

**NOTICE OF AVAILABILITY  
of  
DRAFT ENVIRONMENTAL IMPACT REPORT**

**To:** Interested Persons

**From:** City of Rancho Palos Verdes  
Community Development Department  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, California 90275-5391  
310-544-5228 or [planning@rpvca.gov](mailto:planning@rpvca.gov)

**Subject:** **Notice of Availability of a Draft Environmental Impact Report pursuant to the Requirements of the California Environmental Quality Act (CEQA) for proposed code amendments to Exception "P" of Title 15.20.040 (Landslide Moratorium Ordinance) of the Rancho Palos Verdes Municipal Code pertaining to Zone 2 (SCH#2010121073)**

The City of Rancho Palos Verdes originally prepared and circulated a Draft Environmental Impact Report (DEIR) for the project identified below in 2012. The purpose of this Notice of Preparation is to inform those interested that as the CEQA Lead Agency, the City of Rancho Palos Verdes is recirculating an updated DEIR for this project. The updated DEIR covers the same environmental issue areas that were previously analyzed in the original DEIR circulated in 2012. However, the updated DEIR reflects applicable data that is new or has changed since 2012, as well as pertinent information provided in comments received on the original DEIR. The project description has not changed since the City originally circulated the DEIR in 2012. The City seeks the views of you or your agency as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project, particular with regards to new or updated information.

**Project Title:** Proposed Code Amendments to Exception "P" of Title 15.20.040 (Landslide Moratorium Ordinance) of the Rancho Palos Verdes Municipal Code pertaining to Zone 2

**Project**

**Location:** The proposed code amendment would apply to the approximately 112-acre "Zone 2 Landslide Moratorium Ordinance" area, located north of the intersection of Palos Verdes Drive South and Narcissa Drive in the Portuguese Bend area of the Palos Verdes Peninsula, within the City of Rancho Palos Verdes, County of Los Angeles, California. The Zone 2 area, located on the hills above the south-central coastline of the City, is within the City's larger (approximately 1,200-acre) Landslide Moratorium Area (LMA). Zone 2 consists of 111 individual lots, of which 69 lots have been developed with residential structures (includes 5 Monks Plaintiffs' lots), 11 lots have obtained Planning entitlements for development (via Exception "P") and 31 lots remain undeveloped. The remaining 31 undeveloped lots is the focus of the recirculated DEIR, consistent with the original 2012 DEIR.

**Project**

**Description:** The project description, presented below, has not changed since the original DEIR circulated in 2012.

[Landslide Moratorium Ordinance Revisions](#). 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.

**Future  
Development  
Potential:**

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.

**Public  
Review  
Period:**

The City has made this DEIR available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Your response must be sent as soon as possible but **not later than 45 days after receipt of this notice**. All comments must be submitted in writing to the address below. The period during which the City will receive comments on the DEIR is:

**Starting Date:** August 22, 2019

**Ending Date:** October 7, 2019

**Document  
Availability:**

The DEIR is available for public review during regular business hours at the following locations:

- City of Rancho Palos Verdes, Community Development Department , 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275
- Palos Verdes Peninsula Library, Miraleste Branch, 29089 Palos Verdes Drive East, Rancho Palos Verdes, CA 90275

Notice of Availability  
Draft Environmental Impact Report  
Landslide Moratorium Revisions

- Palos Verdes Palos Verdes Main Library, 650 Deep Valley Drive, Rolling Hills Estates, CA 90274
- Fred Hesse Park Community Building, 29301 Hawthorne Blvd., Rancho Palos Verdes, CA 90275

The DEIR may also be viewed on the City's website at <http://www.rpvca.gov/1140/Zone-2-Non-Monks-Lots>

**Comments:** Written comments must be submitted to the City of Rancho Palos Verdes Community Development Department. Please indicate a contact person for your agency or organization and send your comments to:

Octavio Silva  
Senior Planner  
City of Rancho Palos Verdes, Community Development Department  
30940 Hawthorne Boulevard  
Rancho Palos Verdes, California 90275  
Tel.: (310) 544-5234 or via E-mail to: [octavios@rpvca.gov](mailto:octavios@rpvca.gov)

**All comments must be received no later than 5:30 PM on Monday, October 7, 2019.**

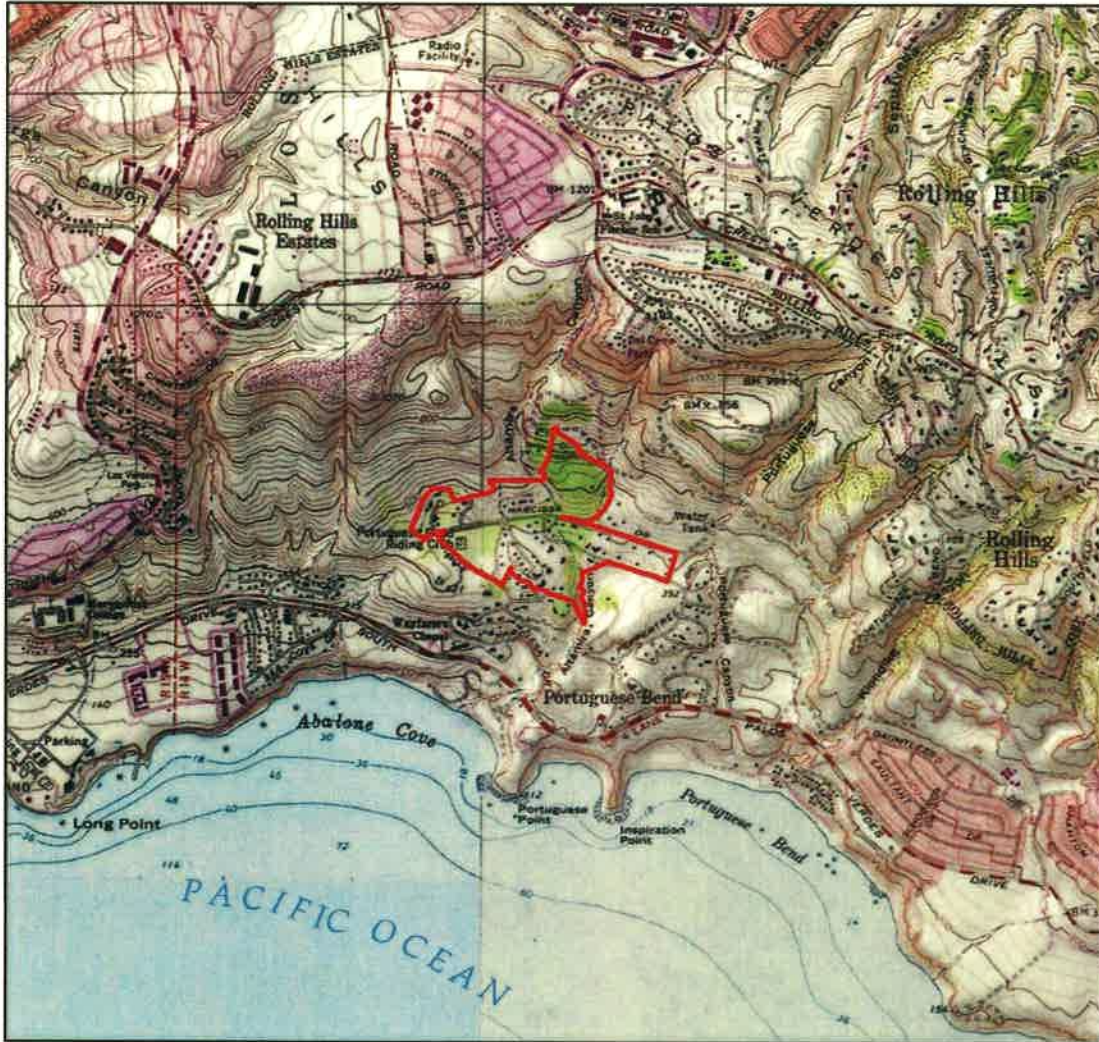
**Public  
Meetings:**

The City of Rancho Palos Verdes will receive public oral comments regarding the DEIR at a regularly scheduled City Council meeting on **Tuesday, September 17, 2019 at 7:00 p.m.** at Fred Hesse Park Community Building located at 29301 Hawthorne Blvd., Rancho Palos Verdes. Following the DEIR's public review period, the Final EIR including Response to Comments will be prepared and notice will be provided for an additional City Council meeting where certification of the Final EIR will be considered.

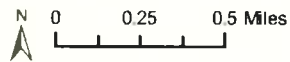
Please contact Mr. Octavio Silva at 310-544-5234 or via e-mail at [octavios@rpvca.gov](mailto:octavios@rpvca.gov) for further information.

Date: August 22, 2019

Signature   
Name and Title: Ara Mhuranian, Director of Community  
Development



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Used by permission. Additional data layer from Los Angeles County Assessor, August, 2010.



★ Project Location



## Project Location Map

Zone 2 Landslide Moratorium Ordinance Revisions