

December 19, 2008

PUBLIC NOTICE
PROPOSED
MITIGATED NEGATIVE DECLARATION

The City of Rancho Palos Verdes hereby gives notice that pursuant to the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the CEQA Guidelines of the City of Rancho Palos Verdes, the Director of Planning, Building, and Code Enforcement has analyzed the appeal of the Planning Commission's denial of Case No. ZON2008-00091, a General Plan Amendment and Zone Change for property located at 28103 Hawthorne Boulevard (current Valero service station), in Rancho Palos Verdes, CA 90275 (Thomas Guide: Page 792, H-7).

The proposed project is described as follows:

The project proposes to change the General Plan Land Use designation of the property from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited).

After reviewing the Initial Study for the project, the Director of Planning, Building, and Code Enforcement has determined that this project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared.

Public comments will be received by the City prior to a decision on the Mitigated Negative Declaration and action on the project, for a period of at least 20 days, from December 19, 2008 through January 21, 2009.

A public hearing will be held before the City Council to discuss the appeal of the Planning Commission's denial, including the proposed Mitigated Negative Declaration, on **Wednesday January 21, 2009**, at 7:00 p.m. at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes.

A copy of all relevant material, including the project specifications, Initial Study, and the Mitigated Negative Declaration, are on file in the offices of the Planning, Building, and Code Enforcement Department, 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275, and are available for review from 7:30 am to 5:30 pm Monday through Thursday, and from 7:30 am to 4:30 pm on Friday. PLEASE NOTE THAT CITY HALL OFFICES WILL BE

PUBLIC NOTICE

Appeal of Case No. ZON2008-00091 (GPA & ZC)

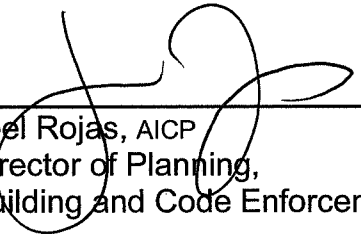
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CLOSED FOR THE HOLIDAYS, FROM DECEMBER 24, 2008 THROUGH JANUARY 2, 2009. Emails and written correspondences received during this time will be included as part of the record and included in the Staff Report to the City Council.

In addition to the commenting period noted above for the Mitigated Negative Declaration, the City requests that written comments be provided to the City by noon on Tuesday, January 13, 2009 to ensure inclusion of your comments with the Staff Report. All comments submitted after the Tuesday noon deadline will be hand delivered to the City Council at the January 21st meeting.

To receive a copy of the Initial Study, or for additional information, please contact Senior Planner Eduardo Schonborn, AICP, at (310) 544-5228 or via e-mail at eduardos@rpv.com.



Joel Rojas, AICP
Director of Planning,
Building and Code Enforcement

STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Rancho Palos Verdes at, or prior to, the public hearing.

City of Rancho Palos Verdes ENVIRONMENTAL CHECKLIST FORM



1. Project title:

General Plan Amendment/Zone Change for 28103 Hawthorne Boulevard (known as the Valero Gas Station site) (Case No. ZON2008-00091)

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:

Eduardo Schonborn, AICP, Senior Planner
City of Rancho Palos Verdes
(310) 544-5228

4. Project location:

28103 Hawthorne Boulevard
(current Valero service station)
City of Rancho Palos Verdes
County of Los Angeles

5. Project sponsor's names and addresses:

Masoud & Shahla Sharifi
28103 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

6. General plan designation:

Residential (2-4 d.u./acre)

7. Coastal plan designation:

This project is not located in the City's Coastal Zone

8. Zoning:

RS-4 (Single-Family Residential), with Automotive Service Station Overlay

9. Description of project:

The project includes changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited).

Since a specific development project is no longer proposed for the subject property in conjunction with the land use change request, an assumption is made for a reasonable build-out of the property based on the development standards that would apply to development proposals in the CL Zoning District. Based on the development standards and a previous development proposal for a CVS pharmacy on the site, Staff has identified a potential building envelope of 11,000 square feet at a height of 16-feet. For comparison, the previous development proposal that was withdrawn analyzed a 15.5-foot high 10,880 square

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foot building on the site. This potential building envelope is used as the basis for the environmental evaluation for the proposed General Plan Amendment and Zone Change.

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

The subject property is a 41,867 square foot (.96 acres) corner lot located on the northwest corner of Hawthorne Boulevard and Granvia Altamira. The lot has an existing 3,592 square foot one-story building with three automobile service bays, convenience store and a small office and storage area. There are also four fueling dispensers located under an existing detached canopy, and the site contains five underground storage tanks (USTs), comprised of three gasoline USTs, one diesel UST, and one waste oil UST.

The underlying zoning district of the lot is RS-4 (Single Family Residential). However, since this lot is in the City's automotive service station overlay control district (OC-4), the existing use is considered a legal conforming use regardless of the base zoning district, and operation of the use may continue in accordance with the standards of the overlay control district.

11. Surrounding land uses and setting:

	Land Uses	Significant Features
On-site	The lot has an existing 3,592 square foot one story building with three automobile service bays, convenience store and a small office and storage area. There are also four fueling dispensers located under an existing canopy.	The site currently contains underground fuel storage tanks that are associated with the fuel dispensers. Off-site sales of beer and wine are allowed within the existing convenience store.
North	Commercial Land Use / CL (Commercial-Limited) Zoning	An existing two-story multi-tenant building, consisting of retail and office uses. Further, off-site sales of beer and wine are sold within the existing 7-Eleven store. The commercial facility pre-dates the City's incorporation. When the City incorporated in 1973, the property was zoned RS-4, and the existing commercial uses became legal non-conforming uses. In 1988, however, the zoning designation was changed from RS-4 to Commercial Limited (CL), and a Conditional Use Permit was approved, allowing the continued operation of the commercial uses.
South	Single-Family Residential	Single-family residences are at a lower elevation than the subject property.
East	Multi-Family Residential	Hawthorne Boulevard is a major thoroughfare of the City. Across the street are existing multi-family residences that are higher in elevation than the subject property, with ocean views oriented laterally over the subject property.
West	Single-Family Residential	Single-family residences are located at a lower elevation than the subject property.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

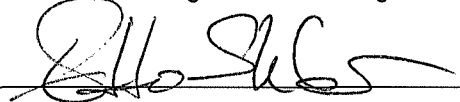
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <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: DECEMBER 18, 2008

Printed Name: Eduardo Schonborn, AICP
Senior Planner 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		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?			X		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	1		X		

Comments: The proposed project involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited). The General Plan Amendment and Zone Change involves no development or other improvement or alteration to the project site. No actual development is being requested as part of this Amendment and Change because these applications only change the underlying land use and zoning of the subject property. Therefore, there will be no effects upon aesthetics.

However, as indicated in the project description, it is assumed that build-out of the property could yield up to an 11,000 square foot building. Based upon that build-out scenario, a development project may potentially affect scenic vistas from surrounding properties due to the height and location of a building on the site. Since the surrounding topography varies in elevation from the subject property, the following mitigation measures have been added:

A-1: Structures, buildings and associated elements of a proposed development project shall be no higher than 16-feet to minimize any significant view impairment from the viewing areas, as defined by the City of Rancho Palos Verdes' Development Code, of the surrounding residential properties.

A-2: All mechanical equipment shall be substantially screened from public view from along Hawthorne Boulevard, from along Ridgegate Drive, and other properties that have views over the subject site. The mechanical equipment shall be substantially screened from view to the satisfaction of the Director of Planning, Building and Code Enforcement.

The original proposal included a component that was found to have a potential affect on the visual character of the site and its surroundings due to the architectural style in relation to the immediate area and due to the proximity of the structure to the intersection of Hawthorne Boulevard and Granvia Altamira. To ensure that potentially significant impacts from the design and location of a building are mitigated to less than significant levels, the following mitigation measure has been added:

A-3: The design of proposed buildings shall include an architectural style and design, features, color scheme, and roof design and material that are consistent with the surrounding residential appearance of the neighborhood.

The original proposal included a development component that was found to have a potential affect on light and glare upon surrounding properties or the adjacent public rights-of-way. To ensure that there will be no significant light or glare impacts from the potential build-out scenario, the following mitigation measures have been added:

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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A-4: Subject to the satisfaction of the Director of Planning, Building and Code Enforcement, each light fixture shall incorporate appropriate shields to adequately shield the light source from adjacent property. Further, the fixtures shall be hooded so that the light is directed downward.

A-5: No new light poles or standards greater than 6-feet in height or the height of the perimeter wall are allowed along or adjacent to the interior property lines.

A-6: After installation of all lighting, but prior to Issuance of Certificate of Use and Occupancy of any future buildings, the developer shall request that the City conduct an inspection of the site to ensure that there is no spill-over of light onto adjacent properties. A trial period of six months from issuance of Certificate of Use and Occupancy for assessment by the Director of Planning, Building and Code Enforcement of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening or reduction in intensity of any light that has been determined to be excessively bright.

A-6: All trash shall be disposed of in appropriate receptacles either within the building or in the on-site trash enclosures. Further, any recyclable products or other such "non-trash" products (i.e., recyclable materials) that are not discarded in the trash enclosures shall be properly stored inside the building until such time as the products are removed to an appropriate off-site location.

As such, as mitigated, there will be no significant aesthetic impacts as a result of an assumed build-out project. Further, any additional impacts that might occur from a build-out scenario would be addressed through separate environmental review at such time that a specific development is more clearly defined.

II. AGRICULTURE RESOURCES: Would the proposal:

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?					X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	3				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?					X

Comments: The proposed project includes a General Plan land use redesignation to Commercial and rezoning to CL (Commercial Limited) of the project site. In addition, it is assumed and expected that build-out of the property could yield a building with a maximum structure size of 11,000 square feet. The project site is not specifically zoned or otherwise designated for agricultural use and the proposed General Plan Amendment and Zone Change will not result in Land Use or Zoning designations that allow for such uses. The current official zoning is RS-4 (Single-Family Residential) which is not an agricultural zoning designation; nor is the proposed zoning is CL (Commercial Limited) an agricultural zoning designation. The City's CL zoning district "...permits those uses which serve the needs of the residents of the immediately surrounding area for those goods and services which prove essential in day-to-day living." Since the site currently operates as a non-agricultural use and does not consist of any farmland and the existing underground storage tanks would not lend agricultural uses to be appropriate for the site, the proposed land use change, zone change and development assumption are not in conflict with the Williamson Act and will not result in an impact to any agricultural resources in the City.

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III. AIR QUALITY. Would the proposal:					
a) Conflict with or obstruct the implementation of any applicable air quality plan?	6				X
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	6			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)?	6			X	
d) Expose sensitive receptors to substantial pollutant concentrations?	6			X	
e) Create objectionable odors affecting a substantial number of people?	6				X
<p>Comments: The proposed project involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited). The General Plan Amendment and Zone Change involves no development or other improvement or alteration to the project site. Generally, a project would conflict with or potentially obstruct implementation of an air quality plan if the project would contribute to growth in excess of that forecasted in the air quality management plan. Since the property is currently developed with an existing 3,600 square foot service station building and a 1,500 square foot canopy, the additional square footage resulting from a build-out scenario is not a significant increase. Nonetheless, since this is a General Plan land use redesignation to Commercial and a rezoning of the project site to Commercial Limited, future development of the project site would not include residences and no increase in population would occur. Since no actual development is being requested as part of this Amendment and Change, as these applications only change the underlying land use and zoning of the subject property, there will be no effects to upon air quality.</p> <p>As indicated in the project description, it is assumed that build-out of the property could yield up to an 11,000 square foot building, which is based upon the original proposal. Limited short-term air quality impacts may occur during grading and construction activities associated with an assumed and expected build-out of the property. Although those residing in the immediate project vicinity would experience temporary impacts from construction activities, construction emissions are temporary and would cease following project completion.</p> <p>Therefore, there will be less than significant impacts with respect to air quality issues as a result of the proposed project. Further, any additional impacts that might occur from a build-out scenario would be addressed through separate environmental review at such time that a specific development is more clearly defined.</p>					
IV. BIOLOGICAL RESOURCES. Would the proposal:					
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	8				X

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
or US Fish and Wildlife Service?					
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?	8				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?	8				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?	8				X
e) Conflict with any local polices or ordinances protecting biological resources, such as tree preservation policy or ordinance?	8				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?	8				X
<p>Comments: The project site is currently located in a developed area of the City of Rancho Palos Verdes, and the subject property has been developed with a commercial establishment for over 35 years. The subject property contains ornamental plantings and turf areas, and installation of similar plantings would be expected to continue on the property if redeveloped. The project site is not included in the City's Natural Communities Conservation Plan (NCCP) preserve, and is not located in or adjacent to any existing or proposed Significant Ecological Areas (SEA). The project site is not located within any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the resource agencies, and there are no wetlands on the subject property. Lastly, the City does not have a tree preservation ordinance that would conflict with the project. As such, there will be no significant impacts resulting from the proposed land use and zone changes, nor from any assumed or expected build-out of the property with respect to biological resource issues.</p>					
<p>V. CULTURAL RESOURCES. Would the proposal:</p>					
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?	9				X

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c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	9				X
d) Disturbed any human remains, including those interred outside of formal cemeteries?	9				X
<p>Comments: There are no known historical, archaeological, or paleontological resources on the project site. No unique geologic features exist on the project site. It is not anticipated that any cultural resources would be found at the project site since previous grading has occurred, including for the installation of the underground storage tanks, and the subject property operates as a gasoline and service station. Further, because no actual development is being requested as part of this Amendment and Change, there will be no environmental impacts resulting from the proposed land use and zone changes. Any future proposal for development of the property would be reviewed with respect to potential cultural resource impacts.</p>					
<p>VI. GEOLOGY AND SOILS. Would the proposal:</p>					
a) Expose people or structure to potentially 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?					X
ii) Strong seismic ground shaking?				X	
iii) Seismic-related ground failure, including liquefaction?	5				X
iv) Landslides?	4				X
b) Result in substantial soil erosion or the loss of topsoil?					X
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?	4				X
d) Be located on expansive soil, as defined in the Uniform Building Code, thus creating substantial risks to life or property?			X		
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?					X

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Comments: The potential exists for people and property to be exposed to the hazards of seismic activity in most of Southern California since it is a seismically active region. This General Plan Amendment and Zone Change will not increase the potential occurrence of earthquakes since the project site is not located within an Alquist-Priolo special studies zone. Further, according to the Official Maps of Seismic Hazard Zones provided by the State of California Department of Conservation, the subject property is not located within an earthquake-induced landslide zone or a liquefaction zone. Notwithstanding, however, numerous controls would be imposed on any future project through the permitting process. In general, the City regulates development (and reduces geologic impacts) through the requirements of the California Building Code, local land use policies and zoning, and compliance with the City's Municipal Code, including but not limited to Section 15.04.010, [California] Building Code and Section 15.04.040, Building Code Amended – Seismic Safety Requirements.

In addition, much of the Palos Verdes Peninsula is underlain by soils characterized as expansive; thus, appropriate construction plans would be reviewed by the City's Building Official for consistency with current building codes and erosion control standards, as well as for consistency with the City's National Pollutant Discharge Elimination System (NPDES) permit. Due to the expansive soils common on the peninsula, the City Geologist would require submittal of a geotechnical report prior to the construction of, and grading for a building to ensure that there will be no risk from expansive soils. Thus, the following mitigation measures have been added:

GS-1: Prior to the issuance of a building and/or grading permit for construction of a building, the applicant shall submit a geotechnical report for review and approval by the City Geologist.

GS-2: The applicant shall incorporate all applicable conditions as specified within the geotechnical report and all measures required by the City Geologist into the project.

Therefore, as mitigated, there will be no significant impacts with respect to geology and soils as a result of an assumed build-out project on the subject property. Further, any additional impacts that might occur from a build-out scenario would be addressed through separate environmental review at such time that a specific development is more clearly defined.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the proposal:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?	15		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?	15		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 compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	11				X

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?					X
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?					X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?					X
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?	7				X

Comments: The proposed project involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited). The General Plan Amendment and Zone Change involves no development or other improvement or alteration to the project site. Further, the Los Angeles County Fire Department's map of Very High Wildland Fire Hazard Severity Zones does not identify any portion of the site as a wildland urban interface (WUI) area. Furthermore, no public or private airstrip is located within two miles of the project site; and the project will not interfere with applicable emergency response plans or emergency evacuation plans.

In addition, as indicated above in the project description, it is assumed that build-out of the property can yield up to an 11,000 square foot building, which is based upon the original proposal. An assumed build-out has the potential to create a significant hazard during demolition of the existing structures and preparation of the site for a new building. The property currently operates five underground storage tanks (USTs), comprised of three gasoline USTs, one diesel UST, and one waste oil UST. Tank capacities include one 10,000-gallon gasoline tank, two 8,000-gallon gasoline tanks, one 6,000-gallon diesel tank, and one 550-gallon waste oil tank. As a result of the current use and previously proposed project, a Phase I Environmental Site Assessment was conducted which outlined the past and current conditions on the Project site to the greatest extent feasible.

In accordance with State Law, the USTs were removed and replaced in the mid-1990s. Although petroleum impacted soil was discovered in 1996 during UST replacement, and product piping and dispenser upgrades, the contaminated soil was excavated and transported off-site for disposal. Thus, the project site is no longer listed as a hazardous material site pursuant to Government Code Section 65962.5, and the Phase 1 study has found no evidence of recognized environmental contaminants on-site. Nonetheless, since the USTs would be removed as part of any future development that is non-automotive, which is considered to be disposal of hazardous materials, and to ensure inclusion of the recommendations from the Phase I study, the following mitigation measures have been added to ensure that the project, during construction of any future project will not have a substantial impact to the surrounding properties:

HMM-1: Prior to issuance of a demolition permit from the City's Building and Safety Division, the applicant shall obtain approvals/permits from the appropriate agencies for the removal of the underground storage tanks and demolition of the existing buildings. If no demolition permit is required, this measure shall be implemented before issuance of a building permit.

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>HHM-2: Prior to issuance of any demolition or building permit from the City's Building and Safety Division, the applicant shall provide a soil sampling report. The soil sampling report shall include sampling underneath the clarifier and hydraulic hoists in the auto repair building, and shall include an analysis for PCBs. If any contamination is present as a result of the soil sampling, then the applicant shall submit a plan and/or report indicating how the contaminated material will be removed and the location where it will be disposed.</p> <p>Therefore, as mitigated, there will be no environmental impacts with respect to hazards and hazardous materials issues as a result of a potential build-out scenario of the subject property. Further, any additional impacts that might occur from a build-out scenario would be addressed through separate environmental review at such time that a specific development is more clearly defined.</p>					
<p>VIII. HYDROLOGY AND WATER QUALITY. Would the proposal:</p>					
a) Violate any water quality standard or wastewater discharge requirements?			X		
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?					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?				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?				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?				X	
f) Otherwise substantially degrade water quality?					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?	12				X
i) Expose people or structures to a significant risk of loss, injury, or death				X	

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involving flooding, including flooding as a result of the failure of a levee or dam?					
j) Inundation by seiche, tsunami, or mudflow?					X

Comments: The proposed project involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited). The General Plan Amendment and Zone Change involves no development or other improvement or alteration to the project site at this time. Since no actual development is being requested as part of this Amendment and Change, these applications only change the underlying land use and zoning of the subject property. Thus, there will be no effects upon hydrology and water quality.

However, as indicated above in the project description, it is assumed that build-out of the property can yield up to an 11,000 square foot building. Any such build-out scenario would rely on existing utility connections and water supplies. Some uses permitted or conditionally permitted in the CL Zoning District (such as restaurants) may have the potential to generate hazardous or unusual wastewater discharges, and involve activity that could result in violation of water quality standards. As such, the following mitigation measure is proposed to ensure that a use resulting from a build-out scenario will not violate wastewater discharge requirements:

HWQ-1: Prior to the issuance of a final building and/or grading permit from the City's Building and Safety Division, the applicant shall obtain NPDES approval from the City's NPDES consultant for the proper disposal of commercial wastewater and commercial waste products.

Figure 25 of the General Plan Safety Element, *Potential Flood and Inundation Hazards*, illustrates the locations of the drainage tributaries existing in the Rancho Palos Verdes area. According to the general plan, there are no tributaries located on the subject property. No substantial change in the site's impervious nature will change since the site presently is primarily paved. Nonetheless, a build-out scenario will be required to implement the following mitigation measure as a means to control storm water runoff and any pollutants that may enter the storm drain system:

HWQ-2: As part of plan check, improvements designed to treat storm flows will be required. Prior to the issuance of a building and/or grading permit from the City's Building and Safety Division, the applicant shall obtain NPDES approval from the City's NPDES consultant.

Lastly, the site is not located within a 100-year flood hazard area as mapped on the federal Flood Insurance Rate Map; the project site is not subject to tsunamis due to its distance from the ocean; and the site is flat and is not subject to mudflows.

Therefore, as mitigated, there will be no significant impacts with respect to hydrology and water quality as a result of an assumed build-out project on the subject property. Further, any additional impacts that might occur from a build-out scenario would be addressed through separate environmental review at such time that a specific development is proposed.

IX. LAND USE AND PLANNING. Would the proposal:					
a) Physically divide an established community?	1,3				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	1,3			X	

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purpose of avoiding or mitigating an environmental effect?					
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1,3,8				X

Comments: The proposed project involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited). The General Plan Amendment and Zone Change involves no development or other improvement or alteration to the project site. The project site is located in a developed area of the City, and no residential development is located on the project site. Implementation of the assumed build-out would redevelop a relatively small parcel and would not substantially alter circulation patterns or otherwise divide an established community.

The subject property has a General Plan Land Use Designation of Residential and zoning designation of RS-4 (Single-Family Residential). The subject property is also within an Automotive service station overlay control district (OC-4). Development allowed in the RS-4 zone is limited to single-family residential structures and ancillary structures. However, the OC-4 overlay district, which was established to encourage service stations to remain in the City, permits uses upon approval of a conditional use permit that provide automotive services to the residents of the City and visitors driving within the City. The proposed project involves a General Plan Amendment to change the land use designation from Residential (2-4 d.u./acre) to Commercial Retail, and a Zone Change to change the zoning from RS-4 with OC-4 overlay to CL (Commercial Limited). Further, any commercial establishment would be approved with appropriate conditions in such a manner so as to be consistent with goals and policies to avoid or mitigate any environmental impacts. Furthermore, any additional impacts that might occur from a build-out scenario would be addressed through separate environmental review at such time that a specific development is more clearly defined.

The proposed amendment and change are not found to be inconsistent with the General Plan or Zoning in the City, as the existing gasoline service station is a commercial use that has been in existence on the subject property since prior to the City's incorporation. The amendment and change are proposed in order to acknowledge that the use of the site has been and would continue to be commercial in nature.

Lastly, the project site is not included in the City's Natural Communities Conservation Plan (NCCP) preserve, and is not located in any existing or proposed Significant Ecological Areas (SEA). As such, there will be no environmental impacts resulting from the proposed project with respect to land use and planning issues.

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?	1				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?	1				X

Comments: According to the Natural Environment Element of the General Plan, areas in Rancho Palos Verdes were quarried for basalt, diatomaceous earth, and Palos Verdes stone between 1948 and 1959. However, these quarries are not situated on the project area. The Element further notes that there are no mineral resources present within the community that would be economically feasible for extraction. Further, no known mineral resource exists on the project site and project implementation would not result in the loss of availability of a known mineral resource. Lastly, the site

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has not been delineated as an important mineral resource recovery site within the City's General Plan. As such, there will be no environmental impacts resulting from the proposed project with respect to mineral resource issues.					

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?				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 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?					X
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

Comments: The proposed project includes a General Plan land use redesignation to Commercial and rezoning to CL (Commercial Limited) of the project site, which will not have an impact on noise because the site already contains a commercial use. However, as indicated above in the project description, it is assumed that build-out of the property can yield up to an 11,000 square foot building. Such a build-out scenario would likely entail demolishing the existing automobile service station to facilitate construction of the build-out scenario. Such a development scenario will generate short term demolition and construction noise. Demolition and construction noise levels at and near the project site will fluctuate depending on the particular type, number and duration of use of various pieces of construction equipment. Nonetheless, construction of a build-out scenario will generate short-term intermittent noise associated with construction equipment and activities that will be subject to comply with the hours established by the City's Municipal Code. Excessive noise levels resulting from construction activities generally would occur in the daytime hours only since the Municipal Code exempts construction noise if construction activities are limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday (construction is prohibited on Sunday and legal holidays). Since a build-out scenario will generate construction related noise during grading and construction of the building, the following mitigation measures have been added:

N-1: Demolition, grading and construction activities shall be limited to the hours of 7:00am and 7:00pm, Monday through Saturday. There shall be no construction on Sundays or federally observed holidays.

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<p>N-2: During demolition, construction and/or grading operations, trucks 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 above.</p> <p>Therefore, with implementation of the mitigation measures, environmental impacts with respect to noise will be less than significant as a result of an assumed build-out project on the subject property. Further, any additional impacts that might occur from a build-out scenario would be addressed through separate environmental review at such time that a specific development is more clearly defined.</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)?	2				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	2				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	2				X
<p>Comments: The proposed project includes a General Plan land use redesignation to Commercial and rezoning to CL (Commercial Limited) of the project site that is currently developed with a non-residential structure and use. In addition, as indicated above in the project description, it is assumed that build-out of the property can yield up to an 11,000 square foot commercial building. Although the assumed build-out scenario will generate an increase in the number of employees, the net increase will not serve to induce significant population growth, either locally or regionally, nor will it displace any existing housing or households. As such, there will be no environmental impacts resulting from the proposed project with respect to population and housing issues.</p>					
<p>XIII. PUBLIC SERVICES. Would the proposal result in:</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:					
i) Fire protection?				X	
ii) Police protection?					X
iii) Schools?					X
iv) Parks?					X
v) Other public facilities?					X
<p>Comments: The proposed project involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive</p>					

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<p>Service Station Overlay to CL (Commercial Limited). The General Plan Amendment and Zone Change involves no development or other improvement or alteration to the project site that would impact public services.</p> <p>However, as indicated above in the project description, it is assumed and expected that build-out of the property can yield up to an 11,000 square foot building, which is based upon the original proposal. Structures resulting from the assumed build-out scenario will incorporate any interior fire suppression devices required by the Los Angeles County Fire Department and will be constructed in accordance with applicable fire codes; thus the development scenario presents minimal risk of fire.</p> <p>The City contracts with the Los Angeles County Fire Department for fire protection and emergency services. Resources from these additional stations as well as others operated by the Los Angeles County Fire Department would be made available if needed. Further, commercial buildings will also be periodically inspected by the Fire Department.</p> <p>The Los Angeles County Sheriff's Department, under contract with the City, provides law enforcement services in the City. The City and project site, are served by the Lomita Station. Since the site is currently developed with a commercial use, the level of use is not expected to increase as a build-out scenario. Further, there are no components of the permitted and conditionally permitted uses that will impact police protection services.</p> <p>Lastly, since the project does not propose residential development, the project will not generate additional population and there will be no impacts to schools, parks or other public facilities. As such, there will be no environmental impacts associated with the Amendment and Change, nor as a result of an assumed build-out project on the subject property.</p>					
<p>XIV. RECREATION. Would the proposal:</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?					X
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?					X
<p>Comments: The proposed project will not increase the use of parks or other recreational facilities, as the project will not result in any new residents. Further, commercial uses do not result in a demand for recreation or recreation services. As such, there will be no environmental impacts resulting from the proposed project with respect to recreation issues.</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?	13, 14			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	13, 14			X	
c) Result in a change in air traffic patterns, including either an increase in traffic					X

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levels or a change in location that results in substantial safety risks?					
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	13		X		
e) Result in inadequate emergency access?					X
f) Result in inadequate parking capacity?	13				X
g) Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?					X

Comments: The proposed project involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited). The General Plan Amendment and Zone Change involves no development or other improvement or alteration to the project site. However, as indicated above in the project description, it is assumed and expected that build-out of the property can yield up to an 11,000 square foot building.

Because the proposed land use and zone change would allow for a greater variety of commercial uses than what currently exists and what is currently allowed, a traffic generation analysis was prepared to determine the amount of traffic generated by the various permitted and conditionally permitted uses. The trip generation analysis was based upon the assumption and expectation that build-out of the property can yield up to an 11,000 square foot building. Further, since service stations are conditionally permitted use in the CL Zoning District, actual trip counts were used since the applicant was required to conduct traffic counts for the subject property.

Actual traffic counts at the existing four (4) driveways to the gas station were obtained on June 20, 2008, which determined that there were 1,010 daily trips. In comparison to an assumed build-out scenario of the property, which can yield up to an 11,000 square foot building, the various uses that are permitted and conditionally permitted would generate less traffic trips, with the exception of a food market. The variety of uses based on the assumed build-out of an 11,000 square foot building, would result in daily trips between 488 (for cleaners/laundry and bakery and coffee houses) to 991 (for pharmacy); whereas a food market, which is a permitted use in the CL Zoning District, with a structure size up to the assumed build-out of 11,000 square feet, would yield 1,125 daily trips. According to the City's consulting Traffic Engineer, the increase in daily trips from a food market in comparison to the daily trips of the existing service station is not an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. Further, this increase will not exceed the existing level of service (LOS) at the intersection of Hawthorne Boulevard and Granvia Altamira.

Nonetheless, the traffic studies and trip generation analysis indicate that the trip generation from a residential project would be far less than the trip generation from either the existing use or any of the permitted and conditionally permitted uses allowed in the CL Zoning District.

The build-out scenario also assumes and expects that there will be a change to ingress/egress and on-site circulation, which can include closing the existing driveway aprons closest to the intersection of Hawthorne Boulevard and Granvia Altamira, and widening the remaining two aprons so that there is one point of ingress/egress along Hawthorne Boulevard and one along Granvia Altamira. Such a development scenario must maintain clear lines of sight for vehicles exiting the property onto the streets, and must ensure that loading/unloading activities do not conflict with on-site circulation and traffic in general. Thus, the following mitigation measures have been added:

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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TT-1: Delivery of goods/products to any future building shall be limited to the hours between 9:00am to 4:00pm, Monday through Saturday. Delivery trucks shall only park directly in a designated loading space along the north side of the building that maintains a minimum 45-foot setback from the rear property line.

TT-2: No overnight parking or storage of vehicles shall be permitted.

TT-3: The costs of any signage and marking modifications in the public rights-of-way that are required as a result of development of the parcel shall be funded by the applicant. Further, such work done in the public rights-of-way shall be performed by the City or transit agency.

TT-4: Prior to the installation of any landscaping on the subject property, a landscape plan shall be submitted and approved by the City's Traffic Engineer to ensure that the location of any landscaping is outside the clear line of sight.

TT-5: Prior to issuance of demolition, building, and/or grading permits, a construction haul route plan shall be submitted and approved by the City's Public Works Department.

Lastly, the proposed project will have no impact on any adopted policies, plans, or programs supporting alternative transportation projects, including the existing bus stops.

Therefore, as mitigated, there will be no environmental impacts to transportation/traffic issues as a result of an assumed build-out project on the subject property. Further, any additional impacts that might occur from a build-out scenario would be addressed through separate environmental review at such time that a specific development is more clearly defined.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

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

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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: The proposed project involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited). The General Plan Amendment and Zone Change involves no development or other improvement or alteration to the project site. However, as indicated above in the project description, it is assumed and expected that build-out of the property can yield up to an 11,000 square foot building. It is expected that the assumed build-out scenario would generate a nominal increase in current wastewater; however, such a build-out would utilize existing infrastructure and would not exceed the capacity of existing infrastructure or require the construction of new treatment facilities or new entitlements to serve the subject property.</p> <p>The applicant will be required to provide satisfactory site drainage to the existing storm drainage system through street outlets or underground drains, and comply with NPDES standards and requirements as stipulated in mitigation measures HWQ-1 and HWQ-2 above. Lastly, any uses resulting from the zone change is required to comply with all applicable federal, state and local statutes and regulations related to solid waste. As such, there will be less than significant impacts with respect to utilities and service systems issues.</p>					
<p>XVII. MANDATORY FINDINGS OF SIGNIFICANCE.</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?					X
<p>Comments: The proposed project includes a General Plan land use redesignation to Commercial and rezoning to CL (Commercial Limited) of the project site. Further, an expected build-out scenario for the subject property that can yield up to an 11,000 square foot building, was also assumed. As described in the above analysis, the proposed Amendment and Change, and the assumed build-out scenario, 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, or eliminate important examples of major periods of California history due in large part to the fact that the site is fully developed, and has been for many years. No endangered, threatened, or sensitive biological resources, historic structures, or known cultural resources are located within the project site. Thus, no adverse impact will result.</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				X	

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with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?					
<p>Comments: The proposed General Plan Amendment and Zone Change, and the assumed build-out scenario, do not have the potential to achieve short term environmental goals at the expense of long-term environmental goals. The build-out scenario would redevelop an existing developed site, which may have impacts that are individually limited, but these impacts will not be cumulatively considerable in the context of the existing site, the immediate area or the region. Since a build-out scenario would replace a gasoline service station with another commercial use, it has been identified that traffic increases would not be significant and the Level of Service for the Hawthorne Boulevard and Granvia Altamira intersection will not be significantly impacted. Therefore, the analysis in this Initial Study has determined that the proposed General Plan Amendment and Zone Change, and the assumed build-out scenario, would not have any individually limited or cumulatively considerable impacts.</p>					
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?					X
<p>Comments: The proposed project would not cause substantial adverse effects on human beings, either directly or indirectly. Further, mitigation measures regarding the handling of the underground storage tanks ensure that there are no significant impacts to humans beings. The project will result in a beneficial impact to the local and regional community by expanding commercial options to the residents in the City.</p>					
<p>XVIII. EARLIER ANALYSES.</p>					
<p>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:</p>					
<p>a) Earlier analysis used. Identify earlier analyses and state where they are available for review.</p>					
<p>Comments: A Mitigated Negative Declaration was prepared and certified in 1995 for a Conditional Use Permit for the remodeling and expansion of the previous service station. Some of the same potential environmental effects were identified in this earlier analysis. The Mitigated Negative Declaration for the 1995 project—which was circulated for public review and posted at the County Recorder’s office in accordance with State and local CEQA guidelines—is available for review in the Planning Division at the City of Rancho Palos Verdes.</p> <p>Further, a Mitigated Negative Declaration was prepared on May 20, 2008 for the original proposal, which in addition to the General Plan Amendment and Zone Change, included a Conditional Use Permit, Variance, Grading Permit and Sign Permit for the proposed development of a CVS Pharmacy store. The Mitigated Negative Declaration for the CVS project—which was circulated for public review and posted at the County Recorder’s office in accordance with State and local CEQA guidelines—is available for review in the Planning Division at the City of Rancho Palos Verdes</p>					
<p>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.</p>					
<p>Comments: A previous approval was granted in 1995 for the remodeling and expansion of the service station. The 1995 project resulted in the certification of a Mitigated Negative Declaration. Further, the May 20, 2008 Mitigated</p>					

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Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Negative Declaration for the CVS project identified effects where mitigation measures were included. Similar issues were raised in past initial studies as have been identified in this initial study, which although a development project is no longer proposed, this initial study included as assumption that build-out of the property can yield up to an 11,000 square foot building, which is based upon the original CVS pharmacy proposal. Thus, this assessment has focused on the impacts resulting from the proposed General Plan Amendment and Zone Change, and appropriate mitigation measures have been incorporated to result in less than significant impacts associated with an assumed build-out scenario.</p>					
<p>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.</p>					
<p>Comments: A previous Mitigated Negative Declaration was certified for improvements and expansions to the existing service station facility and use. Since the proposed project involves a different use and demolition of the existing structures, there are no mitigation measures that were incorporated or refined from this earlier document. The Mitigated Negative Declaration for the CVS project identified impacts resulting from the project. The appeal involves changing the General Plan Land Use designation from Residential (2-4 d.u./acre) to Commercial Retail, and the Zoning designation from RS-4 (Single-Family Residential) with Automotive Service Station Overlay to CL (Commercial Limited), and involves no development or other improvement or alteration to the project site. Although no actual development is being requested as part of this Amendment and Change, as these applications only change the underlying land use and zoning of the subject property, it is assumed and expected that build-out of the property can yield up to an 11,000 square foot building, which is based upon the original CVS proposal. The mitigation measures identified for the CVS project have been modified to address an assumed build-out scenario for the project site. These mitigation measures address Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation and Traffic.</p>					
<p>Authority: Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 321094, 21151; <i>Sundstrom v. County of Mendocino</i>, 202 Cal. App. 3d 296 (1988); <i>Leonoff v. Monterey Board of Supervisors</i>, 222 Cal. App. 3d 1337 (1990).</p>					
<p>XIX. SOURCE REFERENCES</p>					
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, <u>General Plan Housing Element</u> . Rancho Palos Verdes, California: adopted August 2001.				
3	City of Rancho Palos Verdes, <u>Development Code and Zoning Map</u> (Municipal Code Titles 16 and 17). Rancho Palos Verdes, California: as amended through August 2004.				
4	City of Rancho Palos Verdes, <u>Landslide Moratorium Area Map</u> and regulations (Municipal Code Chapter 15.20). Rancho Palos Verdes, California: as amended through April 2004				
5	State of California, Division of Mines and Geology, <u>Official Maps of Seismic Hazard Zones</u> . Sacramento, California: March 1999.				
6	South Coast Air Quality Management District, <u>CEQA Air Quality Handbook</u> . Diamond Bar, California: November 1993.				
7	Los Angeles County Fire Department, <u>Very High Wildland Fire Hazard Severity Zones</u> (map). Los Angeles, California: undated (circa January 1985).				
8	City of Rancho Palos Verdes, <u>Final Natural Communities Conservation Plan (NCCP) and Preserve Design</u> . Rancho Palos Verdes, California: July 2004.				
9	City of Rancho Palos Verdes, <u>Archaeological Resources Map</u> . Rancho Palos Verdes, California: undated				
10	Rancho de Los Palos Verdes Historical Society and Museum, <u>Dedicated Historical Sites on the Palos Verdes Peninsula</u> (map). Palos Verdes Estates, California: 1993.				

**Environmental Checklist Form/Initial Study
 General Plan Amendment/Zone Change (Case No. ZON2008-00091)
 December 18, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11	State of California, Department of Toxic Substance Control, <u>Hazardous Waste and Substances Site List (Cortese List)</u> , as revised through September 2006.				
12	Federal Emergency Management Agency (FEMA), <u>Digital Flood Insurance Rate Map for Los Angeles County, 2001</u> .				
13	<u>CVS Pharmacy Trip Generation Study</u> , Prepared by RK Engineering Group, Inc.: November 27, 2007 and April 24, 2008				
14	<u>Trip Generation Analysis of Valero Project Site</u> , Prepared by Willdan Engineering: December 2008				
15	<u>Report of Phase I Environmental Site Assessment</u> , Prepared by Professional Service Industries, Inc.: November 26, 2007				