within flood zone D is generally limited. There are a few vacant lots remaining that may be developed in the future. However, prior to development, these lots would be subject to the City's development guidelines; geotechnical review; and/or compliance with current CBC related to anchoring, building materials, construction methods and practices to minimize, resist, and prevent flood damage (City of Rancho Palos Verdes Safety Element, 2018). While there is a risk of flooding in certain areas of the City, the potential for seiche is considered low, as there are no large bodies of water located within the City. Although due to the City's proximity to the Pacific Ocean there is a risk of tsunami inundation along the coastline, tsunami modeling has shown due to the height of the bluffs within City boundaries, the impact from these potential tsunamis would be limited (City of Rancho Palos Verdes Safety Element, 2018).

The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. While future residential development projects implementing the 2021-2029 Housing Element have the potential to be located within areas of the City that are at risk of flooding, all potential environmental impacts related to flooding with future development would be assessed at the time when specific development projects are proposed on a site-by-site basis and mitigation measures, if necessary, would be implemented in accordance with CEQA. Therefore, the 2021-2029 Housing Element would result in no impact related to flooding, tsunami inundation, and seiche.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact. The 2021-2029 Housing Element provides a framework to meet the housing needs of existing and future residents by providing new housing to meet the City's RHNA allocation. The 2021-2029 Draft Housing Element is a policy document that identifies strategies and programs to preserve and increase housing within the City and does not propose any development. Since the site inventory provides the City with some level of flexibility based on the analysis showing that a number of new housing units greater than the RHNA requirement could be accommodated within the site inventory, the General Plan land use designation amendments and/or rezoning that will be necessary to accommodate the residential development will be processed at a later time. This will enable the City to complete a study on opportunity sites for potential mixed-use development that is currently underway as well as further identify areas that are likely to see development resulting in an increase in housing units. The locations for all future residential development under the plan will follow established land use patterns. Future residential development would comply with applicable development standards and guidelines based on the designated zoning district (Municipal Code Title 17). Therefore, future housing development proposed by the plan would not physically divide an established community and no impact would occur.

b. No Impact. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve the existing housing stock, provide housing for special needs populations, supply enough new housing to meet the City's fair share of the region's housing needs, preserve at-risk affordable housing units, and affirmatively further fair housing. To accommodate the RHNA, the 2021-2029 Housing Element proposes various housing programs that focus on development and incentives of housing for all income levels (Very Low, Low, Moderate, and Above Moderate). Candidate sites were identified taking known environmental constraints into consideration. For example, potential future sites are not located within established preserves and/or sensitive biological habitat nor within the Coastal Setback line.

The land use designations and zoning amendments that would be required to implement the 2021-2029 Housing Element are not under consideration at this time. The necessary amendments are anticipated to be processed within 12 months of the City's October 15, 2021 statutory deadline for adoption of the 6th Cycle Housing Element in accordance with the recently adopted Assembly Bill 1398. Future development that implements the 2021-2029 Housing Element cannot occur until any necessary amendments are adopted. Therefore, while the 2021-2029 Housing Element is currently inconsistent with the adopted General Plan, no physical environmental impacts would occur from this inconsistency. Potential environmental impacts associated with the necessary General Plan and zoning amendments would be evaluated and mitigated, as necessary, during the approval and environmental review process for these

amendments. Upon adoption of the necessary General Plan and zoning amendments, the 2021-2029 Housing Element would be consistent with the Land Use Element. Given that the adoption of the 2021-2019 Housing Element would not result in physical development, no conflict would occur.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. In the past, exploratory wells for oil were drilled along the Rancho Palos Verdes' coast, but nothing was found. In addition, basalt, diatomaceous earth, and Palos Verdes stone were quarried in the City in the past. Considering the rather low market value of the various mineral resources in Rancho Palos Verdes relative to the land's value as residential or commercial real estate, it is highly unlikely that landowners of the remaining vacant parcels would wish to utilize the land for mining or quarrying operations (City of Rancho Palos Verdes Conservation and Open Space Element, 2018). The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations. The majority of future development would occur on developed and underutilized parcels, with limited development on vacant parcels. Therefore, given the market conditions described above, future development would not be anticipated to impact mineral resources. In addition, the 2021-2029 Housing Element does not include any policies related to mineral resources or conflict with existing General Plan policies or City ordinances regulating the conservation and use of mineral resources. Therefore, the 2021-2029 Housing Element would not result in a loss of availability of a known mineral resource or loss of a locally important mineral resource recovery site and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Housing Element identifies strategies and programs to conserve and improve the existing housing stock, provide housing for special needs populations, supply enough new housing to meet the City's fair share of the region's housing needs, preserve at-risk affordable housing units, and affirmatively further fair housing. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

Although construction and operation of future residential development under the plan would increase noise levels in the City, future development would be required to comply with all applicable policies and regulations related to ambient noise levels. In addition, mitigation measures related to noise contained in the 2018 Mitigated Negative Declaration for the General Plan Update would be implemented as warranted.

During construction associated with future residential development, the potential would exist for temporary or periodic increases in noise levels and/or ground-borne noise and vibration levels on and adjacent to project sites. The degree of such increases would depend on the type and intensity of construction activity, equipment type used, duration of equipment used, and distance between the noise source and noise receiver. Residential development also has the potential to result in incremental increases in long-term noise levels generated by increased vehicular traffic as well as new stationary sources of noise. Adherence to applicable City policies, requirements and adopted mitigation measures contained in the 2018 Mitigated Negative Declaration for the General Plan Update would ensure that any such noise and vibration increases, both temporary and permanent, would be reduced to the greatest extent possible. Potential environmental impacts related to noise and vibration associated with future development would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not result in impacts related to increased ambient noise and vibration levels in the short- and long-term.

c. No Impact. The closest airport to the City is the Zamperini Field Airport, located just over four miles to the northeast in the City of Torrance. The Los Angeles International Airport is located approximately 12 miles to the north in the City of Los Angeles. The City is not located within any of these airports' influence areas and is not subject to the requirements of an Airport Land Use Compatibility Plan. The 2021-2029 Housing Element would not expose people residing or working in the City to excessive noise levels associated with an airport.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. The 2021-2029 Draft Housing Element provides a framework for meeting the housing needs of existing and future resident populations and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. While implementing the plan would ultimately require amendments to the City's Land Use Plan and Municipal Code to accommodate residential units, through amendments to land use designations, the likely development of a mixed-use overlay zoning district, and increases in residential densities, such amendments are not being considered at this time. However, as a policy document the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation and would not result in development at this time.

Future development that implements the plan would increase the population in the City by providing housing. The RHNA allocation for the region has been included in SCAG's Connect SoCal growth forecast for the years 2020-2030. As such, the growth that could occur from implementing the plan has been accounted for in regional growth projections. Future development that implements the plan would provide additional housing within the City. As such, it would not displace substantial numbers of existing people or housing, requiring replacement housing to be constructed elsewhere, and no impact would occur.

XV. PUBLIC SERVICES

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, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–e. No Impact. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations and identifies strategies and programs to conserve existing housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time.

However, future development that implements the goals of the 2021-2029 Housing Element would add new housing units in the City, which in turn would increase the demand on the City's public services, including police and fire protection, schools, and libraries. Additional housing could increase the chances of multiple calls for fire and police services at the same time and could increase traffic thereby affecting response times. However, potential environmental impacts to police and fire associated with future development would be assessed on a site-by-site basis at the time the development is proposed, including evaluation of emergency response times. In addition, all required development fees would be paid on a project-by-project basis to ensure that public services would increase at the same rate as development. Mitigation measures, if necessary, would be implemented to reduce significant impacts through the application and environmental review process of each project.

With regard to schools, classroom capacity exists in local schools to accommodate students generated by future development that implements the goals of the 2021-2029 Housing Element. Future development would be required to pay school facility fees that are assessed on new developments for each new square foot of new residential and commercial space. Pursuant to SB 50 (the Leroy Green School Facilities Program), the payment of these fees constitutes full mitigation of a project's impacts on schools.

With regard to parks, currently the City is preparing a Civic Center Master Use Plan for future redevelopment of Civic Center. In addition, the City is also in the process of renovating the Ladera Linda Park and Community Center. Thus, new parks and/or improvements to existing parks in the City would offset demand resulting from future development under the plan. In summary, the 2021-2029 Housing Element is a policy document that provides the framework for the City to meet its RHNA allocation. As such, the 2021-2029 Housing Element does not include any physical development at this time. Therefore, adoption of the 2021-2029 Housing Element would have no impact on public services in the City.

XVI. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. As indicated in the Conservation and Open Space Element, the City has natural open space (some privately owned and some under City jurisdiction, including the Preserve subject to NCCP/HCP guidelines) and parks that include a mix of active and passive uses. Aside from the Preserve, active and passive recreational facilities that are publicly owned supply approximately 413 acres of recreational areas as well as those supplied by Palos Verdes Peninsula Unified School District facilities. As indicated above, the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the adoption of the Housing Element would not result in development at this time. However, future development that implements the 2021-2029 Housing Element would add new housing

units in the City, which in turn would increase the demand on the City's parks and recreational facilities. However, new recreation facilities and/or improvements to existing recreation facilities in the City would offset demand resulting from future development under the plan. As indicated above, the City is preparing a Civic Center Master Use Plan for future redevelopment of Civic Center. The City is also in the process of renovating the Ladera Linda Park and Community Center. Potential environmental impacts to parks and recreational facilities associated with future development would be assessed on a site-by-site basis at the time the development is proposed. Future development would be required to pay development fees, including Quimby fees, on a project-by-project basis to ensure that parkland and recreational facilities are upgraded and expanded, as necessary, in conjunction with population growth in the City. Quimby fees would apply to projects that require the approval of a tentative or parcel subdivision map, where the fee would be determined by a formula incorporating the average fair market value of the amount of land that would otherwise be required for dedication or by the fee cap. In addition, if through the application and environmental review process, mitigation measures are determined necessary to reduce significant impacts that include the development of new parkland, any potential environmental impacts associated with the development of new parkland would also be evaluated and mitigated, as necessary, at that time. The 2021-2029 Housing Element is a policy document that does not include any physical development. Therefore, adoption of the 2021-2029 Housing Element would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur nor would it necessitate the expansion or construction of new recreational facilities. No impact to parks and recreation would occur.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–d. No Impact. The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. However, implementation of the programs contained in the 2021-2029 Housing Element would accommodate development required to meet the City's RHNA allocation. New residential development would typically be expected to result in additional vehicular trips and the increased use of streets for all modes of transportation. The development anticipated by the 2021-2029 Housing Element would constitute infill development as it would occur primarily on underutilized properties within an urbanized area and would consist of various housing

types. Future development would be consistent with the City's Circulation Element, which addresses how local and regional traffic will circulate through the City under both existing and future conditions, as well as, addressing the needs of bicyclists, pedestrians, and transit users.

Senate Bill (SB)743 required the State of California's Governor's Office of Planning and Research (OPR) to develop new guidelines for evaluating transportation impacts under CEQA. These guidelines were meant to shift the transportation performance metric from automobile delay and level of service (LOS) to one that would promote reduced greenhouse gas emissions and develop multimodal and diverse transportation networks. Under the proposed update to the CEQA guidelines, OPR determined that vehicle miles traveled (VMT) would be established as the primary metric for evaluating environmental and transportation impacts. As a result, potential traffic impacts related to increased transportation system demands associated with future development would be assessed on a project-by-project basis at the time development is proposed and the City's Traffic Engineer would require project-specific transportation analysis, if warranted, to comply with SB 743. Mitigation measures, if necessary, would be implemented to reduce potential impacts in accordance with CEQA. Therefore, because the 2021-2029 Housing Element is a policy document that does not include any physical development, adoption of the plan would not generate additional demand on the regional and local circulation systems which would cause a conflict or obstruct a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), create new roadway hazards, or restrict emergency access in the City. Thus, no impacts related to transportation would occur.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact. Additional tribal consultations in accordance with Assembly Bill (AB) 52 will occur at the time of any future physical development. Regarding Senate Bill (SB) 18, while the 2021-2029 Housing Element amends the City's existing General Plan, the land use designations and zoning amendments are not currently under consideration. Tribal consultation in accordance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) was initiated by the City. The City completed consultation with

the Gabrielino Tongva Indians of California Tribal Council. The tribe determined that due to this being a policy document, future consultations shall occur at the time of the specific General Plan Land Use Plan amendments and with any future ground disturbing activities when specific sites are developed. The plan is a policy document that identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future residents. It proposes additional residential densities through land use amendments, increases in residential densities, and the likely development of a mixed-use overlay zoning district. Adopting the plan would not change or alter existing City policies to protect tribal cultural resources.

Depending on the location, future development in the City could substantially change the significance of a historical resource in an adverse manner, as defined in Public Resources Code section 5020.1(k) or cause a substantial adverse change in the significance of a tribal cultural resource pursuant to Public Resources Code Section 5024, subdivision (c). To avoid or mitigate impacts to tribal cultural resources to the fullest extent possible, future development would be required to meet all applicable Federal, State, and local policies, plans, and regulations related to preserving and protecting historic and tribal cultural resources. Specifically, future development in the City would be required to follow the protocols pursuant to AB 52 and SB 18 regarding notifying and consulting Native American Tribes. The potential impacts to tribal cultural resources of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would be adopted to reduce significant impacts, if necessary. Therefore, because the plan is a policy document that does not include physical development, adopting the plan would not cause a substantial adverse change in the significance of a tribal cultural resource and no impact would occur.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.–e. No Impact. The City of Rancho Palos Verdes receives its water service from the California Water Service Company (Cal Water). Cal Water reports that it is presently meeting all of the district's existing water service needs and the vast majority of its systems pipes are in better than average conditions.

According to Cal Water's Urban Water Management Plan, water supply in the Palos Verdes District is projected to meet water demand through 2045 (California Water Service, 2021). In addition, Cal Water is developing multiple regional water supply reliability studies using integrated resource planning practices to create a long-term supply reliability strategy through 2050 for their districts throughout the state.⁴ The studies will result in long-term strategies to address a wide range of water supply challenges including climate change, new regulatory requirements (e.g., the Sustainable Groundwater Management Act [SGMA]), and potential growth in demands due to new development. The reliability studies will be completed on a rolling basis, with all studies anticipated to be complete by 2024. In addition, Cal Water also has its own aggressive and comprehensive water conservation program that has and will continue to reduce per-capita usage and therefore demands on critical water sources.⁵

The 6th Cycle RHNA planning period is through 2029. It should also be noted that some of the future residential development facilitated by the 2021-2029 Housing Element could provide new housing opportunities for residents already living in the City who may be currently living in overcrowded units and would not necessarily constitute new residents to the City. For this reason, projected population growth may not be directly correlated with the amount of new housing units that could be developed under the plan.

In addition, the City's water distribution infrastructure has enough capacity to accommodate future development that implements the 2021-2029 Housing Element. However, The City of Rancho Palos Verdes sanitary sewer services are provided by the Los Angeles County Sanitation District (LACSD). The system connects all buildings throughout the City to LACSD interceptors, which carry the sewage to a regional treatment facility for disposal. Wastewater in the City is conveyed to the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. This wastewater treatment plant provides both primary and secondary treatment for approximately 3.5 million people throughout Los Angeles County. The JWPCP has a capacity of 400 million gallons per day and currently average daily flows are approximately 260 million gallons per day (LACSD, 2020). Therefore, the plant has a remaining daily capacity of approximately 140 million gallons per day, which would be sufficient to serve future development facilitated by the 2021-2029 Housing Element. In addition, the City's wastewater conveyance infrastructure has enough capacity to accommodate future development that implements the 2021-2029 Housing Element. As is required by the City, the capacity of the existing sanitary sewer infrastructure would be reviewed at the specific location of the future housing units and an appropriate sewer capacity analysis would be conducted at the time of the proposed development.

The candidate sites in the site inventory are located within an urbanized area and are currently served by existing wet and dry utilities, including water, wastewater, solid waste removal systems as well as natural gas and electricity, telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi services. The 2021-2029 Housing Element provides a framework for meeting the housing needs of existing and future resident populations through strategies and programs to conserve existing housing;

⁴ California Water Service, 2020 Urban Water Management Plan, Palos Verdes District, June 2021, page 72.

⁵ Ibid.

provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner. To accommodate the RHNA allocation, the 2021-2029 Housing Element proposes various housing programs that focus on preservation and development of housing for all income levels.

While the 2021-2029 Housing Element provides the framework for the City to meet its RHNA allocation, the plan would not result in development at this time. Future residential development that implements the goals of the 2021-2029 Housing Element would result in an increase in population that would in turn increase the demand on the utility systems and services, including water, wastewater, and solid waste systems. Future development that implements the 2021-2029 Housing Element goals would adhere to relevant development standards and objective design guidelines contained in the City's General Plan, Title 15, Building and Construction, of the City's Municipal Code, and all applicable Federal, State, and local goals, policies, and regulations associated with reducing water consumption and diversion of solid waste to ensure the conservation of these resources and the infrastructure to support them is maintained throughout the City. Potential environmental impacts to utilities and service systems associated with future development would be assessed on a site-by-site basis at the time the development is proposed and all required development fees would be paid to ensure that utilities and service systems would increase at the same rate as development. In addition, mitigation measures, if necessary, would be adopted in accordance with CEQA. Therefore, the 2021-2029 Housing Element would not cause existing water, wastewater, storm water drainage, electric power, natural gas or telecommunications systems to be expanded or necessitate the need for new facilities to be constructed due to demand exceeding supply. In addition, the 2021-2029 Housing Element would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Thus, no impact to existing utilities and service systems in the City would occur.

XX. WILDFIRE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-d. No Impact. Cal Fire prepares fire hazard severity maps and maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, referred to as Fire Hazard Severity Zones (FHSZ). According to the City's General Plan Safety Element, the Los Angeles County FHSZ map identifies the entire City, excluding portions of the City located east of Western Avenue is classified as a Very High Fire Severity Zone (City of Rancho Palos Verdes Safety Element, 2018). The 2021-2029 Housing Element, as a policy document, identifies strategies and programs to preserve and increase housing within the City to meet the housing needs of existing and future resident populations and does not propose any development. Adherence to the State and City's Fire regulations would ensure that the risk of wildfire would be reduced to the greatest extent possible. Additionally, potential environmental impacts related to wildfire associated with future development would be assessed on a site-by-site basis at the time when development is proposed and mitigation measures, if necessary, would be implemented during the application and environmental review process. Therefore, the 2021-2029 Housing Element would not result in increased risk of wildfire, impede an adopted emergency response plan, necessitate the installation or maintenance of facilities or features used to suppress wildfires, or expose people or structures to geological hazards as a result of wildfires. Thus, no impacts associated with wildfires would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.-c. No Impact. As discussed throughout the above portions of the Initial Study Checklist, the 2021-2029 Housing Element is a policy document and its adoption would not result in environmental impacts. Although implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation, the 2021-2029 Housing Element does not entitle or permit any particular residential development project. The adoption of the 2021-2029 Housing Element does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered, or threatened species; historic resources; or human beings. Potential impacts resulting from the development of future residential projects would be assessed at the time development is proposed. Mitigation measures would then, if necessary, be adopted in conformance with CEQA. Therefore, because the 2021-2029 Housing Element is a policy document that does not include physical development, it would result in no environmental impacts.

References

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