

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

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

4.1 OCEAN TRAILS GOLF AND RESIDENTIAL DEVELOPMENT PROJECT

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

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

4.2 SUBREGION 1 (OCEANFRONT ESTATES PROJECT)

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

Insert Figure 4-1

Cumulative Projects Location Map

**Table 4-1
List of Cumulative Projects**

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

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

4.3 POINT VIEW

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

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

4.4 GOLDEN COVE SUBAREA SHOPPING CENTER

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

4.5 LONG POINT RESORT HOTEL

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

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

4.6 POINT VICENTE INTERPRETIVE CENTER

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

4.7 TENTATIVE TRACT MAP NO. 52666

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

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

4.8 MARYMOUNT COLLEGE FACILITIES EXPANSION

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

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

4.9 BELMONT VILLAGE ASSISTED-LIVING FACILITY

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

4.10 CRESTRIDGE SENIOR DEVELOPMENT

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

4.11 BUTCHER SUBDIVISION

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

4.12 REMAX OFFICE BUILDING EXPANSION

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