

City of Rancho Palos Verdes

Mitigated Negative Declaration/Initial Study



1. Project title:

Planning Case Nos. ZON2008-00649 and SUB2008-00008
(General Plan Amendment, Zone Change, Zone Text Amendment, Conditional Use Permit, Grading Permit, Variance, Vesting Tentative Parcel Map and Environmental Assessment)

2. Lead agency name/ address:

City of Rancho Palos Verdes
Department of Planning, Building & Code Enforcement
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

3. Contact person and phone number:

Gregory Pfof, AICP, Deputy Planning Director
City of Rancho Palos Verdes
(310) 544-5228

4. Project location (See Figures 1 and 2 for Vicinity and Site Aerial Map):

Northwest corner of Crestridge Road and Crenshaw Boulevard (APN#7589-013-905)
City of Rancho Palos Verdes
County of Los Angeles

5. Project sponsor's names and addresses:

AMCAL Multi-Housing Inc.
ATTN: David Yarden
30141 Agoura Road, Suite 100
Agoura Hills, CA 91301

6. General plan designation:

Institutional/Hazard Area

7. Coastal plan designation:

Not applicable

8. Zoning:

Institutional/Open Space Hazard

9. Description of project (See Figures 3 and 4 and attachments for Proposed Site Plan and Building Elevations):

The proposed project includes the following:

- Construction of a new two-story 40-unit apartment complex. 39 of the apartment units will be age-restricted to individuals of 55 years and older, and will also be rent restricted to those who have an extremely low, very low, and/or low income. The remaining unit will not be restricted and will be reserved for an on-site manager. 33 of the apartment units are proposed to be 1-bedroom units (approximately 550 net square feet each), while the remaining 7 are proposed as 2-bedroom units (approximately 750 net square feet each).
- Construction of a new one-story 1,411 square foot Clubhouse (including office, restrooms and storage/maintenance) for use by the residents of the site
- 59 on-site surface level parking spaces for tenants and guests
- On-site landscaping and recreational area (bocce court)
- 52,315 cubic yards of grading consisting of 34,910 cubic yards of raw cut, 17,405 cubic yards of

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raw fill, 1,905 cubic yards of loss due to re-compaction/shrinkage, and 15,600 cubic yards of export. The proposed grading also includes the construction of five retaining walls on the developable portion of the site: 1) up to 25' high wall along the westerly property line behind the proposed structure, 2) up to 6' high wall along Crestridge Road, 3) up to 3' high wall along Crenshaw Blvd., 4) up to 5' high wall between the subject site and the neighboring pre-school site, and 5) up to 3' high wall on the building site. The proposed grading concept will involve lowering the site by up to 22' from existing grade to create the proposed building and parking pad areas.

- Subdivide the existing 19.63 acre parcel into two parcels - one parcel at 2.88 acres (the proposed development parcel) and the remainder parcel at 16.75 acres (the proposed open space parcel).

Proposed project entitlements include the following:

- **General Plan Amendment:** To accommodate a proposed change to the General Plan Land Use Map that involves relocating the existing land use boundary between the site's Institutional Land Use designation and the Hazard Area Land Use designation.
- **Zone Change:** Consistent with the proposed General Plan Amendment described above, to accommodate a proposed change to the Zoning Map that involves relocating the existing land use boundary between the Institutional Land Use designation and the Open Space Hazard Land Use designation.
- **Zone Text Amendment:** To clarify that the intent of the Institutional District's allowable use entitled "homes for the aged" (Municipal Code Section 17.26.030.E), may include certain residential type projects. A draft of the proposed Text Amendment is as follows (regular italicized text for text to remain and **bold underline** italicized text for text to be added): *"E. Sanitariums, nursing homes, rest homes, homes for the aged, homes for children and homes for mental patients. **For the purpose of this section, homes for the aged may include age-restricted, for-sale or for-rent residential developments provided such a development includes a City approved supportive service program that may include services such as an on-site caretaker, on-site property manager, meal service prepared on-site or provided to site, an off-site transportation shuttle system provided by and dedicated solely for the development, housekeeping services, social/recreation programs, educational programs, health and nutrition programs, and/or on-site home health care personnel.**"*
- **Conditional Use Permit:** To accommodate the proposed use and development of the proposed project. Additionally, approval of a Conditional Use Permit is required to allow the proposed 25'-0" high, 2-story building to exceed the Institutional District's Development Standard of 16' high and one-story.
- **Grading Permit:** To accommodate the proposed 52,315 cubic yards of grading and the proposed five retaining walls.
- **Tentative Parcel Map No. 070957:** To allow the existing 19.63 acre site to be subdivided into two separate parcels; one parcel at 2.88 acres (the proposed development parcel) and the remainder parcel at 16.75 acres (the proposed open space parcel).

10. Description of project site (as it currently exists):

The backwards "L" shaped project site measures 19.63 acres and is currently vacant. The southeasterly portion of the site (the small leg of the "L" shape), which is where the proposed development is to occur, is generally slightly sloping (with slopes generally less than 35%) to the northeast. Between this slightly sloping area and Crestridge Road (to the south) and Crenshaw Boulevard (to the east) exist extreme down slopes to the street level that were most likely manufactured as a result of the construction of these roadways. To the west of the developable area is an extreme slope that slopes upward towards an adjacent privately owned property to the west. The long leg portion of the subject site's "L" shape, which is located to the north and northwest of the proposed developable area, is a large extreme slope that slopes downward from a neighboring private parcel to Indian Peak Road. This slope also appears to be a manufactured slope. It is believed that the proposed developable portion of the site is mainly composed of fill material that was dumped on the subject site during the construction of Crenshaw Boulevard.

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Existing vegetation on the vacant 19.63 acre site varies and includes native and non-native species. The site does include patches of Coastal Sage Scrub (CSS) totaling approximately 2.80 acres, with 0.44 acres of CSS being impacted by the proposed project. In surveys of the site, a pair of California Gnatcatchers was discovered on the site, but in areas of the site not to be impacted by the proposed project.

11. Surrounding land uses and setting:

	Land Uses	Significant Features
On-site	Vacant open space. Some non-dedicated trails traverse the property.	Slopes with various species of vegetation
North of the long leg of the subject "L" shaped lot	Indian Peak Road and Commercial uses located in the City of Rolling Hills Estates	Commercial uses are located at a lower elevation than the subject site
Northeast	Rancho Palos Verdes Pre-school and Kindergarten	Existing structure and parking lot serving the Pre-school and Kindergarten at the corner of Indian Peak Road and Crenshaw Blvd
West of the small leg of the subject "L" shaped lot	A vacant 9.76 acre lot	Slopes with various species of vegetation.
South of the small leg of the subject "L" shaped lot	Crestridge Road. To the south side of Crestridge Road are the Palos Verdes Art Center and a Southern California Edison Electrical Substation. Further south and located upslope are single family detached residences.	Existing structures and parking lots serving the Art Center and the Edison Substation. The existing single family detached residences are over 100' in elevation higher than the existing grade of the developable portion of the site.
East of the small leg of the subject "L" shaped lot	Crenshaw Boulevard. To the east of Crenshaw Boulevard are single family detached residences.	The existing single family detached homes are at approximately the same elevation as the exiting grade of the proposed developable portion of the site.
South of the long leg of the subject "L" shaped lot, between the subject parcel and Crestridge Road	Five separate uses are located in this general vicinity. From east to west, they are: (1) a vacant 9.76 acre lot; (2) Belmont Assisted Living Facility; (3) Congregation Ner Tamid Temple; (4) County of Los Angeles Communication Antennae Site; and (5) The Canterbury Congregate Care Facility	All sites are located adjacent to and higher in elevation than this portion of the subject property. Some sites contain existing structures and parking lots, while the remaining site is vacant.
West of the long leg of the subject "L"	Existing residential Condominium/Townhouse Development located in the City of	Existing homes and parking areas.

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	Land Uses	Significant Features
shaped lot	Rolling Hills Estates	

10. Other public agencies whose approval is required:

No other public agencies are required to approve the proposed development project. However, it should be noted that a variety of funding sources are to be used to fund the proposed development. These funding sources include the City of Rancho Palos Verdes, the Rancho Palos Verdes Redevelopment Agency, and the State of California Tact Credit Allocation Committee (TCAC).

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Figure 1: Vicinity Map



Figure 2: Site Aerial Map

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Figure 3: Site Plan

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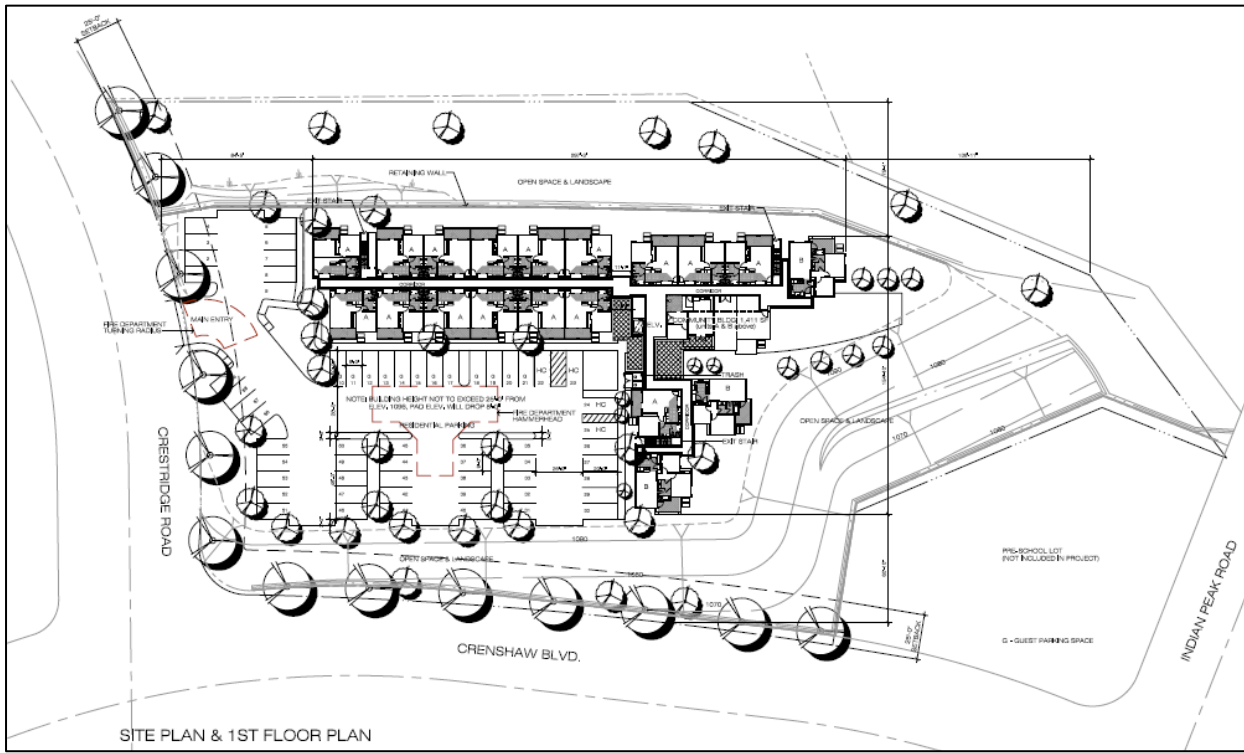
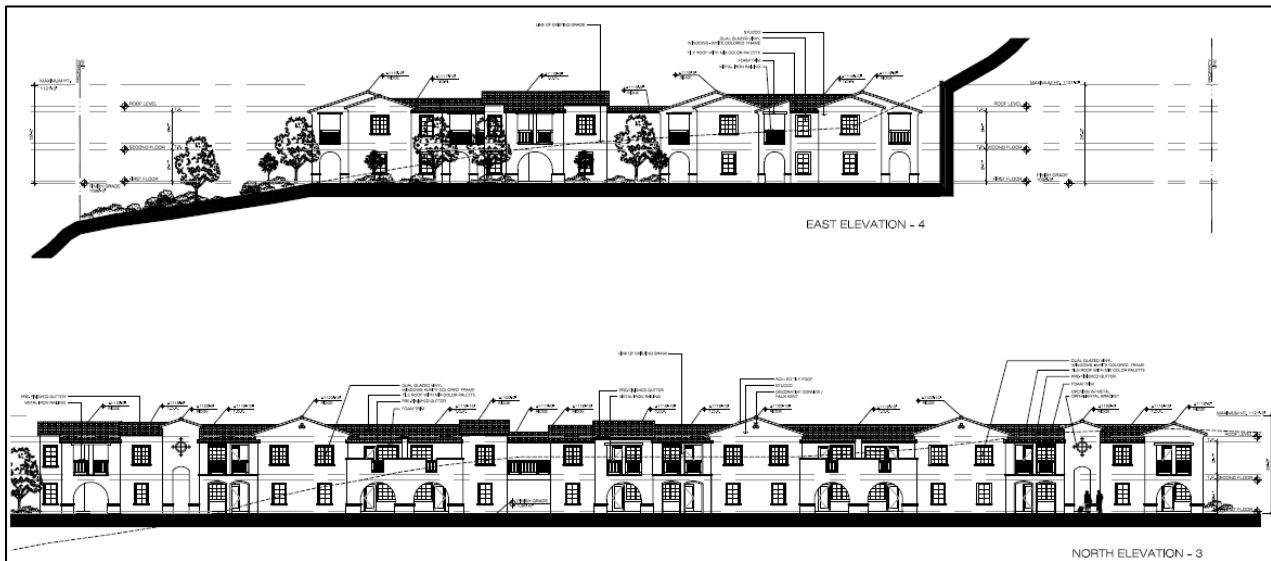


Figure 4: Elevations



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|-------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Population and Housing | |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the 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 the mitigation measures described on an attached sheet have been added to the project. 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 significant effect(s) 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 earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An **ENVIRONMENTAL IMPACT REPORT** is required but must analyze only the effects that remain to be addressed.
- 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 all potentially significant effect (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project

Signature: _____ Date: _____

Printed Name: Gregory Pfost, AICP
Deputy Planning Director For: City of Rancho Palos Verdes

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EVALUATION OF ENVIRONMENTAL IMPACTS:

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the proposal:					
a) Have a substantial effect on a scenic vista?	1,14,18		X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historical buildings, within a state scenic highway?					X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	14			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	14		X		
Comments:					
<p>a) The Visual Aspects diagram in the City's General Plan identifies the location of scenic vistas to be preserved, restored and enhanced. The subject property does not fall within any scenic vista or view identified in the General Plan. Currently, there are views over the subject property towards downtown Los Angeles, the greater Los Angeles Basin, and the San Gabriel Mountains from private property and public rights-of-way. While the proposed structures will be two-story and up to 25' high, the proposed project also involves lowering the existing grade of the site up to 22'. Furthermore, the proposed structure is primarily setback against the existing slope to the west of the buildable portion of the lot, thereby keeping the structure a substantial distance from the Crenshaw Boulevard and Crestridge Road public right of ways. As such, as shown in the attached visual simulations, the proposed buildings will not block views from neighboring uses or public right of ways. The proposed project will include new landscaping throughout the developable portion of the site (within the parking lot, near the structure, and along the slopes that are adjacent to Crenshaw Boulevard and Crestridge Road). To ensure that the proposed landscaping does not grow to a height that may degrade the existing views over the subject site, the following mitigation measures are proposed:</p> <ul style="list-style-type: none"> • AES-1: Prior to building permit issuance, the applicant shall submit a site landscape plan for the review and approval of the Director of Planning, Building and Code Enforcement. Such plan shall ensure that proposed landscaping will not result in significant view impairment from the viewing area of another property as defined in Section 17.02.040 of the Rancho Palos Verdes Municipal Code. • AES-2: Common area landscaping shall be maintained so as not to result in significant view impairment from the viewing area of another property, as defined in Section 17.02.040 of the Rancho Palos Verdes Municipal Code. <p>b) The subject site is not located near or within a state scenic highway. As such, there are no impacts.</p> <p>c) The proposed project will involve the development of an existing vacant site and therefore will have an affect on the existing visual character of the site and its surroundings. However, as described in a) above, the proposed project is only two-stories and will be setback towards the westerly slope and thereby a significant distance from the Crestridge Road and Crenshaw Boulevard right of ways. Additionally, the proposed structure will be designed with a residential theme that will be consistent with neighboring uses along Crestridge Road and those in surrounding residential neighborhoods. With respect to the appearance of the building, as shown in the attached elevation drawings of the proposed project, the proposed building facades will include architectural detail and trim to soften any perceived bulk and mass of the building. As such, while the project will be a new development on an existing vacant site, the project will not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, there is a less than significant impact.</p> <p>d) Compared to existing conditions (vacant parcel), The proposed project will create a new source of nighttime lighting in the area surrounding the project site. The lighting source will be from low level parking lot lighting, common walkway lighting and private residential unit lighting. The following mitigation measures are recommended to reduce the</p>					

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<p>light and glare impacts of the project to less-than-significant levels:</p> <ul style="list-style-type: none"> • <u>AES-3</u>: Prior to building permit issuance, the applicant shall submit a site lighting plan for the review and approval of the Director of Planning, Building and Code Enforcement. The plans shall demonstrate that lighting fixtures on the building and grounds shall be designed and installed so as to contain light on the subject property and not spill over onto adjacent private properties or public rights-of-way. • <u>AES-4</u>: Exterior lighting fixtures on the grounds and in the parking lot shall not exceed ten feet in height. • <u>AES-5</u>: Exterior lighting fixtures on private balconies and common exterior walkways shall be energy-efficient fixtures, such as compact fluorescents. Said fixtures shall be equipped with light sensors so that they will only be illuminated during hours of darkness. • <u>AES-6</u>: No internally-illuminated signage may be used on the project site. 					
<p>II. AGRICULTURE RESOURCES: Would the proposal:</p>					
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 Resource Agency, to non-agricultural use?	2, 10				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	2, 10				X
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?	2, 10				X
<p>Comments: a-c) Agricultural uses on the subject property are not permitted. Further there is no such use on the property today, nor is there evidence of such use on the property in the past. As such, there will be no agricultural resources impacts as a result of this project.</p>					
<p>III. AIR QUALITY. Would the proposal:</p>					
a) Conflict with or obstruct the implementation of any applicable air quality plan?	3			X	
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	3		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	3		X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X		
e) Create objectionable odors affecting a substantial number of people?					X

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<p>Comments:</p> <p>a-d) The subject site is located within the South Coast Air Basin, which is an area of non-attainment for Federal air quality standards for ozone (O₃), carbon monoxide (CO), and suspended particulate matter (PM¹⁰ and PM^{2.5}). The proposed project involves 52,315 cubic yards of grading, with a net export of 15,600 cubic yards. The movement of soil and the operation of construction equipment have the potential to create short-term construction-related air quality impacts upon nearby sensitive receptors, including single-family residences to the east and south. As such, the following mitigation measures are recommended to reduce the air quality impacts of the project to less-than-significant levels:</p> <ul style="list-style-type: none"> • <u>AIR-1:</u> Prior to the issuance of grading permits, the applicant shall demonstrate to the Director of Planning, Building and Code Enforcement that dust generated by grading activities shall comply with the South Coast Air Quality Management District Rule 403 and the City Municipal Code requirements that require regular watering for the control of dust. • <u>AIR-2:</u> During construction, all grading activities shall cease during periods of high winds (i.e., greater than 30 mph). To assure compliance with this measure, grading activities are subject to periodic inspections by City staff. • <u>AIR-3:</u> Construction equipment shall be kept in proper operating condition, including proper engine tuning and exhaust control systems. • <u>AIR-4:</u> Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated in Section 17.56.020(B) of the Rancho Palos Verdes Municipal Code. <p>e) Since the proposed project is not an industrial or commercial use, no objectionable odors are expected to be generated during or after the completion of construction.</p>					
<p>IV. BIOLOGICAL RESOURCES. Would the proposal:</p>					
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 Game or US Fish and Wildlife Service?	17		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	17		X		
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?	17				X
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?	17		X		

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e) Conflict with any local polices or ordinances protecting biological resources, such as tree preservation policy or ordinance?	2				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	7				X

Comments:

a, b and d) Biological surveys of the site have indicated that the site is bounded by patches of coastal sage scrub (CSS) in four locations totaling 2.80 acres. Of the 2.80 acres, approximately 0.44 acre will be impacted by the proposed project. The 0.44 acres of CSS within the project limits occur in two patches along the northern and southern boundaries of the site. These patches are small and fragmented. Additionally, past surveys have shown that there is a male and female California gnatcatcher within the CSS northeast of the project impact area, along Indian Peak Road. However, this area will be protected as part of the NCCP Preserve and therefore will not be impacted by the proposed project. To compensate for the loss of CSS, the following mitigation measures are proposed:

- **BIO-1:** The proposed project shall comply with the requirements of the Rancho Palos Verdes NCCP with regard to impacts to CSS habitat. Prior to issuance of Building Permits, the Applicant shall pay \$25,000 per acre of impact to CSS habitat on the project site. This fee will go to the non-profit management party as provided for in the NCCP/HCP and Implementing Agreement.
- **BIO-2:** All native breeding birds, (except game birds during hunting season) regardless of their listing status, are protected under the Migratory Bird Treaty Act (1918). Pursuant to Section 6.2.2 of the RPV NCCP Subarea Plan: "All construction site vegetation clearing will be conducted during the non-breeding season (September 1 to February 15) to avoid destruction of active bird nests. If vegetation clearing must be conducted during the bird breeding season, a nest survey must be conducted and a 15 meter (50 feet) exclusion zone is placed around all active nests (i.e., active nests with eggs or chicks) until the next becomes inactive". If brush clearing must occur during the breeding season (between February 16th and August 31st) and an active California gnatcatcher nest is identified within 100 feet of the vegetation clearing zone, then brush clearing shall be delayed within 100 feet of the next until the next becomes inactive.

c) Based upon field observations and an analysis of map resources, no wetlands or riparian resources occur within the project impact area. As such, there is no impact to federally protected wetlands.

e) The City has a Coastal Sage Scrub Conservation and Management Ordinance, which is codified as Chapter 17.41 of the Rancho Palos Verdes Municipal Code. This ordinance applies to parcels over two (2) acres in size that contain coastal sage scrub (CSS) habitat, which this project qualifies as. The purpose of this Ordinance is to provide requirements and procedures that involve the removal of CSS habitat mainly for weed abatement purposes. The proposed project will affect 0.44 acres of CSS habitat, which is permitted through the mitigation measures established above. As such, there will be no conflict with this existing Ordinance as the project will comply with such Ordinance. Therefore, there will be no impact.

f) The City has an adopted Natural Communities Conservation Plan (NCCP). A significant portion of the subject site is located in the NCCP Preserve, however, the portion located in the Preserve is the existing slope located along the longer leg of the "L" shaped parcel. No portion of the proposed development would be located within the Preserve. Further, the proposed project includes a request for a Tentative Parcel Map that would subdivide the existing parcel into two parcels, one of which will be the developable portion and the other will be an open space parcel that includes the entire Preserve Area. Since the portion of the site within the Preserve will continue to remain in the Preserve and the proposed development will not affect the Preserve, there will be no impact to the NCCP as a result of this project.

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V. CULTURAL RESOURCES. Would the proposal:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?					X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines?	5		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X		
d) Disturbed any human remains, including those interred outside of formal cemeteries?			X		

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<p>Comments:</p> <p>a) The existing site is vacant and has not been developed in the past. As such, there are no “historically significant” structures as defined in the State CEQA Guidelines, and therefore there will be no impact.</p> <p>b-d) According to the City’s Archaeology Map, the subject site is not within a probable area of archaeological resources. Nevertheless, since the site has not been developed in the past, in order to reduce the cultural resources impacts of the proposed project to less-than-significant levels, the following mitigation measures are recommended:</p> <ul style="list-style-type: none"> • <u>CUL-1:</u> Prior to the issuance of a grading permit, the applicant shall conduct a Phase 1 archaeological survey of the property. The survey results shall be provided to the Director of Planning, Building and Code Enforcement for review prior to grading permit issuance. • <u>CUL-2:</u> Prior to the commencement of grading, the applicant shall retain a qualified paleontologist and archeologist to monitor grading and excavation. In the event undetected buried cultural resources are encountered during grading and excavation, work shall be halted or diverted from the resource area and the archeologist and/or paleontologist shall evaluate the remains and propose appropriate mitigation measures. 					
<p>VI. GEOLOGY AND SOILS. Would the proposal:</p>					
<p>a) Expose people or structure to potentially substantial adverse effects, including the risk of loss, injury, or death involving:</p>					
<p>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?</p>	<p>1, 4, 11</p>			<p>X</p>	
<p>ii) Strong seismic ground shaking?</p>	<p>4, 11</p>			<p>X</p>	
<p>iii) Seismic-related ground failure, including liquefaction?</p>	<p>4, 11</p>			<p>X</p>	
<p>iv) Landslides?</p>	<p>4, 11</p>			<p>X</p>	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<p>11</p>			<p>X</p>	
<p>c) Be located on a geological unit or soil 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?</p>	<p>11</p>		<p>X</p>		
<p>d) Be located on expansive soil, as defined in the Uniform Building Code, thus creating substantial risks to life or property?</p>	<p>11</p>		<p>X</p>		
<p>e) Have soils incapable or adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?</p>					<p>X</p>
<p>Comments:</p> <p>a, c-d) The proposed project involves 52,315 cubic yards of grading (34,910 cubic yards of cut and 17,405 cubic yards of fill), with a net export of 15,600 cubic yards. The maximum depth of cut for the proposed project to create the proposed</p>					

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<p>building pad and parking area is 22 feet. The proposed project also includes 5 retaining walls.</p>					
<p>According to the Official Maps of Seismic Hazard Zones provided by the State of California Department of Conservation, a portion of the subject property is located within an earthquake-induced landslide zone, which is defined as an area where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacement. There is a portion on the site, which is located within the parcel that is to remain as open space that did suffer from a small landslide in previous years. However, no development activity will be located near the former landslide site, nor within this earthquake-induced landslide zone.</p>					
<p>The subject property is within the vicinity of the Palos Verdes fault zone, although there is no evidence of active faulting on the subject property. The soils of the Palos Verdes Peninsula are also generally known to be expansive and occasionally unstable. Given the known and presumed soils conditions on and around the project site, the applicant has conducted soil investigations.</p>					
<p>Nevertheless, the following mitigation measure is recommended to reduce the geology and soils impacts of the project to less-than-significant levels:</p>					
<ul style="list-style-type: none"> • <u>GEO-1</u>: Prior to the issuance of a building permit by the City's Building Official, the applicant shall obtain final approval of the grading and construction plans from the City's geotechnical consultant. This review shall include analysis of any potential impacts resulting from the former landslide condition on the subject property. The applicant shall be responsible for the preparation and submittal of all soil engineering and/or geology reports required by the City's geotechnical consultant in order to grant such final approval. 					
<p>b) During grading and construction operations, top soil will be exposed and removed from the property due to re-compaction of the existing fill material and lowering the existing grade up to 22' to create the building pad and parking area. However, the City's Building and Safety Division will require the preparation and implementation of an erosion control plan for wind- and waterborne soil. A site landscape plan will also be prepared and implemented to help stabilize post-construction slopes. These standard project conditions will reduce any project-related erosion to less-than-significant levels.</p>					
<p>e) The project will be connected to the existing public sanitary sewer system; septic systems or alternative wastewater disposal systems will not be permitted. As such there will be no impact.</p>					
<p>VII. HAZARDS AND HAZARDOUS MATERIALS. Would the proposal:</p>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?					X
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?					X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
d) Be located on a site, which is included on a list of hazardous materials sites					X

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<p>complied pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?</p>					
<p>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 for people residing or working in the project area?</p>					X
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>					X
<p>g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?</p>					X
<p>h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	13			X	
<p>Comments:</p> <p>a-c) The applicant has prepared a Phase I environmental assessment of the property to identify the presence or absence of hazardous materials due to the lack of any prior development on the subject site. The Phase I report noted that there would not be a presence of PCBs, asbestos-containing materials (ACMs) nor lead paint. As such, there will be no impact</p> <p>d) The proposed project is not located on a site that is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5. As such, there is no impact.</p> <p>e-f) The subject property is not located within two (2) miles of Torrance Municipal Airport or in the vicinity of any private airstrip. As such, there is no impact.</p> <p>g) In 2004, the cities of Rancho Palos Verdes and Rolling Hills Estates adopted a Joint Natural Hazards Mitigation Plan (JNHMP). The purpose of the JNHMP is “to promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property, and the environment from natural hazards.” The development of the proposed project is not incompatible with the purpose of the JNHMP. As such, there is no impact.</p> <p>h) Based upon the most recent maps prepared by the California Department of Forestry and Fire Protection (CalFire), the entire Palos Verdes Peninsula is within a Very High Fire Hazard Severity Zone. However, the subject property is surrounded by other developed properties in an urbanized area of the Peninsula. Additionally, the proposed project will be required to meet all requirements pertaining to fire brush clearance around structures. Therefore, the risk of increased exposure of residents to wildland fires is expected to be less than significant.</p>					
<p>VIII. HYDROLOGY AND WATER QUALITY. Would the proposal:</p>					
<p>a) Violate any water quality standard or</p>	19		X		

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wastewater discharge requirements?					
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater?	15, 19				X
c) Substantially alter the existing drainage pattern of the site or areas, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	14, 15, 19		X		
d) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	19		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	19		X		
f) Otherwise substantially degrade water quality?	19		X		
g) Place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?					X
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?					X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?					X
j) Inundation by seiche, tsunami, or mudflow?					X
<p>Comments:</p> <p>a, c-f) Since the subject site is vacant, the proposed development (buildings and parking lot) would alter the topography of the site and increase the amount of impermeable surface area. This will result in changes to the current drainage patterns on the project site, as well as the potential for erosion and run-off during construction. However, this would be common for any development of the subject site. Due to the scope of the project, it requires the review and conceptual approval of the City's National Pollutant Discharge Elimination System (NPDES) consultant. To ensure that there will be no significant impacts, the following mitigation measure has been added:</p> <ul style="list-style-type: none"> • WQ-1: Prior to issuance of any permits, the City's NPDES consultant shall review and approve the project to ensure that the project will comply with all applicable requirements for the control and treatment of erosion and run-off from the project site. 					

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As such, with mitigation, the hydrology and water quality impacts of this project will be less than significant.					
b) The proposed project will not involve or require the withdrawal of groundwater. In addition, given the elevation and topography of the project site, it would not be likely to provide suitable opportunities for groundwater recharge. Therefore there is no impact.					
g-h) There are no Federally-mapped 100-year flood hazard areas in the City of Rancho Palos Verdes. Therefore there is no impact.					
i) There is no dam or levee anywhere in the vicinity of the project site. Therefore there is no impact.					
j) The subject property does not adjoin an ocean, lake or other body of water, so there is no risk of inundation by seiche, tsunami, or mudflow. Therefore there is no impact.					
IX. LAND USE AND PLANNING. Would the proposal:					
a) Physically divide an established community?	1, 2, 14			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1, 2, 11, 14			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	7				X
Comments:					
a) The project site is a vacant parcel that is surrounded mostly by developed properties. Thereby, the proposed project is an in-fill project within the surrounding community. The proposed project would develop an existing vacant site, but would not disrupt or divide the existing pattern of development surrounding the project site. Surrounding land uses vary from Institutional Land Uses along Crestridge Road and residential land uses on the east side of Crenshaw Boulevard. The proposed rental affordable housing project for seniors is compatible with other existing Institutional land uses along Crestridge Road. Furthermore, although it is a rental project, given its residential design and accommodation to seniors, the proposed project will not be incompatible with the single-family residential community to the east. As such, the proposed project will not physically divide an established community and therefore there will be less than a significant impact.					
b) The proposed project involves a General Plan Amendment and Zone Change to re-locate the existing boundary line between the subject property's Institutional and Open Space Hazard land use designations. When the City of Rancho Palos Verdes incorporated in 1973, the subsequent General Plan Land Use Map was created in 1975 with Open Space Hazard designations drawn on the land use map without being based upon site specific geological studies. The boundary line was meant to generally distinguish extreme slope and geological unstable areas from buildable areas. With the understanding that the boundary line was placed without detailed study, the Zoning Code permits deviations to this boundary line based upon site specific geological analysis - a common practice that has been granted by the City in the past. It should also be noted that the subject site is a fill site created when Crenshaw Road was constructed. As part of the proposed project, the Applicant will be removing this fill to create the proposed building pad and parking area. The geological analysis on the proposed project supports the change in the land use boundary to relocate it to a more appropriate location supported by geological analysis. As such, while there is a proposed change in the Land Use Plan					

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and Zoning Map, the change is less than a significant impact.					
<p>Additionally, it should be noted that the proposed project involves a Zone Text Amendment to further define the allowable uses in the Institutional District to accommodate residential projects that are strictly reserved for elderly persons. There is less than a significant impact related to this change as the request is simply clarifying the existing permitted use entitled "Homes for the Aged" to allow residential projects for elderly persons provided that they provide resident care services so as to be consistent with the purpose of the Institutional District. The proposed project will comply with the revised Zoning text language and be consistent with other types of uses already permitted in the Institutional District. As such, there is also a less than significant impact related to the specific project and its consistency with the proposed Zone Text Amendment.</p>					
<p>c) The City has an adopted Natural Communities Conservation Plan (NCCP). A significant portion of the subject site is located in the NCCP Preserve, however, the portion located in the Preserve is the existing slope located along the longer leg of the "L" shaped parcel. No portion of the proposed development would be located within the Preserve. Further, the proposed project includes a request for a Tentative Parcel Map that would subdivide the existing parcel into two parcels, one of which will be the developable portion and the other will be an open space parcel that includes the entire Preserve Area. Since the portion of the site within the Preserve will continue to remain in the Preserve and the proposed development will not affect the Preserve, there will be no impact to the NCCP as a result of this project.</p>					
X. MINERAL RESOURCES. Would the proposal:					
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?					X
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?					X
Comments:					
a-b) There are no mineral resources known or expected to exist on the subject property. As such, there is no impact.					
XI. NOISE. Would the proposal result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		
e) For a project located within an airport land use plan or, where such a plan has					X

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not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?					
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X
<p>Comments:</p> <p>a) The City of Rancho Palos Verdes does not have a noise ordinance. However, General Plan Noise Policy No. 5 "[requires] residential uses in the 70 dB(A) location range to provide regulatory screening or some other noise-inhibiting agent to ensure compliance with the noise ordinance." The Noise Levels Contour diagram in the General Plan depicts Crenshaw Boulevard as falling with the 60 db(A) noise contour. Therefore, noise impacts upon future project residents are expected to be less than significant.</p> <p>b-d) The proposed project involves 52,315 cubic yards of grading (34,910 cubic yards of cut and 17,405 cubic yards of fill), with a net export of 15,600 cubic yards, and the construction of a 24,957-square-foot building. The movement of soil and the operation of construction equipment have the potential to create short-term construction-related noise impacts upon nearby sensitive receptors, including single-family residences to the east and south. As such, the following mitigation measures are recommended to reduce the noise impacts of the project to less-than-significant levels:</p> <ul style="list-style-type: none"> • NOI-1: Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Municipal Code without a special construction permit. • NOI-2: The project shall utilize construction equipment equipped with standard noise insulating features during construction to reduce source noise levels. • NOI-3: All project construction equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts is generated. • NOI-4: Haul routes used to transport soil exported from the project site shall be approved by the Director of Public Works to minimize exposure of sensitive receptors to potential adverse noise levels from hauling operations. <p>e-f) The subject property is not located within two (2) miles of Torrance Municipal Airport or in the vicinity of any private airstrip. As such, there will be no impact.</p>					
<p>XII. POPULATION AND HOUSING. Would the proposal:</p>					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	1, 6, 12			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					X
<p>Comments:</p>					

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<p>a) The proposed project involves the construction of 40 new dwelling units. The State Department of Finance (DOF) estimates an average of persons per household in the City at 2.76. Using this rate, the proposed project would accommodate approximately 111 persons. However, given the small size of the proposed units, and the limited bedroom count of the proposed project, it is more likely expected that the proposed project would house between 48 and 80 persons. The State Department of Finance (DOF) estimates the 2008 population of the City of Rancho Palos Verdes as 42,964 persons, based upon an assumed maximum of 80 occupants, the proposed project would result in an increase to the City's population of only about 0.2%. Furthermore, the most recent Regional Housing Needs Assessment (RHNA) allotment for the City of Rancho Palos Verdes is 60 additional housing units during the period from July 1, 2005 through June 30, 2014, of which 26 units shall be affordable to extremely low, very low and low income households. The proposed project will meet the projected affordable housing need of 26 units. While the proposed project would increase the number of housing units in the City, based upon the DOF 2008 total housing unit count of 15,845 units, the proposed project only represents an increase of 0.25%. Therefore, the population and housing impacts of the proposed project will be less than significant.</p> <p>b-c) There are no existing dwelling units on the subject property. Therefore, the proposed project will not displace any existing residences or people. As such, there will be no impact.</p>					
<p>XIII. PUBLIC SERVICES. Would the proposal result in:</p>					
<p>a) Substantial adverse physical impacts associated with the provisions of 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 following public services:</p>					
<p>i) Fire protection?</p>				X	
<p>ii) Police protection?</p>				X	
<p>iii) Schools?</p>				X	
<p>iv) Parks?</p>	2			X	
<p>v) Other public facilities?</p>				X	
<p>Comments:</p> <p>a) The estimated population of the proposed 40-unit project is up to 80 persons, which amounts to only a 0.2% increase in the City's 2008 estimated population of 42,964. This small increase in population is not expected to place significant additional demands upon public safety services (i.e., fire and police). As conditions of project approval, the applicant will be required to pay fees to the Palos Verdes Peninsula Unified School District (PVPUSD) and the City for the project's proportional impacts upon schools and parks, respectively. Therefore, the public services impacts of the project are expected to be less than significant.</p>					
<p>XIV. RECREATION. Would the proposal:</p>					
<p>a) Increase the use of neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?</p>	2			X	
<p>b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</p>					X

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<p>Comments:</p> <p>a) The proposed project is expected to increase the City's population by up to 80 persons. Although this amounts to only a 0.2% population increase (based upon 2008 estimates), additional residents may place additional demands on the City's recreational facilities. However, as part of the proposed project, 16.75 acres of the subject 19.63 acre parcel will become its own lot and be dedicated for open space/passive recreational use that will allow for recreational trails to traverse the open space parcel. As such, the provision of additional passive recreational land in the City will result in a less than significant impact to recreational facilities.</p> <p>b) The proposed project includes both common and private open space and recreation facilities. The common facilities include a bocce court and walkways on the ground level. The private facilities include balconies/decks for each unit. These facilities will be constructed concurrent with the proposed project and will, in and of themselves, have no significant impacts that are not addressed elsewhere in this analysis. As such, there will be no impact.</p>					
<p>XV. TRANSPORTATION/TRAFFIC. Would the proposal:</p>					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?	8, 9		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	8				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	8		X		
e) Result in inadequate emergency access?					X
f) Result in inadequate parking capacity?	2, 8				X
g) Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?					X
<p>Comments:</p> <p>a) Based upon the Los Angeles County trip generation standard for residential condominiums/townhomes, the applicant's traffic engineer has conservatively estimated that the project would generate 320 daily trips. This is far more conservative than if the current 7th Edition ITE trip generation standard for elderly housing were used, which would yield only about 140 daily trips. The applicant's traffic engineer completed a traffic impact analysis for the project, focusing particularly on impacts at 5 intersections: 1) Crenshaw Blvd. at Indian Peak Road, 2) Crenshaw Blvd. at Crestridge Road, 3) Crenshaw Blvd. at Crest Road, 4) Highridge Road at Crestridge Road, and 5) Art Center Driveway at Crestridge Road. As a result of this analysis, no significant traffic impacts were identified at any intersection as a result of the proposed project. While there are no significant traffic impacts to the noted intersections, the study does note that the proposed project will cumulatively add to the projected LOS E operating condition at the intersection of Crenshaw Blvd. and Crest Road. As such, to mitigate for this potential cumulative impact, the following mitigation measure shall be implemented:</p> <ul style="list-style-type: none"> • TRA-1: Prior to building permit final, the applicant shall be responsible for contributing the project's fair share of 					

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<p>the cost of the recommended improvements at Crenshaw Blvd and Crest Road (estimated at up to 0.41%) to the City of Rancho Palos Verdes.</p> <p>Also, during construction, 15,600 cubic yards of soil would be removed from the site, which equates to roughly 1,560 truck trips. These truck trips have the potential to create adverse impacts along the route on and off the Peninsula (i.e., Hawthorne Boulevard). Therefore, the following mitigation measure is recommended to reduce this impact to less-than-significant levels:</p> <ul style="list-style-type: none"> • TRA-2: Prior to grading permit issuance, the applicant shall obtain approval of a haul route from the Director of Public Works. The applicant shall ensure that loaded trucks are appropriately covered to prevent soil from spilling on the roadway along the haul route. <p>b) The Congestion Management Program (CMP) for Los Angeles County requires that the traffic impact of individual development projects of potential regional significance be analyzed. As discussed in the project's traffic study, various CMP intersection monitoring locations in the vicinity of the project were identified. Since the proposed project will not add 50 or more trips to the noted intersections a CMP intersection traffic impact analysis is not required for this project. As such, there is no impact.</p> <p>c) The proposed project is a residential condominium and has no impact upon air traffic patterns.</p> <p>d) The traffic study analyzed the need for a Crestridge Road westbound deceleration lane into the project site. Based on a review of the expected peak hour traffic volumes, a westbound deceleration lane is not required. Additionally, given that the westbound travel way on Crestridge Road is approximately 30 feet wide along the project it has been determined that there is adequate roadway width provided for a through lane and a defacto right-turn lane.</p> <p>Furthermore, the traffic study analyzed potential sight distance impacts related to the project access onto Crestridge Road. It should be noted that the analysis considered the elevation change on Crestridge Road related to the proposed driveway location. It was determined that adequate sight distance will be provided.</p> <p>Additionally, the traffic study for the proposed project did identify the potential for certain turning movement impacts related to the location of the driveway access and the intersection of Crestridge Road and Crenshaw Blvd during am and pm peak periods. As such, to mitigate these impacts to a less than significant level, the following mitigation measure shall be implemented:</p> <ul style="list-style-type: none"> • TRA-3: Prior to issuance of Certificate of Occupancy, and subject to review and approval by the Director of Public Works, the Applicant shall be responsible for installing 1) a "STOP" sign and stop bar at the project driveway, and 2) appropriate signage restricting access to the site during the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) to left-turn in/right-turn in and right-turn out only movements. <p>e) The surface driveways serve as a fire lane for Fire Department access to the building. No other nearby uses take access to or through the subject property. As such, no impacts will occur.</p> <p>f) Based upon the 40-unit proposal, a minimum of 59 parking spaces are required for residents and guests, pursuant to the multi-family residential parking standards of the Rancho Palos Verdes Municipal Code. The proposed project would provide 59 parking spaces, including 4 handicapped-accessible spaces. No off-site parking spaces are proposed or necessary. As such, there will be no impacts.</p> <p>g) There are no adopted policies, plans, or programs supporting alternative transportation that include the subject property and/or any abutting right-of-way. As such, there is no impact.</p>					
<p>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</p>					

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a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X		
e) 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?			X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X		
<p>Comments:</p> <p>a-c, e-g) The proposed project would result in the construction of 40 new dwelling units, which equates to only a 0.2% increase in the number of dwelling units in the City (based upon 2008 estimates). The project site has access to existing water, waste water and sewage disposal infrastructure in the vicinity and the City has existing contracts for solid waste disposal for residential properties in the City. Therefore, the additional demand for these services resulting from the proposed project is expected to be less than significant.</p> <p>d) Given that the proposed project would increase the number of persons in the City by only 0.2%, the increase in demand for water, wastewater treatment, and solid waste disposal attributable to this project is expected to be minimal compared to the amount of services being offered to the service area. Nevertheless, the following mitigation measures are recommended to reduce the water supply impacts of the project to less-than-significant levels and ensure that existing service providers for wastewater treatment and solid waste disposal will be less than significantly impacted:</p> <ul style="list-style-type: none"> • <u>UTL-1:</u> Prior to submittal of plans into building division plan check, the applicant shall provide evidence of confirmation from the applicable service providers that provide water, wastewater treatment and solid waste disposal, that current water supplies are adequate to serve the proposed project. • <u>UTL-2:</u> Prior to building permit issuance, the applicant shall ensure that construction plans and specifications for the project includes the following interior water-conservation measures for the following plumbing devices and appliances: Reduce water pressure to 50 pounds per square inch or less by means of a pressure-reducing valve; Install water-conserving clothes washers; Install water-conserving dishwashers and/or spray emitters that are retrofitted to reduce flow; and, install one-and-one-half gallon, ultra-low flush toilets. 					

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<ul style="list-style-type: none"> • <u>UTL-3</u>: Prior to building permit issuance, the applicant shall submit landscape and irrigation plans for the common open space areas for the review and approval of the Director of Planning, Building and Code Enforcement. Said plans shall incorporate, at a minimum, the following water-conservation measures: Extensive use of native plant materials; Low water-demand plants; Minimum use of lawn or, when used, installation of warm season grasses; Grouped plants of similar water demand to reduce over-irrigation of low water demand plants; Extensive use of mulch in all landscaped areas to improve the soil's water-holding capacity; Drip irrigation, soil moisture sensors, and automatic irrigation systems; Use of reclaimed wastewater, stored rainwater or grey water for irrigation. 					
<p>17. MANDATORY FINDINGS OF SIGNIFICANCE.</p>					
<p>a) Does the project have the potential to 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, 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?</p>	<p>2, 7, 17</p>		<p>X</p>		
<p>Comments: As discussed in this report and as provided through mitigation measures, the proposed project will not 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 pre-history.</p>					
<p>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 the past projects, the effects of other current projects, and the effects of probable future projects)?</p>			<p>X</p>		
<p>Comments: The proposed project is a relatively small project compared to existing and on-going multi-family development in the vicinity of the project site, most of which is currently occurring in the commercial district of the City of Rolling Hills Estates. The proposed project would result in negligible increases of 0.2% in the number of persons in the City. Once construction of the project is completed, as mitigated, the traffic expected to be generated by the project will not cause impacts to nearby intersections. This project is an in-fill development in an area of the City that is zoned for and developed with other institutional type uses. The environmental impacts of the project will be below the level of significance after mitigation. Therefore, the proposed project is not anticipated to result in a significant cumulative impact.</p>					
<p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p>					<p>X</p>
<p>Comments: As discussed above, all potentially-significant environmental effects of the proposed project can be mitigated to less-than-significant levels. Therefore, the proposed project will have no substantial adverse effects on human beings, either directly or indirectly.</p>					

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18. EARLIER ANALYSES.	
Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following items:	
a) Earlier analysis used. Identify earlier analyses and state where they are available for review.	
Comments: No earlier EIR or Negative Declaration were used in the analysis of this project.	
b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.	
Comments: Not Applicable	
c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.	
Comments: Not Applicable	

19. SOURCE REFERENCES	
1	City of Rancho Palos Verdes, <u>Rancho Palos Verdes General Plan</u> , and associated Environmental Impact Report. Rancho Palos Verdes, California as amended through August 2001.
2	City of Rancho Palos Verdes Municipal Code and Zoning Map
3	South Coast Air Quality Management District. <u>CEQA AIR Quality Handbook</u> . Diamond Bar, California: November 1993
4	Official Maps of Seismic Hazard Zones provided by the Department of Conservation of the State of California, Division of Mines and Geology
5	City of Rancho Palos Verdes Archeology Map.
6	City of Rancho Palos Verdes General Plan Housing Element, adopted June 17, 2008
7	City of Rancho Palos Verdes, <u>Natural Communities Conservation Plan</u> . Rancho Palos Verdes, California as adopted August 2004
8	Linscott Law and Greenspan, <u>Traffic Impact Analysis – Senior Apartment Project – Rancho Palos Verdes</u> . Costa Mesa, California, December 15, 2008.
9	Institute of Traffic Engineers, <u>ITE Trip Generation</u> , 7 th Edition.
10	Anderson Environmental, <u>Phase I Environmental Assessment Report – 5555 Crestridge Road, Rancho Palos Verdes</u> . Agoura Hills, California, December 15, 2008.
11	Pacific Soils Engineering, Inc., <u>Preliminary Geotechnical Investigation, Rancho Palos Verdes Senior Apartments</u> . Cypress, California, December 15, 2008.
12	State of California, Department of Finance, <u>2008 Population and Housing Estimates</u> . Sacramento, California, accessed via website December 2008
13	State of California, Department of Forestry and Fire Protection, <u>Very High Fire Hazard Severity Zone Maps</u> . Sacramento, California, accessed via website, March 2008
14	Withee Malcolm Architects, Project Plans and Applications.
15	Pacific Coast Civil, Inc. <u>Drainage Study for Rancho Palos Verdes Senior Apartments</u> , Agoura Hills, California, December 17, 2008
16	Pacific Coast Civil, Inc. <u>Sewer Area Study for Rancho Palos Verdes Senior Apartments</u> , Agoura Hills, California, December 17, 2008
17	Glenn Lukos Associates, <u>Updated Results for Biological Assessments at the Crestridge Estates Development Project at Crestridge Road and Crenshaw Boulevard in Rancho Palos Verdes, Los Angeles, California</u> , Lake Forest, California, December 12, 2008
18	VisionScape Imagery, <u>View Simulations</u> , Irvine, California, December 2008
19	Pacific Coast Civil, Inc. <u>Storm Water Pollution Prevention Plan (SWPPP) for RPV Senior Apartments</u> , Agoura Hills, California, December 16, 2008

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Attachment:
A. Project Plans