

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2010121073

Project Title: Zone 2 Landslide Moratorium Ordinance Revisions

Lead Agency: City of Rancho Palos Verdes Contact Person: Octavio Silva, Senior Planner
 Mailing Address: 30940 Hawthorne Boulevard Phone: 310-544-5234
 City: Rancho Palos Verdes Zip: 90275 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Rancho Palos Verdes
 Cross Streets: Palos Verdes Drive South/Narcissa Drive Zip Code: 90275
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 74 ' " N / 118 ° 40 ' " W Total Acres: 112
 Assessor's Parcel No.: Multiple Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: SR 1 Waterways: Pacific Ocean
 Airports: _____ Railways: _____ Schools: Ridgecrest, Chadwick

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Ordinance Revisions

Development Type:

Residential: Units 31 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Governor's Office of Planning & Research

AUG 21 2019

STATE CLEARINGHOUSE

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential <= 1 Dwelling Unit per Acre and Residential 1 to 2 Dwelling Units per Acre

Project Description: (please use a separate page if necessary)

Section 15.20.040 of the Rancho Palos Verdes Municipal Code establishes the process for requesting exceptions to the existing moratorium on "the filing, processing, approval or issuance of building, grading or other permits" within the existing LMA. The proposed code amendment to the City's Landslide Moratorium Ordinance would revise existing Exception "P" to include allowing the future submittal of Landslide Moratorium Exception (LME) applications for the 31 undeveloped lots, in addition to the 16 Monks lots, within Zone 2. It should be noted that the granting of an LME does not constitute approval of a specific project request, but simply grants the property owner the ability to submit the appropriate planning application(s) for consideration of a specific project request.

fPreparation or

State Clearinghouse Contact: (916) 445-0613
 State Review Began: 8 - 21 - 2019
 SCH COMPLIANCE 10 - 4 - 2019

Project Sent to the following State Agencies

Resources
 Boating & Waterways
 Central Valley Flood Prot.
 Coastal Comm
 Colorado Rvr Bd
 Conservation
 CDFW # 5, M
 Cal Fire
 Historic Preservation
 Parks & Rec
 Bay Cons & Dev Comm.
 DWR

Cal EPA
 ARB: Airport & Freight
 ARB: Transportation Projects
 ARB: Major Industrial/Energy Resources, Recycl. & Recovery
 SWRCB: Div. of Drinking Water
 SWRCB: Div. Drinking Wtr # _____
 SWRCB: Div. Financial Assist.
 SWRCB: Wtr Quality
 SWRCB: Wtr Rights
 Reg. WQCB # 4
 Toxic Sub Ctrl-CTC

Yth/Adlt Corrections
 Corrections

Independent Comm
 Delta Protection Comm
 Delta Stewardship Council
 Energy Commission
 NAHC
 Public Utilities Comm
 Santa Monica Bay Restoration
 State Lands Comm
 Tahoe Rgl Plan Agency
 Conservancy
 Other: _____

CalSTA
 Aeronautics
 CHP
 Caltrans # 7
 Trans Planning

Other
 Education
 Food & Agriculture
 HCD
 OES
 State/Consumer Svcs
 General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: _____
 Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 8 / 24)

Zone 2 Landslide Moratorium Ordinance Revisions Description

Section 15.20.040 of the Rancho Palos Verdes Municipal Code establishes the process for requesting exceptions to the existing moratorium on "the filing, processing, approval or issuance of building, grading or other permits" within the existing LMA. The proposed code amendment to the City's Landslide Moratorium Ordinance would revise existing Exception "P" to include allowing the future submittal of Landslide Moratorium Exception (LME) applications for the 31 undeveloped lots, in addition to the 16 Monks lots, within Zone 2. It should be noted that the granting of an LME does not constitute approval of a specific project request, but simply grants the property owner the ability to submit the appropriate planning application(s) for consideration of a specific project request.

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

- 31 single-story, ranch-style residences with attached or detached 3-car garages, with minimum living area of 1,500 square feet and maximum living area of 4,000 square feet or 15% of gross lot area, whichever is less;
- Less than 1,000 cubic yards of grading (cut and fill combined) per lot, with no more than 50 cubic yards of imported fill and up to a 1,000 cubic yards of export per lot;
- Maximum 25% (RS-1) or 40% (RS-2) net lot coverage;
- Maximum building height of 16 feet for residences and 12 feet for detached accessory structures;
- Minimum front setbacks of 20 feet, minimum rear setbacks of 15 feet, minimum street-side setbacks of 10 feet, and minimum interior side setbacks of five feet, with setbacks along private street rights-of-way measured from the easement line rather than the property line; and
- No subdivision of existing lots within Zone 2.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>LA</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/22/19 Ending Date 10/7/19

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>City of Rancho Palos Verdes</u>
Address: <u>180 N. Ashwood Avenue</u>	Address: <u>3940 Hawthorne Boulevard</u>
City/State/Zip: <u>Ventura, CA 93003</u>	City/State/Zip: <u>Rancho Palos Verdes, CA 90275</u>
Contact: <u>Joe Power, AICP CEP, Principal</u>	Phone: <u>310-544-5234</u>
Phone: <u>805-644-4455</u>	

Signature of Lead Agency Representative:  Date: 8.19.19

Authority cited: Section 21083, Public Resources Code Reference: Section 21161, Public Resources Code.