#5

So Kim

From: Dena Friedson <dlfriedson@gmail.com>
Sent: Tuesday, June 23, 2015 12:16 PM
To: dena friedson; Planning; So Kim
Subject: Draft General Plan Amendments

Follow Up Flag: Follow up
Flag Status: Completed

To: Chairman Robert A. Nelson and Planning Commission Members Gordon Leon, John Cruikshank, Dave Emenhiser, Bill Gerstner, William J.
James, and David Tomblin and

To: So Kim

From Dena Friedson

Re: Amendments to the Draft General Plan

Please insert on Page 1-5 after ..."and these continue to be included within this updated General Plan.":

It is important to recognize that the City's written General Plan and the General Plan Land Use Map acknowledge that the United States National Park Service's Deed Restrictions on public lands were dedicated to the City for the general public's enjoyment of passive and active recreation. The City's General Plan Land Use Map and the City's written General Plan must be consistent with each other. This consistency also occurs with the Natural Communities Conservation Plan and the Habitat Conservation Plan that allow passive recreational activities on conserved lands. (See Pages 1.1 and 1.4 of the Natural Communities Conservation Planning Subarea Plan dated July 29, 2004.)

Also, please insert on Page CO-47 after "passive use of the land.":

The Program of Utilization requires that "passive recreation pursuits (will be) closely oriented to the attributes of the Pacific Ocean."

Thank you.

So Kim

From: SunshineRPV@aol.com
Sent: Tuesday, June 23, 2015 3:36 PM
To: CC; PC; Doug Willmore; So Kim
Cc: lowell@transtalk.com; leneebilski@hotmail.com; paul@agajanianlaw.com; jeff@broedlowlewis.com; cprotem73@verizon.net
Subject: Review of RPV General Plan update

Follow Up Flag: Follow up
Flag Status: Flagged

MEMO from SUNSHINE
TO: RPV City Council, Planning Commission, Staff and interested parties
RE: Draft "update" of the RPV General Plan and Land Use Map

Everyone needs to know that a General Plan is an unfunded mandate created by the State of California. So Kim has explained that this draft "update" has been written to satisfy the State of California's requirements. That makes it completely irrelevant to what goes on around here <u>except</u> that somebody has to sign a document stating that whatever is proposed, locally, is "compliant" with the State approved General Plan. Our City Councils have a lengthy track record of signing such documents even though the action taken is not in compliance with our existing General Plan.

I have come to the conclusion that it doesn't really matter how accurate the text and the illustrations are. Confusing colors on the Land Use Map and poor sentence structure in the text will have nothing to do with what Staff recommends to the City Council, Planning Commission and other committee volunteers.

I recommend that less is better. But then, I am looking at the document as something that would be useful for residents and potential property owners. If this is to become just another book on a shelf at City Hall, recommend whatever.

#5

So Kim

From: So Kim
Sent: Tuesday, June 23, 2015 2:10 PM
To: Lenée Bilski (leneebilski@hotmail.com)
Cc: 'pc@rpvca.gov'; Joel Rojas; Ara Mihranian (aram@rpv.com)
Subject: RE: 6/23/15 Agenda: Update of General Plan and Land Use Map

Dear Lenee,
Thank you for your email. In reviewing your comments, we decided to move forward with most of your suggestions, with exception to a few. These will be presented to the Commissioners as proposed changes.

Explanations are detailed below in red text. This email will be copied to the Commissioners and will be distributed as late correspondence at tonight's hearing.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

From: Lenée Bilski [mailto:leneebilski@hotmail.com]
Sent: Tuesday, June 23, 2015 8:47 AM
To: PC; Carla Morreale
Cc: ldb910@juno.com; jim_knight@juno.com
Subject: 6/23/15 Agenda: Update of General Plan and Land Use Map

June 22, 2015

To the Rancho Palos Verdes Planning Commission

Re: RPV General Plan and Land Use Map Update

The original award-winning RPV General Plan was well written and care should be taken not to tamper with it without good cause.

The City Council directive was to update the General Plan and Land Use Map. This draft is more than an update as parts of the original text were deleted unnecessarily and some parts were added without including any new information. Just rewritten in places.

I know that over many years city staff and different Planning Commissioners have labored long and hard over this document. I appreciate their efforts.

I am grateful to Planner So Kim as well as former Director Greg Pfost for meeting with me and other residents to answer questions about this Draft and to explain things. I understand that most things in the Draft can only be changed by you, the Planning Commissioners, before it is presented to the City Council.

"Update" = to change (something) by including the most recent information; to give (someone) the most recent information about something; to bring up to date ref. Merriam-Webster

In this case, that means what is obsolete should be removed, new items approved by the CC should be added.

Since August 27, 2013, "the status of projects identified in the Commission approved General Plan text have been changed, economic and demographic data have changed, and the City Council has made decisions that require additional updates to some of the previously

approved text. Accordingly, Staff has made minor changes to the text." And some major.

In reading just partway through the Draft text, certain things jumped out at me. On the Land Use map and illustrations I found the colors confusing, but was told by Staff that they will be improved. I made some minor changes, including the color scheme, which will be presented in detail at tonight's meeting. The revised land use map will also be distributed to the Commissioners as late correspondence.

Here are some corrections, suggestions and comments on some of the Draft text which I offer for your consideration and approval to improve the Draft:

Introduction

pg. I-1 Palos Verdes Peninsula

The first sentence of the second paragraph is an incomplete sentence as there is no comparison at the end - there is a "from" followed by a list of past history, but no "to" something at the end. I would suggest ending with the words "to the present developed (or incorporated) cities." or similar words.

In the next sentence I would suggest adding "with" after "residential use,"

with the Palos Verdes Project . . . .

Staff agrees and propose that "to" be added to the first sentence. See below.

*The Peninsula's history is equally interesting, from the Native American Tongva people who migrated to the area, the Spanish explorers and missionaries, cattle ranchers of the Rancho de los Palos Verdes land grant and **to** the whalers of the late 19th century.*

pg. I-3 In the sentence starting "Today, as a result" ... I would suggest changing the would "offer" to "preserve" the magnificent views; also correct the tense from " has remains" to " has remained". Staff proposes that the word "offer" stay and the "has remains" be replaced with "remains as". The point of this sentence was not to function as a policy or a goal, rather just a statement that the City has nice views. Referenced sentence is in italics below.

*Today, as a result of the foresight of its founders and residents, the City of RPV continues to offer magnificent views, open spaces and clean air, and ~~has remained~~ **remains as** an extremely desirable place to live.*

The current G.P. starting with "An additional step" in section I-3 has strike-out for two sentences of the city's history . I would ask to keep them unless incorrect, then continue with the next "Not unlike . . .These sentences were intentionally removed because they are in reference to the drafting of the original 1975 General Plan. Thus, Staff proposes no change.

I would suggest revising the second sentence in the second paragraph to read

"Conserving open space provides opportunities for public outdoor recreation" view-shed protection" etc, Staff agrees and proposes this change. Referenced sentence is in italics below.

*Conserving open space provides opportunities ~~to the public~~ for **public** outdoor recreation…*

pg. CO-26

Ocean Resources refers to the shoreline being utilized for sport and commercial fishing. Is that still possible? Where? I thought the State Dept. of Fish and Wildlife now prohibits fishing.

Beginning in January 2012, the ocean waters along several miles of RPV coastline became State Marine Conservation Areas (SMCA). While NO fishing activity is permitted in Point Vicente SMCA, recreational and commercial fishing of certain species are allowed within the Abalone Cove SMCA. More specifically, recreational fishing of pelagic finfish, Pacific bonito, and white sea bass (spearfishing) and market squid (hand-held dip net) and commercial fishing of coastal pelagic species and Pacific bonito (by round haul net) and swordfish (by harpoon). Thus, Staff proposes no changes to this text.

pg. CO-30 (page CO-31) Second paragraph second sentence: change "may" to "could" to match the first sentence: "in this manner the City could regulate. . . " Staff agrees and proposes this change. Referenced sentence is in italics below.

*In this manner the City ~~may~~ **could** regulate and control uses within this area.*

Also, for clarification, since the rest of the paragraph is about the City of Palos Verdes Estates, the final sentence needs to identify which city, PVE or RPV, as "The City, by creating this type of action, would then be responsible . . ." Staff agrees and proposes this change. Referenced sentence is in italics below.

*The City of **Rancho Palos Verdes** by creating this type of action would then be responsible to enact, maintain, and enforce any regulation it may choose to develop.*

pg. CO-43 Paragraph starting "Finally, it is worth noting . . ." please change Marymount College to "Marymount California University" to reflect

recent change,

and possibly add if appropriate "The Salvation Army College for Officer Training and Peninsula Racquet Club" - since membership in the Racquet Club is open to the public. Staff agrees and proposes this change. Referenced sentence is in italics below.

*Finally, it is worth noting…one high school under the jurisdiction of the School District, ~~and~~ Marymount **California University** ~~College~~, **and The Salvation Army College.***

pg. CO-46 First paragraph, second sentence: "was given to the City by the federal government - change "from" to "by" (acquired from, given by) Staff agrees and proposes this change. Referenced sentence is in italics below.

*The remainder of the site (comprised of 65.12 acres) was given to the City ~~from~~ **by** the federal government…*

In the 4th paragraph, please add the date of the Coast Vision Plan - Sept. 2008. Staff agrees and proposes this change. Referenced sentence is in italics below.

*Along these lines, the City's Coast Vision Plan **(adopted September 2008)**...*

pg. CO-55 it is my understanding that the Coast Vision Plan is only a "conceptual planning guide" that ties many facilities together . . (first sentence) , not a binding document. Staff agrees and proposes to omit the first sentence in its entirety as it doesn't make sense anyway. Referenced sentence is in italics below.

*~~The Coast Vision Plan is not a specific recreational facility but represents a planning document that ties many facilities together and as such should be noted. Specifically,~~ ~~a~~**Adopted** on September 2, 2008, the Coast Vision Plan represents over two years of planning to create an informational planning document fo the City's coastal areas…*

In the last sentence of that paragraph, I suggest changing "established" to "presents" to reflect that it serves as a guideline rather than a set plan. Staff agrees and proposes this change. Referenced sentence is in italics below.

The Plan ~~established~~ **presents** a vision, goals, concept designs…

Visual Resources

Figure 14 needs to be compared to the RPV Coastal Specific Plan figure 26 and edited to include views (not depicted on Fig. 14) of Malibu, and Pt. Fermin from the arterials Palos Verdes Drives West and South. The two document figures should (must ?) agree. The General Plan and its related graphics is meant to be "general" in nature while more specific documents, such as the Coastal Specific Plan and its related graphics are meant to be more detailed. However, Staff agrees and proposes that two "views" be added to the map (one towards Catalina from PVDW in front of the Seaview Tract & one towards Malibu from PVDS between PVIC and Pt Vicente) and a notation be added on the legend after "views" as shown below.

Views ***(Refer to the Coastal Specific Plan for the extent of visual corridors).***

pg. VR-3 Natural Visual Resources should include naming the 3 natural land forms (the two promontories and the headland) which are so unique to RPV and very precious visual resources: Portuguese Point and Inspiration Point, and the Headland Pt. Vicente. Just as specific Man-made resources are named in the next section (pg. VR-4), so should these 3 specific natural resources be named in this section. Staff agrees and proposes the following change.

Shoreline: The irregular shoreline configuration is a prominent feature along the Palos Verdes Peninsula, ***including Portuguese Point, Inspiration Point and Point Vicente****…*

pg. VR-4 Trump National Residential Tracts (plural) as there are two. Staff agrees and proposes this change. Referenced sentence is in italics below.

*Some of the more visible residential…Trump National Residential Tract**s**….*

pg. VR-5 top sentence punctuation correction: "non view-obstructing"

instead of "non-view" which has a different meaning Staff agrees and proposes this change. Referenced sentence is in italics below.

… the mature trees of Miraleste, non-view obstructing…

pg. VR-6 Developed Areas to be Restored - Please reconsider!!!

Why is Crest Rd. between Crenshaw and Hawthorne referred to as "restored to enhance and preserve the views and vistas" when most of this area is currently overgrown with foliage which obstructs the public's view of the ocean & Catalina from this road??? Maybe it was when the update was started about 10 years ago. It's

different now. As noted in the next section, Visual Corridors to be Preserved (pg. VR-7), "there is a continuing need to manage the foliage." I agree. Please revise the reference to Crest Rd. as being in need of restoration of the views along with Western Ave. and Hawthorne Blvd. or completely omit the reference to Crest Rd. Staff agrees that in some areas foliage has overgrown in the past. However, Staff worked with the foliage owners and had them trimmed time to time to restore views. Once they are in compliance with City's guidelines (whether it be part of a tract condition or other similar regulations), Staff considers the trimming to be adequate for the purposes of preserving/enhancing views. Should the same or different foliage become view obstructing, Staff will again work with the foliage owners to restore/enhance views along Crest Road. Thus, Staff proposes to change to this text.

I only had time to review the Introduction and these two of the eight elements - 80 out of some 289 pages in the Draft.

Thank you for your time and consideration of my suggestions and corrections for these sections of the update of the RPV General Plan and the illustrated figures.

Sincerely,

Lenée Bilski

#5

So Kim

From: So Kim
Sent: Tuesday, June 23, 2015 5:00 PM
To: 'William James'
Cc: Joel Rojas
Subject: RE: General Plan

Hi Commissioner James,

Under "City's Revenue Base":

The last line of the second paragraph makes no sense. It states that ". . . the City's major tax revenues have been property tax and other tax." So, basically it says that our major tax revenues have come from taxes. ?? I misunderstood your comment. "…the City's major tax revenues…" should be changed to "…the City's major revenues…"

I will distribute this as part of late correspondence this evening.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

From: So Kim
Sent: Tuesday, June 23, 2015 4:57 PM
To: 'William James'
Cc: Joel Rojas
Subject: RE: General Plan

Hi Commissioner James,
Thank you for your comments. My responses are below.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

From: William James [mailto:williamjjames@outlook.com]
Sent: Tuesday, June 23, 2015 4:37 PM
To: So Kim
Cc: Joel Rojas
Subject: General Plan

Dear So Kim,

I have a number of concerns and questions concerning the latest draft General Plan. I spoke with Joel Rojas today and he advised me that it is still your intention to meet with John Cruikshank and me before the July 28 meeting to go over some of the ground that has been covered over the last ten years in creating this document.

In the meantime, here are a few minor corrections for your consideration:

Draft Fiscal Element

Under "Goals":

1. By taking the word "to" out before "Hold" at the start of No. 1, you have made the "to" in the second line, before "continually explore" incorrect. I agree and the "to" in the second line should be deleted.

2. You have not really phrased No. 4 as a goal (it sounds more like a mandate). Perhaps something like, "Plan for revenues generated by development to be sufficient...." would be more consistent. I agree with your suggested changes.

Under "City's Revenue Base":

The last line of the second paragraph makes no sense. It states that ". . . the City's major tax revenues have been property tax and other tax." So, basically it says that our major tax revenues have come from taxes. ?? Yes. Our primary revenue is from property tax, which make up approx. 34% of the City-wide revenues as shown in the graphic immediately below that sentence. The 43% of 'other tax' is a combination of Transit Occupancy Tax (Terranea), Sales/Use Tax and Utility Tax etc. So both types of taxes combined makes up 77% of the City's revenue, which would make that statement accurate.

Maps

1. Shouldn't we change the "Ocean Trails" designation on Figure 10 to "Trump National"? It has been quite a few years now. Also, although you have used the term "Trump" Golf Course on Figures 11 and Figure 16, it should really be "Trump National".

2. Similarly, the references to the "Terranea Golf Course" on Figures 10 & 11 should technically be to the "Links at Terranea".

I agree with your suggested changes and they will be shown in the revised graphics that will be distributed as late correspondence this evening.

- Bill James

#5

So Kim

From: So Kim
Sent: Monday, June 22, 2015 8:12 AM
To: 'pc@rpvca.gov'
Subject: RE: PC Meeting 6/23/15

Dear Commissioners,
I just wanted to point out that the graphic that was presented to you pertaining to Gateway Park is incorrect. On October 22, 2013, the Planning Commission voted 5-0 to change the land use designation to Recreational-Passive, NOT Recreational-active for Gateway Park. I will distribute this email as part of late correspondence and also verbally correct this tomorrow at the meeting.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

From: tony baker
Sent: 6/21/2015 1:19 PM
To: PC
Subject: PC Meeting 6/23/15

Dear Planning Commissioners

Re: Final Draft of the General Plan
Gateway Park: Change land use from agricultural, hazard and residential to Recreational-Active

After all of the comments on this topic I am surprised and perplexed that staff is recommending that zoning for Gateway Park be changed to "Recreational-Active". This property lies on the most active section of the infamous and perpetually moving (since 1956) Portuguese Bend Landslide. This is an area of numerous faults in an ever changing topography that would make any active recreation hazardous and inappropriate.

Passive recreation would be a more appropriate designation for this area allowing for the same usage as the adjacent Preserve. I would go on to suggest that Gateway Park become part of the Preserve.

I apologize for the late correspondence.

Sincerely
Tony Baker
16 Limetree Lane
Portuguese Bend

From: SunshineRPV@aol.com
Sent: 6/21/2015 10:00 AM
To: rjvaleri@cox.net
Cc: dlfriedson@gmail.com; momofyago@gmail.com; jeanlongacre@aol.com; judyfrankel@gmail.com; PC; leneebilski@hotmail.com; cprotem73@verizon.net; info@pvpwatch.com; pdownjac@hotmail.com; paul@agajanianlaw.com; radlsmith@cox.net; troy@eworld-media.com; amcdougall1@yahoo.com; j1000@cox.net
Subject: Thought you should see this

Re: NCCP question and Land Use Map colors

Hi Sandy,

Thanks again for coming to the meeting. Other than writing "late correspondence" to the Planning Commission, a whole lot of brains need to get together and figure out how to save our communities from the "updated" General Plan. So Kim has poured her heart and soul into the effort but she is a professional City Planner. She is not an RPV property owner. Her job is to satisfy the State of California bureaucrats who have mandated that each city and county have an "approved" General Plan. We the People get to live with the consequences.

Please REPLY ALL with your thoughts. …S 310-377-8761

In a message dated 6/19/2015 11:05:19 A.M. Pacific Daylight Time, SunshineRPV@aol.com writes:
Hi Lenée,

Please run the NCCP v. POU past David S. I have just started to circulate my suggestion that the NCCP be repealed. Ask him what he thinks about that.

The Open Space Planning and Rec & Parks Task Force was told (by Staff) not to suggest any changes to the NCCP map because that would delay approval by the State's "resource agencies". Something like 10 years later, we don't have the State approvals. RPV Code Enforcement no longer seems to care.

We are all back to which definition of "active" recreation and which definition of "passive" recreation is being used by Staff in which situation. I took just a very quick look and did not spot the Glossary in the draft update of the General Plan.

I also need to look for what the draft update suggests be done with the text that says the City has no intention of purchasing large tracts of land for passive/open space purposes. Creating the PV Nature Preserve is certainly not compliant with that part of our existing General Plan.

The draft Land Use Map appears to have divided the natural environment / hazard areas into three categories: The coastal bluffs; The active landslide(s); Open Space - Hillside. I guess it is a case of SNAFU that the Abalone Cove and Klondike Canyon landslides have not been designated as HAZARD and are not shown that way on the proposed Land Use Map, either.

I have no problem with using modern technology (GIS) to more accurately define where slopes are 35 percent or more. I am concerned that designating these areas as "hillside" will imply that development in these areas will be more "permitable" than when we call them HAZARD. And, I have noticed at least one place where I know the slope is more than 35 percent which was not designated HAZARD, before, and is not proposed as "hillside", now. The upside is that maybe the City will allow trail improvements on "hillsides" which they do not allow in HAZARD areas, now.

The search is on. Lois Knight LaRue has passed away. We can't expect the Planning Commission and the City Council to spot every error, omission and redundancy the way she did. The 1993 update of the Trails Network Plan is proof that these little discrepancies will come back to haunt us.

Do remember the typo in the draft anti-nudity ordinance. Naval cleft or natal cleft?

...S 310-377-8761

In a message dated 6/19/2015 12:56:12 A.M. Pacific Daylight Time, leneebilski@hotmail.com writes:
If the Gateway Park area was " purposely excluded from the NCCP to allow for public recreational use", then how could the Pt. Vicente POU be disregarded by putting acreage into the NCCP (by Villa Capri) that was supposed to be for public recreational use??? Am I understanding this correctly? Is this change something that David S. and the NPS should know about or is it too late to remove those Pt. Vicente acres from the NCCP???

The map legend colors are very confusing to me. Solid red is supposed to indicate Hazard, hatched red = Hillside, but everything is dark red and hatched on the map pages I've looked at . (San Ramon for instance) How can I tell What was reduced if it all looks the Same?

Lenée
=

#5

So Kim

From: So Kim
Sent: Tuesday, June 23, 2015 5:00 PM
To: 'William James'
Cc: Joel Rojas
Subject: RE: General Plan

Hi Commissioner James,

Under "City's Revenue Base":

The last line of the second paragraph makes no sense. It states that ". . . the City's major tax revenues have been property tax and other tax." So, basically it says that our major tax revenues have come from taxes. ?? I misunderstood your comment. "…the City's major tax revenues…" should be changed to "…the City's major revenues…"

I will distribute this as part of late correspondence this evening.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

From: So Kim
Sent: Tuesday, June 23, 2015 4:57 PM
To: 'William James'
Cc: Joel Rojas
Subject: RE: General Plan

Hi Commissioner James,
Thank you for your comments. My responses are below.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

From: William James [mailto:williamjjames@outlook.com]
Sent: Tuesday, June 23, 2015 4:37 PM
To: So Kim
Cc: Joel Rojas
Subject: General Plan

Dear So Kim,

I have a number of concerns and questions concerning the latest draft General Plan. I spoke with Joel Rojas today and he advised me that it is still your intention to meet with John Cruikshank and me before the July 28 meeting to go over some of the ground that has been covered over the last ten years in creating this document.

In the meantime, here are a few minor corrections for your consideration:

Draft Fiscal Element

Under "Goals":

1. By taking the word "to" out before "Hold" at the start of No. 1, you have made the "to" in the second line, before "continually explore" incorrect. I agree and the "to" in the second line should be deleted.

2. You have not really phrased No. 4 as a goal (it sounds more like a mandate). Perhaps something like, "Plan for revenues generated by development to be sufficient...." would be more consistent. I agree with your suggested changes.

Under "City's Revenue Base":

The last line of the second paragraph makes no sense. It states that ". . . the City's major tax revenues have been property tax and other tax." So, basically it says that our major tax revenues have come from taxes. ?? Yes. Our primary revenue is from property tax, which make up approx. 34% of the City-wide revenues as shown in the graphic immediately below that sentence. The 43% of 'other tax' is a combination of Transit Occupancy Tax (Terranea), Sales/Use Tax and Utility Tax etc. So both types of taxes combined makes up 77% of the City's revenue, which would make that statement accurate.

Maps

1. Shouldn't we change the "Ocean Trails" designation on Figure 10 to "Trump National"? It has been quite a few years now. Also, although you have used the term "Trump" Golf Course on Figures 11 and Figure 16, it should really be "Trump National".

2. Similarly, the references to the "Terranea Golf Course" on Figures 10 & 11 should technically be to the "Links at Terranea".

I agree with your suggested changes and they will be shown in the revised graphics that will be distributed as late correspondence this evening.

- Bill James

#5

So Kim

From: So Kim
Sent: Tuesday, June 23, 2015 2:10 PM
To: Lenée Bilski (leneebilski@hotmail.com)
Cc: 'pc@rpvca.gov'; Joel Rojas; Ara Mihranian (aram@rpv.com)
Subject: RE: 6/23/15 Agenda: Update of General Plan and Land Use Map

Dear Lenee,
Thank you for your email. In reviewing your comments, we decided to move forward with most of your suggestions, with exception to a few. These will be presented to the Commissioners as proposed changes.

Explanations are detailed below in red text. This email will be copied to the Commissioners and will be distributed as late correspondence at tonight's hearing.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

From: Lenée Bilski [mailto:leneebilski@hotmail.com]
Sent: Tuesday, June 23, 2015 8:47 AM
To: PC; Carla Morreale
Cc: ldb910@juno.com; jim_knight@juno.com
Subject: 6/23/15 Agenda: Update of General Plan and Land Use Map

June 22, 2015

To the Rancho Palos Verdes Planning Commission

Re: RPV General Plan and Land Use Map Update

The original award-winning RPV General Plan was well written and care should be taken not to tamper with it without good cause.

The City Council directive was to update the General Plan and Land Use Map. This draft is more than an update as parts of the original text were deleted unnecessarily and some parts were added without including any new information. Just rewritten in places.

I know that over many years city staff and different Planning Commissioners have labored long and hard over this document. I appreciate their efforts.

I am grateful to Planner So Kim as well as former Director Greg Pfost for meeting with me and other residents to answer questions about this Draft and to explain things. I understand that most things in the Draft can only be changed by you, the Planning Commissioners, before it is presented to the City Council.

"Update" = to change (something) by including the most recent information; to give (someone) the most recent information about something; to bring up to date ref. Merriam-Webster

In this case, that means what is obsolete should be removed, new items approved by the CC should be added.

Since August 27, 2013, "the status of projects identified in the Commission approved General Plan text have been changed, economic and demographic data have changed, and the City Council has made decisions that require additional updates to some of the previously

approved text. Accordingly, Staff has made minor changes to the text." And some major.

In reading just partway through the Draft text, certain things jumped out at me. On the Land Use map and illustrations I found the colors confusing, but was told by Staff that they will be improved. I made some minor changes, including the color scheme, which will be presented in detail at tonight's meeting. The revised land use map will also be distributed to the Commissioners as late correspondence.

Here are some corrections, suggestions and comments on some of the Draft text which I offer for your consideration and approval to improve the Draft:

Introduction

pg. I-1 Palos Verdes Peninsula

The first sentence of the second paragraph is an incomplete sentence as there is no comparison at the end - there is a "from" followed by a list of past history, but no "to" something at the end. I would suggest ending with the words "to the present developed (or incorporated) cities." or similar words.

In the next sentence I would suggest adding "with" after "residential use,"

with the Palos Verdes Project . . . .

Staff agrees and propose that "to" be added to the first sentence. See below.

*The Peninsula's history is equally interesting, from the Native American Tongva people who migrated to the area, the Spanish explorers and missionaries, cattle ranchers of the Rancho de los Palos Verdes land grant and **to** the whalers of the late 19th century.*

pg. I-3 In the sentence starting "Today, as a result" ... I would suggest changing the would "offer" to "preserve" the magnificent views; also correct the tense from " has remains" to " has remained". Staff proposes that the word "offer" stay and the "has remains" be replaced with "remains as". The point of this sentence was not to function as a policy or a goal, rather just a statement that the City has nice views. Referenced sentence is in italics below.

*Today, as a result of the foresight of its founders and residents, the City of RPV continues to offer magnificent views, open spaces and clean air, and ~~has remained~~ **remains as** an extremely desirable place to live.*

The current G.P. starting with "An additional step" in section I-3 has strike-out for two sentences of the city's history . I would ask to keep them unless incorrect, then continue with the next "Not unlike . . .These sentences were intentionally removed because they are in reference to the drafting of the original 1975 General Plan. Thus, Staff proposes no change.

I would suggest revising the second sentence in the second paragraph to read

"Conserving open space provides opportunities for public outdoor recreation" view-shed protection" etc, Staff agrees and proposes this change. Referenced sentence is in italics below.

*Conserving open space provides opportunities ~~to the public~~ for **public** outdoor recreation…*

pg. CO-26

Ocean Resources refers to the shoreline being utilized for sport and commercial fishing. Is that still possible? Where? I thought the State Dept. of Fish and Wildlife now prohibits fishing.

Beginning in January 2012, the ocean waters along several miles of RPV coastline became State Marine Conservation Areas (SMCA). While NO fishing activity is permitted in Point Vicente SMCA, recreational and commercial fishing of certain species are allowed within the Abalone Cove SMCA. More specifically, recreational fishing of pelagic finfish, Pacific bonito, and white sea bass (spearfishing) and market squid (hand-held dip net) and commercial fishing of coastal pelagic species and Pacific bonito (by round haul net) and swordfish (by harpoon). Thus, Staff proposes no changes to this text.

pg. CO-30 (page CO-31) Second paragraph second sentence: change "may" to "could" to match the first sentence: "in this manner the City could regulate. . . " Staff agrees and proposes this change. Referenced sentence is in italics below.

*In this manner the City ~~may~~ **could** regulate and control uses within this area.*

Also, for clarification, since the rest of the paragraph is about the City of Palos Verdes Estates, the final sentence needs to identify which city, PVE or RPV, as "The City, by creating this type of action, would then be responsible . . ." Staff agrees and proposes this change. Referenced sentence is in italics below.

*The City of **Rancho Palos Verdes** by creating this type of action would then be responsible to enact, maintain, and enforce any regulation it may choose to develop.*

pg. CO-43 Paragraph starting "Finally, it is worth noting . . ." please change Marymount College to "Marymount California University" to reflect

recent change,

and possibly add if appropriate "The Salvation Army College for Officer Training and Peninsula Racquet Club" - since membership in the Racquet Club is open to the public. Staff agrees and proposes this change. Referenced sentence is in italics below.

*Finally, it is worth noting...one high school under the jurisdiction of the School District, ~~and~~ Marymount **California University** ~~College~~, **and The Salvation Army College.***

pg. CO-46 First paragraph, second sentence: "was given to the City by the federal government - change "from" to "by" (acquired from, given by) Staff agrees and proposes this change. Referenced sentence is in italics below.

*The remainder of the site (comprised of 65.12 acres) was given to the City ~~from~~ **by** the federal government...*

In the 4th paragraph, please add the date of the Coast Vision Plan - Sept. 2008. Staff agrees and proposes this change. Referenced sentence is in italics below.

*Along these lines, the City's Coast Vision Plan **(adopted September 2008)**...*

pg. CO-55 it is my understanding that the Coast Vision Plan is only a "conceptual planning guide" that ties many facilities together . . (first sentence) , not a binding document. Staff agrees and proposes to omit the first sentence in its entirety as it doesn't make sense anyway. Referenced sentence is in italics below.

*~~The Coast Vision Plan is not a specific recreational facility but represents a planning document that ties many facilities together and as such should be noted. Specifically,~~ a**Adopted** on September 2, 2008, the Coast Vision Plan represents over two years of planning to create an informational planning document fo the City's coastal areas...*

In the last sentence of that paragraph, I suggest changing "established" to "presents" to reflect that it serves as a guideline rather than a set plan. Staff agrees and proposes this change. Referenced sentence is in italics below.

The Plan ~~established~~ **presents** a vision, goals, concept designs…

Visual Resources

Figure 14 needs to be compared to the RPV Coastal Specific Plan figure 26 and edited to include views (not depicted on Fig. 14) of Malibu, and Pt. Fermin from the arterials Palos Verdes Drives West and South. The two document figures should (must ?) agree. The General Plan and its related graphics is meant to be "general" in nature while more specific documents, such as the Coastal Specific Plan and its related graphics are meant to be more detailed. However, Staff agrees and proposes that two "views" be added to the map (one towards Catalina from PVDW in front of the Seaview Tract & one towards Malibu from PVDS between PVIC and Pt Vicente) and a notation be added on the legend after "views" as shown below.

Views ***(Refer to the Coastal Specific Plan for the extent of visual corridors).***

pg. VR-3 Natural Visual Resources should include naming the 3 natural land forms (the two promontories and the headland) which are so unique to RPV and very precious visual resources: Portuguese Point and Inspiration Point, and the Headland Pt. Vicente. Just as specific Man-made resources are named in the next section (pg. VR-4), so should these 3 specific natural resources be named in this section. Staff agrees and proposes the following change.

Shoreline: The irregular shoreline configuration is a prominent feature along the Palos Verdes Peninsula, ***including Portuguese Point, Inspiration Point and Point Vicente****…*

pg. VR-4 Trump National Residential Tracts (plural) as there are two. Staff agrees and proposes this change. Referenced sentence is in italics below.

Some of the more visible residential…Trump National Residential Tracts….

pg. VR-5 top sentence punctuation correction: "non view-obstructing"

instead of "non-view" which has a different meaning Staff agrees and proposes this change. Referenced sentence is in italics below.

… the mature trees of Miraleste, non-view-obstructing…

pg. VR-6 Developed Areas to be Restored - Please reconsider!!!

Why is Crest Rd. between Crenshaw and Hawthorne referred to as "restored to enhance and preserve the views and vistas" when most of this area is currently overgrown with foliage which obstructs the public's view of the ocean & Catalina from this road??? Maybe it was when the update was started about 10 years ago. It's

different now. As noted in the next section, Visual Corridors to be Preserved (pg. VR-7), "there is a continuing need to manage the foliage." I agree. Please revise the reference to Crest Rd. as being in need of restoration of the views along with Western Ave. and Hawthorne Blvd. or completely omit the reference to Crest Rd. Staff agrees that in some areas foliage has overgrown in the past. However, Staff worked with the foliage owners and had them trimmed time to time to restore views. Once they are in compliance with City's guidelines (whether it be part of a tract condition or other similar regulations), Staff considers the trimming to be adequate for the purposes of preserving/enhancing views. Should the same or different foliage become view obstructing, Staff will again work with the foliage owners to restore/enhance views along Crest Road. Thus, Staff proposes ~~to~~ no change to this text.

I only had time to review the Introduction and these two of the eight elements - 80 out of some 289 pages in the Draft.

Thank you for your time and consideration of my suggestions and corrections for these sections of the update of the RPV General Plan and the illustrated figures.

Sincerely,

Lenée Bilski

So Kim

From: So Kim
Sent: Monday, June 22, 2015 8:12 AM
To: 'pc@rpvca.gov'
Subject: RE: PC Meeting 6/23/15

Dear Commissioners,
I just wanted to point out that the graphic that was presented to you pertaining to Gateway Park is incorrect. On October 22, 2013, the Planning Commission voted 5-0 to change the land use designation to Recreational-Passive, NOT Recreational-active for Gateway Park. I will distribute this email as part of late correspondence and also verbally correct this tomorrow at the meeting.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

From: tony baker
Sent: 6/21/2015 1:19 PM
To: PC
Subject: PC Meeting 6/23/15

Dear Planning Commissioners

Re: Final Draft of the General Plan
Gateway Park: Change land use from agricultural, hazard and residential to Recreational-Active

After all of the comments on this topic I am surprised and perplexed that staff is recommending that zoning for Gateway Park be changed to "Recreational-Active". This property lies on the most active section of the infamous and perpetually moving (since 1956) Portuguese Bend Landslide. This is an area of numerous faults in an ever changing topography that would make any active recreation hazardous and inappropriate.

Passive recreation would be a more appropriate designation for this area allowing for the same usage as the adjacent Preserve. I would go on to suggest that Gateway Park become part of the Preserve.

I apologize for the late correspondence.

Sincerely
Tony Baker
16 Limetree Lane
Portuguese Bend

From: SunshineRPV@aol.com
Sent: 6/21/2015 10:00 AM
To: rjvaleri@cox.net
Cc: dlfriedson@gmail.com; momofyago@gmail.com; jeanlongacre@aol.com; judyfrankel@gmail.com; PC; leneebilski@hotmail.com; cprotem73@verizon.net; info@pvpwatch.com; pdownjac@hotmail.com; paul@agajanianlaw.com; radlsmith@cox.net; troy@eworld-media.com; amcdougall1@yahoo.com; j1000@cox.net
Subject: Thought you should see this

Re: NCCP question and Land Use Map colors

Hi Sandy,

Thanks again for coming to the meeting. Other than writing "late correspondence" to the Planning Commission, a whole lot of brains need to get together and figure out how to save our communities from the "updated" General Plan. So Kim has poured her heart and soul into the effort but she is a professional City Planner. She is not an RPV property owner. Her job is to satisfy the State of California bureaucrats who have mandated that each city and county have an "approved" General Plan. We the People get to live with the consequences.

Please REPLY ALL with your thoughts. ...S 310-377-8761

In a message dated 6/19/2015 11:05:19 A.M. Pacific Daylight Time, SunshineRPV@aol.com writes:
Hi Lenée,

Please run the NCCP v. POU past David S. I have just started to circulate my suggestion that the NCCP be repealed. Ask him what he thinks about that.

The Open Space Planning and Rec & Parks Task Force was told (by Staff) not to suggest any changes to the NCCP map because that would delay approval by the State's "resource agencies". Something like 10 years later, we don't have the State approvals. RPV Code Enforcement no longer seems to care.

We are all back to which definition of "active" recreation and which definition of "passive" recreation is being used by Staff in which situation. I took just a very quick look and did not spot the Glossary in the draft update of the General Plan.

I also need to look for what the draft update suggests be done with the text that says the City has no intention of purchasing large tracts of land for passive/open space purposes. Creating the PV Nature Preserve is certainly not compliant with that part of our existing General Plan.

The draft Land Use Map appears to have divided the natural environment / hazard areas into three categories: The coastal bluffs; The active landslide(s); Open Space - Hillside. I guess it is a case of SNAFU that the Abalone Cove and Klondike Canyon landslides have not been designated as HAZARD and are not shown that way on the proposed Land Use Map, either.

I have no problem with using modern technology (GIS) to more accurately define where slopes are 35 percent or more. I am concerned that designating these areas as "hillside" will imply that development in these areas will be more "permitable" than when we call them HAZARD. And, I have noticed at least one place where I know the slope is more than 35 percent which was not designated HAZARD, before, and is not proposed as "hillside", now. The upside is that maybe the City will allow trail improvements on "hillsides" which they do not allow in HAZARD areas, now.

The search is on. Lois Knight LaRue has passed away. We can't expect the Planning Commission and the City Council to spot every error, omission and redundancy the way she did. The 1993 update of the Trails Network Plan is proof that these little discrepancies will come back to haunt us.

Do remember the typo in the draft anti-nudity ordinance. Naval cleft or natal cleft?

...S 310-377-8761

In a message dated 6/19/2015 12:56:12 A.M. Pacific Daylight Time, leneebilski@hotmail.com writes:
If the Gateway Park area was " purposely excluded from the NCCP to allow for public recreational use", then how could the Pt. Vicente POU be disregarded by putting acreage into the NCCP (by Villa Capri) that was supposed to be for public recreational use??? Am I understanding this correctly? Is this change something that David S. and the NPS should know about or is it too late to remove those Pt. Vicente acres from the NCCP???

The map legend colors are very confusing to me. Solid red is supposed to indicate Hazard, hatched red = Hillside, but everything is dark red and hatched on the map pages I've looked at . (San Ramon for instance) How can I tell What was reduced if it all looks the Same?

Lenée
=

#5

6-23-15

To the Planning Commission
and
To Bo Kim
From Dena Friedson

Punctuation is a valuable tool for understanding the correct meanings of reading materials. Proofreading rules can be found in many dictionaries. Where there are options, one method should be chosen and always followed. Sometimes, as in sentences involving "which" and "that," either is acceptable. "Which," however, is usually preceded by a comma, and "that" is not.

Please direct staff to make the corrections, as shown on the Draft Amendment, so residents more easily comprehend the intent of the different sections. Consistency is the goal.

Thank you.

P.S. I would like to submit punctuation comments for the remaining portions of the CO Element at a later date.

Introduction

I.1 Palos Verdes Peninsula

The residents of the Palos Verdes Peninsula are the beneficiaries of a unique geography, formed from millions of years of volcanic activity, plate tectonics and terracing from changing sea levels. The nine-mile wide Peninsula, once an island, now rises above the Los Angeles Basin to a maximum of 1,480 feet, with uniquely terraced configurations and steep, rocky cliffs jutting upward 50 to 300 feet from the ocean. Erosion has contributed to the creation of numerous steep-walled canyons. These physical characteristics give the Peninsula magnificent views of the Los Angeles Basin, the Mountain Ranges of Santa Monica, San Gabriel and Santa Ana, the Pacific Ocean, Catalina Island and the Los Angeles/Long Beach Harbor.

The Peninsula's history is equally interesting, from the Native American Tongva people who migrated to the area, the Spanish explorers and missionaries, cattle ranchers of the Rancho de los Palos Verdes land grant and the whalers of the late 19th century. The early 20th century brought interest in developing the land for residential use, the Palos Verdes Project and formation of its present-day cities. add comma

With its magnificent views, beautiful rolling terrain, mild climate, and clean air, the Peninsula is a most desirable place to live. Home construction began in the 1920's and has continued to the present. The rate of construction increased dramatically in the 1960's, substantially increasing the area's density, primarily in the unincorporated areas of the Peninsula now known as the City of Rancho Palos Verdes.

I.2 History of the City of Rancho Palos Verdes

At the close of the 19th Century, the Palos Verdes Peninsula was inhabited solely by a few cattle ranchers and sheepherders. The Land was mostly covered with nothing more than native vegetation. Then, for a brief period in the early 1900s, the Peninsula enjoyed prosperity not only as a cattle ranch, but also as a rich farming area. Japanese families farmed the most southern slopes, growing fields of beans, peas and tomatoes, while the manager of the cattle ranch grew barley for hay and grain on the dryer northern slopes. In 1913, Frank A. Vanderlip, president of the National Bank of New York, purchased the 16,000-acre Palos Verdes Peninsula with a vision to develop the add comma

"most fashionable and exclusive residential colony" in the nation. Unfortunately, his dream was put on hold after the Stock Market Crash, the Great Depression and the onset of World War II. None of these setbacks, however, reduced the beauty of the Palos Verdes Peninsula; or its potential desirability as a residential area.

remove comma

In July 1953, the Great Lakes Carbon Corporation, which was leasing land on the Peninsula for mining, purchased 7,000 acres of prime undeveloped land from the Vanderlip family. After several unsuccessful mining attempts, the Great Lakes Corporation abandoned its mining operations, and hired a group of skilled architects and engineers to create a master plan for development of its vast property. Palos Verdes Estates had incorporated in 1939, and just prior to the great building boom in the late 1950s and early 1960s, the cities of Rolling Hills and Rolling Hills Estates both incorporated in 1957.

remove comma

Fueled by the master plan and the post WW II economic growth in the South Bay area, the remaining unincorporated part of the Peninsula (now the City of Rancho Palos Verdes), which remained under the control of the County of Los Angeles, began to develop rapidly as the County granted more zone changes for higher density construction, with little regard for the Peninsula's beauty, openness or sensitive environment. During the 1960's, the citizens of the unincorporated area repeatedly attempted to convince the County to restrain from this kind of uncontrolled developed, and to institute planning and zoning regulations more consistent with the area's unique qualities. Homeowners' associations bonded into the Peninsula Advisory Council, and the citizens' group Save Our Coastline was created to consolidate efforts to promote proper limitations on the development of the Peninsula's coastal areas. The majority of such attempts failed, however, as the County repeatedly authorized higher density uses of many pristine areas of the community.

remove comma

add comma

remove comma

Efforts to incorporate the Peninsula's fourth city (Rancho Palos Verdes) began in 1962, and intensified in 1969 when the County's new Master Plan for the Peninsula authorized population density far greater than that desired by the local residents. After many legal battles and several disappointing setbacks, the California Supreme Court ruled unanimously in September 1972, in the case of Curtis vs. Board of Supervisors, that landowners could not prevent voters from determining their municipal government. After this court decision, the Local Area Formation Commission (LAFCO) permitted the citywide election to take place and on August 28, 1973, an overwhelming **majority of 5 to 1** ~~83%~~ of the residents of unincorporated portion of the Peninsula voted in favor of incorporation and elected five City Council members. With its incorporation, the City of Rancho Palos Verdes became the youngest of the four cities on the Palos Verdes Peninsula, each of which had incorporated for the same basic reason – to take control of planning and policy

remove comma

Commented [SK1]: The source is not clear for 83%. Staff revised the text to reflect the information on the City's website

implementation over the area in order to preserve its natural beauty, openness and small community atmosphere. add comma

The City of Rancho Palos Verdes is located at the southwest tip of Los Angeles County (See Figure 1 - Regional Vicinity). It covers 13.5 square miles of land and 7.5 miles of coastline and has a population of ~~42,964 (2008)~~ 42,448 (2013). Utilizing a council-manager form of government, the City's governing body, the City Council, is responsible for establishing policy, passing local ordinances, voting appropriations, and developing an overall vision for the City. The City Council appoints a city manager to oversee the daily operations of the government and implement policies they establish. The City was also formed as a contract city, contracting for public services such as police and fire protection.

remove comma

Commented [SK2]: Population updated based on Census Bureau

add comma

it establishes

add comma

Today, as a result of the foresight of its founders and residents, the City of Rancho Palos Verdes continues to offer magnificent views, open spaces and clean air and has remain an extremely desirable place to live.

remove comma

remained

add comma

I.3 What is a General Plan and What are its Regulatory Requirements?

Not unlike many other parts of the Country, major milestones in the State of California's Planning Law date to the early 1900's, when the State's cities began to experience significant development and increases in population. Subsequently, in 1937, California directed all of its cities and counties to adopt a General Plan *"for the physical development of the county or city"*. period inside quotation marks.

What is a General Plan? The California Supreme Court has defined the General Plan the *"constitution for future development"*. Perhaps a better description comes from the State's General Plan Guidelines (Guidelines), which state that *"the General Plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private"*. Basically, then, the General Plan underlies all land use decisions in a City! and, pursuant to State Law, all of the City's subdivisions, capital improvements, development agreements, and other land use actions must be consistent with the city's adopted General Plan. Further, according to the State's Guidelines, the General Plan serves to:

as

period inside quotation marks

period inside quotation marks

semi-colon

add comma

Insert; and the General Plan Land Use Map.

- *"Identify the community's land use, circulation, environmental, economic and social goals and policies as they relate to land use and development.*
- *Provide a basis for local government decision-making, including decisions on development approvals and exactions.*

- *Provide citizens with opportunities to participate in the planning and decision-making processes of their communities.*
- *Inform citizens, developers, decisions-makers, and other cities and counties of the ground rules that guide development within a particular community."*

In preparing or amending a General Plan, certain basic considerations are essential, including

- **Comprehensiveness:** A General Plan must cover a city's entire planning area and address the broad range of issues associated with a city's development.
- **Internal Consistency:** On five different dimensions of "internal consistency," there can be no policy conflicts, either textual or graphic, between any components of the General Plan: 1) Equal status among elements; 2) Consistency between elements; 3) Consistency within elements; 4) Area plan consistency; and 5) Text and diagram consistency.

(either commas or semi-colons OK)

- **Long-Term Perspective:** While the time frame for specific issues may be different, a General Plan is most often designed to span a 15-20 year period for the City to make decisions that comply with all of its aspects of "internal consistency," while recognizing the future need for General Plan Amendments after such period, to adjust for possibly unforeseeable changes in land use.

add an S

remove comma

While the General Plan includes text and graphics to describe existing and proposed development within the City, it more importantly includes a set of Goals and Policies used to formulate a direction or plan for the future development of the City. In fact, State Law requires that General Plans include the following 7 mandatory elements:

- *Land Use Element* designates the type, intensity, and general distribution of uses of land. add period
- *Circulation Element* identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
- *Housing Element* assesses current and projected housing needs for all economic segments of the community.
- *Conservation Element* addresses the conservation, development, and use of natural resources.
- *Open Space Element* details plans and measures for the long-range preservation and conservation of open-space lands.
- *Noise Element* identifies and addresses issues related to noise.

- *Safety Element* establishes policies and programs to protect the community from risks associated with such things as seismic or geologic hazards, floods, and wildfires.

In addition to these mandatory Elements, a City may also include optional Elements in its General Plan. The City's original General Plan, adopted in 1975, included the following three additional optional components/elements -- Fiscal Element; Social Services; and Scenic Highway – and these continue to be included within this updated General Plan.

either is or is ok

I.4 Adoption of the General Plan

The original City Council instituted processes to try to obtain maximum citizen participation in the development of the City's first General Plan. Toward this purpose, the City Council appointed a Steering Committee to organize a General Plan Goals Committee. The Committee involved some 200 citizens who worked together in subcommittees. The Committee submitted a report to the Council that was a statement of goals, objectives, and policy recommendations on the various elements of the proposed General Plan. Additionally, the City held public hearings during which citizens were invited to speak on the Plan.

add comma

The City's first General Plan was adopted on June 26, 1975, less than two years after incorporation. Since its adoption, the General Plan has received only minor amendments. Apart from State-mandated Housing Element updates, the last significant update occurred in 1984 to address the Eastview Annexation.

add comma

At its January 12, 2002, meeting, the City Council discussed master plan issues and specifically focused upon updating the City's General Plan. The City Council acknowledged that portions of the General Plan need updating and directed Staff to take the initial steps to assist the City Council in determining the direction and extent of the needed update. The City Council expressed that a thorough review of the goals and policies was a necessary first step and that this would help to define the direction and extent of future updating work to be conducted by the Council, Staff and the community. Further, as in the effort to adopt the first General Plan, the City Council expressed the importance of including public input, encouraging the use of local talent within the community, and specifically forming a General Plan Update Steering Committee to assist in the update process. The City Council then determined that one person from each of the following Commissions, Committees and Organizations within the community (but two persons from the Planning Commission) should be represented on the General Plan Update Steering Committee:

needed

remove comma

add comma

add comma

- City's Planning Commission
- City's Recreation and Parks Committee
- City's Finance Advisory Committee
- City's Traffic Committee
- City's Equestrian Committee
- City's Disaster Preparedness Committee
- Council of Homeowners' Association
- Council of Homeowners' Association – Eastview Representative
- Peninsula Seniors
- Peninsula Youth Recreation League Council
- Docents – Los Serenos de Point Vicente
- School District
- Chamber of Commerce
- Palos Verdes Land Conservancy

remove and add apostrophes

The purpose of the Steering Committee was to review all of the goals and policies of the General Plan and to make recommendations as to the extent to which such goals and policies needed to be maintained, amended or eliminated, and whether new goals and policies needed to be added. Beginning on October 30, 2002, the Steering Committee held a total of 22 public meetings, on an average of once a month. Through the Committee's work, the Council learned that, apart from the need for some textual changes to the goals and policies, as well as changes to the factual information within the Plan, for the most part the statement of the existing goals and policies that were created in 1975 still applies to today.

Additionally, in order to assist the City's undertaking of its General Plan Update, a non-City sponsored "grass-roots" committee of more than 210 residents formed for the purpose of preparing a "Goals Report" that identified various goals for the City. This "Goals Report" was provided to each member of the Steering Committee., which also considered it in making the Steering Committee's own review and findings in its report to the City Council.

remove semi colon and replace with a comma

remove period and add comma

During the preparation of the updated General Plan, the Planning Commission held **(60 as of 5/26/15)** public meetings and the City Council held **(12 as of 5/26/15)** prior to the Council's adoption of the General Plan on (_____). Additionally the Finance Advisory Committee, Traffic Safety Commission, and the Emergency Preparedness Committee all provided input on the Fiscal, Circulation, and Safety Elements, respectively, during public meetings. Prior to each meeting on the General Plan, a public notice was published in the Peninsula News and delivered through the City's list-serve email subscribers list.

Commented [SK3]: The number of meetings and the adoption date will be further updated

add commas

II. Conservation & Open Space Element

The State of California requires both an Open Space Element and a Conservation Element to be included in every local government general plan. As many of the City's goals and policies, and the State's requirements, are related, these two elements have been joined into this one single element.

Open Space is one of the prominent features that defines the character of Rancho Palos Verdes and plays a large role in the quality of life that residents seek to live in and maintain, and non-residents seek to visit. Conserving open space provides opportunities to the public for outdoor recreation, view-shed protection, conservation of natural resources that provide a healthy ecosystem for vegetation and wildlife, flood and erosion control, protection of the public health and safety, buffering between incompatible land uses and the enhancement of roads and public spaces.

add comma

The majority of Rancho Palos Verdes is developed with residential land uses; however a significant amount of land is dedicated to open space uses, including parks, golf courses, trails and dedicated preserves. The City seeks to create a system that integrates parks, trails, natural habitats and cultural resources into a series of networks for both residents and visitors to utilize.

add comma

Goals

To set the context for this Element, its Goals are as follows;

1. To conserve, protect, and enhance its natural resources, beauty, and open space for the benefit and enjoyment of its residents and the residents of the entire region. Future development shall recognize the sensitivity of the natural environment and be accomplished in such a manner as to maximize the protection of it.

2. Protect and preserve all significant archaeological, paleontological and historical resources within the City. add comma

The basis for this element has been the environmental capabilities inherent in the land of Rancho Palos Verdes. Land "capability" is fundamentally an evaluation of the basic ecological and environmental units dealing with the natural factors of land, climate, hydrology, biotic resources, geotechnical factors, and the systematic relationships which must exist among them. The Element discusses each of these basic ecological and environmental units as they apply to Rancho Palos Verdes individually, as detailed factors, then in appropriate classification combinations. Each of these combinations has then been classified into two categories: 1) preservation of natural resources and open space, and 2) public health and safety. The two categories have then been combined to develop the Conservation and Open Space Element which becomes a guide for the natural environmental resource management policies.

change as to with

it applies

The Element then focuses upon Cultural Resources (paleontological, historical and archeological resources) and the conservation of them. Finally, the Element includes an inventory of existing Open Spaces within the City that are so beneficial for the City's residents and the residents of the entire region.

add comma

Basic Ecological and Environmental Units

This section discusses the basic ecological and environmental units that deal with natural factors affecting the City. It is these factors and the relationships amongst them that serve as the basis in which the environmental resource management policies are developed. For example, the discussion below on "Climate" describes the components of weather, which affects the City in terms of temperatures, winds, precipitation and air quality. The "Biotic Resources" portion describes the significant ecologic habitats associated with the land-based natural vegetation communities, as well as ocean related resources along the immediate shoreline. The section on "Geotechnical Factors" includes topographic conditions, geologic hazards, and mineral resources. Hydrology covers the natural and man-made water drainage patterns within the City and the factors affecting them, as well as their influence on the other natural environment factors.

add comma

Climate

Rancho Palos Verdes has one of the most ideal climates of the world. Its average maximum and minimum temperatures range approximately between 67°F. and 50°F., and annual precipitation is approximately 11" to 15".

Precipitation intensity is variable during storms. Records of maximum precipitation rates are not available specifically for the City; however, data from the Botanic Garden area of the Peninsula indicates that 0.3 of an inch has fallen within a five-minute period and 1.1 inches in a one hour period (Gales). The latter occurring during one of the heavy 1969 storms.

The sea breeze, which is the predominant wind, is a primary factor in creating this climate and typically flows from the west-southwest in a day-night cycle with speeds generally ranging from 5 to 15 mph. The sea breeze maintains the cool temperatures and clean air circulation and generally prevents warmer inland temperatures and air pollution from permeating into the peninsula, except under certain seasonal conditions such as the offshore Santa Ana winds.

The climate on the peninsula has been classified by other studies into five (5) micro zones (Gales). Of the five, there are three (the Coastal Zone, Upper West Face of the Hill, and Middle Highlands/Eastern Upper Slopes) that apply to the City of Rancho Palos Verdes (See Figure 2 – Climate Zones).

Zone 1 – Coastal. The coastal climate zone extends along the coastline and inland to the 500-700 ft. elevation line. Temperatures are generally mild and frost is a rare occurrence. The area around Pt. Vicente tends to be slightly windier, cooler, and receives more fog and low clouds than other areas within this zone. The remainder of the coast is more sheltered than Point Vicente, accounting for this difference. In general, this Coastal Zone tends to have more fog and low clouds, cooler days, but warmer night temperatures than other areas of the peninsula. Relative humidity is higher than in other zones due to proximity to the ocean. Mean monthly temperatures were calculated from average monthly temperatures recorded at various stations located within each zone.

Zone 1 – Average Monthly Temperatures

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
High	59	62.4	62.7	63.9	65.3	68.3	72.4	74.7	72.9	69.4	65.7	62.1
Low	49	51	51.4	51.8	54.6	58	61.3	63.3	60.6	57.3	54.4	51

Zone 2 – Upper West Face of the Hill. This climate zone is above the 500-700 ft. elevation and extends to the top of the peninsula heights. The climate is similar to that of the coastal zone, but nighttime temperatures are generally cooler, and there are more occurrences of very warm days than in the coastal zone. Relative humidity is fairly high but fluctuates more than in the Coastal Zone. The afternoon sea breeze tends to keep temperatures moderate and can be brisk down through the valleys.

Zone 2 – Average Monthly Temperatures

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
High	56	61.5	61.5	64.5	66	67.5	72.5	75.5	72	69	65	59.5
Low	44	48	52.5	49	52	53	59	60.5	58	54.5	50	51

Zone 3 – Middle Highlands/Eastern Upper Slopes. This climate zone tends to have greater climatic variation than the previous zones. Temperatures are slightly warmer than in Zone 2 and warm days can be very warm with cool days as cool or cooler than in any other zone. Temperatures have about a 20° range.

add comma

Zone 3 – Average Monthly Temperatures

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
High	59.9	64	64.9	69.7	71.4	76.4	83.3	84.1	79.6	73.9	66.3	59.1
Low	44.6	47.7	48	49.3	52	55.7	59.8	62.7	59.1	55.3	49.3	45

This mild climate of Rancho Palos Verdes with its soil and plant nutrients has created a setting enabling a wide variety of both native and non-native plant species to grow within the City. In order to flourish, many non-native species require a certain amount of supplementary water and care. Other species have adapted well and thrive with the natural conditions. At one time, agricultural use of large portions of the City took advantage of this environmental quality but has since given way to residential development also attracted to the mild climate and clean air.

Air Quality and Climate Change

Air quality is affected by various emission sources as well as atmospheric conditions such as wind speed, wind direction, temperature, rainfall, etc. The combination of topography, inversion layers, abundant sunshine, and emissions from the second largest urban area in the United States make the Los Angeles Basin as a whole, one of the top 5 worst air pollution problem areas in the nation.

add comma

The City of Rancho Palos Verdes is located at the southwestern border of the Basin, adjacent to the Pacific Ocean, with winds that blow predominantly from the west-southwest at relatively low velocities. The mild winds typically transport the air pollutants generated in the urbanized areas of the Los Angeles Basin, away from the City and towards the inland areas to the east. As a result, with the rare exception of on to off shore wind conditions ("Santa Anas"), the City of Rancho Palos Verdes' air pollutant level is better than the Los Angeles basin and consistently registers below the State and Federal emission standards.

add comma

[illegible] Open Space Element

The air quality station closest to Rancho Palos Verdes is the North Long Beach Station. This station monitors all criteria pollutants and is summarized in the table below. As reflected in this data, the levels of carbon monoxide, ozone, coarse and fine particulates, nitrogen dioxide, and sulfur dioxide are consistently below the relevant State and National standards in the general vicinity.

POLLUTANT	STANDARD	2011	2012	2013
Carbon Monoxide (CO)				
Max. 8-hr concentration (ppm)		2.56	2.17	ND[1]
No. of days exceeded:	State: ≥ 9 ppm	0	0	ND
	National: ≥ 9 ppm	0	0	ND
Ozone (O_3)				
Max. 1-hr concentration (ppm)		0.073	0.084	0.092
No. of days exceeded:	State: > 0.09 ppm	0	0	0
Max. 8-hr concentration (ppm)		0.062	0.067	0.071
No. of days exceeded:	State: > 0.07 ppm	0	0	1
	National: > 0.075 ppm	0	0	0
Coarse Particulates (PM_{10})				
Max. 24-hr concentration (μg/m³)		43	45	37
No. of days exceeded:	State: > 50 μg/m³	0	0	0
	National: > 150 μg/m³	0	0	0
Fine Particulates ($PM_{2.5}$)				
Max. 24-hr concentration (μg/m³)		44	58.6	51.7
No. of days exceeded:	National: > 35 μg/m³	1	4	2
Nitrogen Dioxide (NO_2)				
Max. 1-hr concentration (ppm)		0.106	0.077	0.066
No. of days exceeded:	State: > 0.18 ppm	0	0	0
	National: > 0.1 ppm	1	0	0
Sulfur Dioxide (SO_2)				
Max. 1-hr concentration (ppm)		0.004	0.003	0.001
No. of days exceeded:	State: > 0.04 ppm	0	0	0
	National: > 0.075 ppm	0	0	0

Commented [SK1]: Rounded up the numbers as directed by the PC on 3/10/15

[1] There was insufficient data available to determine the value

California's Efforts to Reduce Greenhouse Gas Emissions. The Earth's atmosphere is constantly changing. While there may be some disagreement on the causes of current climate change, the State of California's position is that climate change is at least partially the result of increased greenhouse gas (GHG) emissions into the atmosphere, which exacerbates global warming.

The first comprehensive State policy to address climate change was established through an Executive Order by Governor Schwarzenegger in 2005, which established the following ambitious GHG reduction targets for the State: 1) Reduce GHG emissions to 2000 levels by 2010; 2) Reduce to 1990 levels by 2020, and 3) Reduce to 80% below 1990 levels by 2050. This Order is binding only on State agencies, and has no force of law for local governments. The Global Warming Solutions Act of 2006 (AB32) codified the GHG emissions target by directing the Air Resources Board (ARB) to reduce the State's global warming emissions to 1990 levels by 2020. ARB's Scoping Plan (Plan) outlines a variety of strategies to reduce emissions in the State to 1990 levels by 2020. The Plan discusses (but does not mandate) ways in which local governments can achieve direct GHG reductions, such as actions to reduce energy use at their own facilities, to increase recycling, to reduce waste and water use, and to reduce carbon emissions from their vehicle fleets.

remove comma and add period

add semi-colon or use commas in the same places

remove comma

use comma

In 2008, Governor Schwarzenegger signed Senate Bill 375. This bill takes AB32 a bit further by: 1) requiring the ARB to establish regional targets for reduction in GHGs from passenger cars and small trucks associated with land use decisions; 2) requiring metropolitan planning agencies (ex. SCAG) to create a Sustainable Communities Strategy (SCS) in their Regional Transportation Plan (RTP) to meet reduction targets in GHGs; 3) requiring that funding decisions for regional transportation projects be internally consistent within the RTP; 4) aligning the Regional Housing Needs Assessment (RHNA) with the RTP; and 5) providing CEQA relief in the form of streamlining and ~~exemptions for~~ projects that are consistent with the RTP SCS. While there are no mandates placed upon local governments for implementation of SB375, the last two items noted above can affect local governments.

exempting

Rancho Palos Verdes Efforts to Reduce Greenhouse Gas Emissions. One of the first steps a city can take toward protecting the environment from GHG emissions and promoting environmental stewardship is to identify and account for its own sources of emissions including municipal and communitywide emissions. To assist with this effort, the South Bay Cities Council of Governments (SBCCOG) completed greenhouse gas emissions inventories – for both government operations and communitywide activities, for the years 2005 and 2007 for each city in the South Bay, including Rancho Palos Verdes.

The SBCCOG released a Community Greenhouse Gas Emissions Inventory Report in 2010, showing that in 2007, the City generated approximately 0.0277 teragrams (tg - one million metric tons) of carbon dioxide. A teragram is a globally recognized standard metric unit used to measure emission levels.

The projected construction activities (see Circulation Element) and related population increases (see Land Use Element) based on a built-out scenario that estimates the impact following the development of all vacant lots in the City could directly or indirectly contribute to the generation of additional GHG emissions through the removal of vegetation, construction activities, energy use (gas, electricity and water), solid waste disposal and motor vehicle use. However, given the limited number of vacant lots left to build on in the City and the limited population increase expected, the additional increase in emissions is expected to be insignificant.

add comma

add comma

add comma

Although the potential increase in GHG emission levels in the City are not projected to be significant, the City is committed to maintaining high standards for public health and to continue to improve air quality and GHG emissions. The City has remodeled municipal facilities to increase energy efficiency, purchased fuel-efficient fleet vehicles, developed water conservation ordinances, expanded office recycling, and promoted alternative transportation options. It has influenced energy efficiency through its authority over land use planning, permitting, local ordinance, and environmental outreach and education. For example, a 'Green Building' ordinance was adopted in 2008 as an incentive for builders to construct a new or convert an existing structure to the California's Build It Green standards. This program provides incentives that include expedited review and reimbursement of half of the City's application fees. Additionally, the California Building Code has been recently updated to include green building standards (2010), requiring energy efficient development.

add comma

The following policies are designed to help reduce GHGs through more efficient energy systems and recycling, reductions in vehicle miles traveled, and the preservation of open space areas.

Climate Change Policies:

Public Facilities and Developments

1. Continue to work with SBCCOG to develop an Energy Efficient Climate Action Plan and a Climate Action Plan that would include strategies that consider the unique characteristics and conditions of the City.

2. Promote new energy efficient buildings and retrofit existing public facilities to be as energy efficient as feasible.

3. Continue managing the City's transportation fleet fueling standards to achieve the greatest number of hybrid and alternative fuel vehicles.

4. Support the development of alternative fuel infrastructure that is publicly accessible.

5. Encourage utility companies to provide informational literature about energy conservation for the public at City facilities.

add comma

add commas or use --words--

6. Improve pedestrian, bicycle, and public transportation routes and amenities to serve the travel needs of residents and visitors. Where feasible, the City will connect major destinations, such as parks, open spaces, civic facilities, retail and recreation areas, with pedestrian, bicycle, and public transportation infrastructure; promote shared roadways; and require new development and redevelopment projects to provide pedestrian, bicycle, and public transportation amenities, and streetscape improvements.

~~7. Continue to acquire, improve and implement the City's pedestrian and bicycle networks. Identify gaps in these networks, major travel routes and safety improvements.~~

8. Continue to support the preservation of open spaces throughout the City.

Private Developments

9. Continue to review development proposals for potential regional and local air quality impacts per the California Environmental Quality Act (CEQA), and if potential impacts are identified, require mitigation to reduce the impact to a level less than significant, where technically and economically feasible.

Commented [SK2]: Added 2 sub-headers to separate policies applicable to the City vs those for private developments based on PC direction on 3/10/15

Commented [SK3]: Deleted based on PC direction on 3/10/15, because the same language is covered under Policy No 6

Commented [SK4]: Added 2 sub-headers to separate policies applicable to the City vs those for private developments based on PC direction on 3/10/15

10. Continue to enforce State Title 24[1] building construction requirements and apply standards that promote energy conservation.

11. Continue to promote and encourage participation in the City's Voluntary Green Building Construction Program and award developers with a faster entitlement process and up to 50% rebate on permitting fees.

12. Continue to implement the required components of the Congestion Management Plan (CMP), and continue to work with Los Angeles County on annual updates to the CMP[2].

13. Provide information to educate residents and businesses on topics such as waste reduction, recycling, green buildings and landscaping, and renewable energy generation. Utilize a range of tools including fact sheets, website newsletters, advertising and workshops to reach potential audiences.

14. Continue to provide subsidies in application fees for solar panels, skylights, high efficient pool/spa pumps, tankless water heaters and energy star[3] units to promote efficient use of energy and conservation.

---

[1] Title 24 of the California Code of Regulations is also titled The Energy Efficiency Standards for Residential and Nonresidential Buildings were created and periodically updated by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption.

[2] A Congestion Management Program (CMP) was enacted by the State Legislature to improve traffic congestion in California's urban areas In accordance with the State statute, the Los Angeles County Metropolitan Transportation Authority (MTA) adopted and updated several CMPs Cities are required to continue adopting an annual self-certified conformance resolution for conformance with the CMP requirements

[3] ENERGY STAR is a label often found in various products, such as appliances, which have been certified based on testing in EPA (Environmental Protection Agency)-recognized laboratories that ensures less energy consumption and greenhouse gas emissions than their peers

Topography

Development on the Palos Verdes Peninsula has taken advantage of plateaus created over the millennia by the natural terracing caused by changing sea levels and uplifting. In some areas, steep slopes have created difficulties in developing access, utility service, and site improvements resulting in constrained urban development. Within the City, 40% to 50% of all land area would fall into the category of steep slopes with inclines of approximately 25% and above, the remainder being less than 25% in steepness. (See Figure 3 – Slope Gradients). Slope is usually expressed by a percentage figure equal to the number of feet of rise per 100 feet of horizontal distance. Land with average slopes of 10% or less are considered to be flat to rolling and are most easily and generally the first lands to be developed. This pattern of development is apparent in most areas of urban development. Lands of 10% to 25% topography are hilly, but construction on this type of terrain is relatively common. Slopes between 25% and 35% become steep, and costs of mass construction begin to increase substantially. Development within this area is often associated with extensive adverse environmental impact, problems of access, maintenance, and appearance. Steeper slopes within this category are generally more suitable for custom house sites and more innovative design solutions. Slopes above 35% are considered as extreme, and development is not, under all but the most unusual and individual circumstances, economically feasible.

add comma

add comma

add comma

Due to the fact that Rancho Palos Verdes is a hillside community with slopes ranging from 5% steepness to over 35% steepness, development across the hillsides is limited. As a result, the community is developed with larger properties offering more open space. In addition, the topography and subsurface strata create various geologic conditions and geotechnical factors that influence how development occurs throughout the City. As a result, in many cases, the topography and geologic conditions have created opportunities to preserve open spaces for visual and/or public recreational resources.

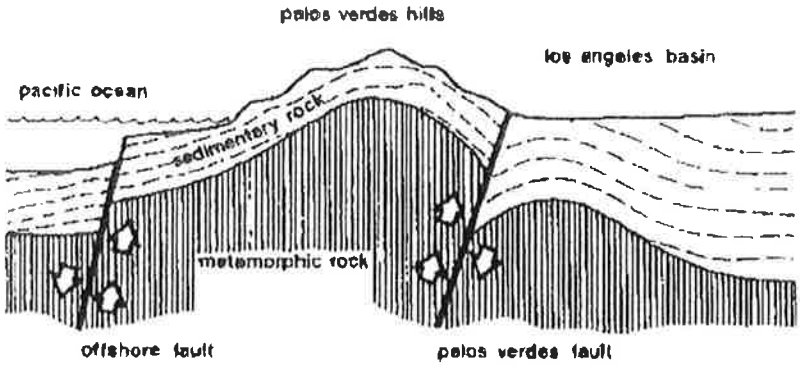
Geologic Conditions & Geotechnical Factors

Geologic Conditions. The Palos Verdes Peninsula bedrock is composed of a metamorphic core blanketed by sequences of younger sedimentary rock. The structure is complicated by smaller-scale folding, and both the schist and sedimentary rocks have been intruded by irregular masses of basaltic volcanic rocks. This entire block has been uplifted by movement on two sub-parallel bounding faults, the Palos Verdes fault on the northeast and the San Pedro fault offshore on the southwest. (See figure below) A series of thirteen staircase marine terraces developed surrounding the Palos Verdes Peninsula during late Pleistocene and Holocene geologic time (the last few hundred thousand years). The sandy marine terrace deposits and overlying deposits of landward origin now occupy some of these

add comma

See

benches. The landscape in parts of this area has also been significantly modified by the movement of massive landslides during the time interval between the formation of the oldest terraces and the present.



The schist, known as the Catalina Schist, crops out only in a small area on the north slope of the Peninsula. Basaltic rocks are exposed in several areas, and terrace deposits (while they underlie much greater areas than the two previously mentioned units) are present in only a small fraction of the total area and are relatively thin (a few tens of feet thick). By far the most widely exposed rocks and the most significant in terms of slope stability is the Miocene Monterey Formation. add commas

The Monterey Formation is more than 2000 feet thick on the Palos Verdes Peninsula. It has been divided into three members on the basis of rock type: the Altamira Shale, the Valmonte Diatomite (fossilized remains of diatoms, a type of hard-shelled algae), and the Malaga Mudstone (from oldest to youngest). Altamira Shale consists largely of thin-bedded sedimentary rocks formed by the deposition of successive layers of clay, along with numerous layers of tuff (volcanic ash) that have been largely altered to weak clays. Thick layers of volcanic ash deposited million of years ago were compressed over time into bentonite. In the presence of water, bentonite becomes very slippery and has been a major contributing factor for landslides in Rancho Palos Verdes.

The City of Rancho Palos Verdes is located in a seismically active area and is near several of the active and potentially active faults in Southern California. Active and potentially active faults within Southern California are those capable of producing seismic shaking that may cause damage to structures. There are two faults present on the Peninsula: the Palos Verdes and Cabrillo Faults. The Palos Verdes Fault is considered a source of significant earthquake hazard, and the Cabrillo Fault is a potentially moderate earthquake hazard. The hard rock substrata of the Peninsula Hills helps this area to be seismically safer than surrounding areas that have more add comma

soft sandy soils subjecting them to ground acceleration due to liquefaction. Therefore, seismic influences will not be a major factor in determining land use overall in Rancho Palos Verdes. This being said, it is still possible that renewed movement on some existing landslides could be triggered by strong seismic shaking, but this would only occur if these areas are in a meta-stable condition before the earthquake.

Geotechnical Factors/Landslides. Rock type, the structure of the rock, the quantity of available water, and the topographical conditions are factors that influence landslides. Landslides have occurred on the Peninsula along a fault that resulted in surface displacement during the Holocene Epoch and the Pleistocene Epoch which had a history of movement approximately 11,000 and up to 1.6 million years ago, respectively. The locations of these existing slides, some of which have horizontal dimensions of thousands of feet, are known from previous mapping (Vonder Linden and Jahns).

The Portuguese Bend system is the most studied and publicized landslide in the area, identified as a large complex that extends from the top of the ridge of the City to the ocean. The recently active portion of the Portuguese Bend System began in 1956 as a result of grading operations. There are portions of the landslide that have been in debate for many years, and other landslides, such as the South Shores landslide system, have been at equilibrium for some time. However, development activities, heavy rain periods, and erosion may change the existing conditions and lead to renewed failure of certain landslides that may appear to be quite stable at this time.

add semi colon
add comma
add comma

As a consequence of these geologic conditions, existing and potential slope stability must be recognized as a prime consideration in determining land use within the City. Although some types of limited development may be possible within certain landslide areas, detailed geologic investigations are necessary to demonstrate the required degree of stability. Appropriate geologic investigations often precede certain developments in "non-landslide" areas of the City, as new ground failure could well be triggered by man's activities.

The following four categories of slope stability have been mapped, shown on Figure 4 (Slope Stability)—Active Landslide, Old Landslide, Possible Landslide, and Non-Landslide areas. The four categories of slope stability have been developed from the landslide mapping developed by Envicom as a portion of the "Geotechnical and Public Safety Report for Cities of Rancho Palos Verdes, Rolling Hills Estates, and Rolling Hills." Old Landslide Areas are presently in a metastable condition and could change to Active Landslides with minor changes in the natural or man-made environment, while other older landslide areas are in a stable condition and could be

suitable for residential development (subject to detailed geologic investigations) and human habitation. The significance of the slope stability categories in terms of land use planning are described here (Interpretations by Earth Sciences Associates).

- *Active landslide areas.* Areas now undergoing downslope movement; extremely unstable ground not suitable for residential development; possible use as passive recreational area, parks, area of geologic interest, etc., but unsuitable for the construction of any new permanent structures, unless the movement is stopped by some natural or man-induced forces.

- *Old Landslide areas.* Areas determined by investigative techniques by a geologist to have had past movement and/or identified in the California Department of Conservation's landslide-inventory maps that portray the location of prior failure. Landslide inventory maps show existing landslides and reveal the extent of past movement. These landslides have experienced downslope movement in the past but are no longer moving. Most of these areas would not be suitable for residential development without conclusive demonstration through detailed geologic studies, that they are stable enough to accommodate both the activities of site preparation and long term human habitation.

add comma

- *Possible Landslide areas.* Areas suspected to be a landslide on the basis of topographic evidence, indicating less confidence in the landslide's existence. Some of these areas may prove to be stable areas that have not experienced sliding at all for very ancient slide areas that are now fairly stable. Some of these areas may be suitable for residential development, but they would require detailed engineering geologic studies to show that they are stable enough for development and human occupancy.

remove comma

- *Non-landslide Areas.* Areas where no natural landslides have been identified. A wide range of existing and potential slope stability also exists within this category and new landslides could be triggered in some areas by human activities, such as excavation. Most of the areas, however, would not be subject to slope failures if development were carried out properly. Although there is less chance of slope stability problem in this area, geologic and soil engineering investigations should still be required for any proposed development.

add comma

Coastal Setback Zone. The Palos Verdes Peninsula continues to exist as a jagged peninsular formation because the basaltic rocks underlying it are harder than the materials underlying adjacent reaches of coastline and hence are more resistant to erosion by wave action. Sea cliff retreat rates in the City of Rancho Palos Verdes are

remove comma

probably somewhat less than the average rate of the California coastline, which is on the order of magnitude of 6 inches per year. As is the case in most stretches of coastline, a significant increment of the retreat activity takes place during heavy storms when the waves pound at the base of the sea cliff and remove material, which eventually results in a failure of a portion of the cliff. The portion of the cliff that fails may be only a thin sliver a few feet thick, or may extend back from the cliff several tens of feet or more. Some of the large Rancho Palos Verdes landslides extending back from the cliff formations for thousands of feet may have originally been triggered by erosion at the base of the sea cliff in ancient times.

remove comma

The City's original General Plan indicated that the California Coastal Zone Conservation Commission (Preliminary Coastal Plan) had proposed a sea cliff hazard zone consisting of the area from the base of the cliff, extending inland to a point where a line formed by a 20-degree angle from the horizontal plane at the base of a cliff or bluff would extend out to the surface. However, subsequent to adoption of the initial General Plan, the City embarked upon the preparation of the City's Coastal Specific Plan (Local Coastal Program – LCP). The LCP was originally certified by the Coastal Commission with suggested modifications on January 22, 1980. The Commission effectively certified the resubmitted LCP on April 27, 1983, and the City assumed permit-issuing authority on August 1, 1983.

As a part of that LCP, a Coastal Setback Line was established by the City in 1978 as part of the adoption of the Coastal Specific Plan, and is identified in the Coastal Specific Plan Land Use map. The purpose of the Coastal Setback Line is to identify areas along the bluff top that have geologic concerns and to regulate development within these areas. As development proposals come forth, variances to the Coastal Setback Line have been permitted to allow development within the Coastal Setback areas, provided further geological studies warrant such variances. The location of the Coastal Setback Line along the City's entire coastline was determined as a result of a comprehensive geologic study of the City's coastal zone to address possible slope erosion and other geologic concerns, which is contained in a report titled "Geologic Factors Related to a Coastal Set-Back Zone for the City of Rancho Palos Verdes, California". This report was prepared by Earth Sciences Associates (ESA) in 1976.

remove comma

The ESA Report identified the following three significant geologic hazards within the City's coastal zone: 1) coastal erosion, 2) landslides, and 3) erosion along intermittent stream channels. The combination of these geologic factors could impose significant restrictions on land-use patterns within the City's coastal zone. The geologic constraints are variable; some regions of the coastal zone are virtually free of geologic problems, while other areas are considered unsafe for practically any human activity. As a means of assessing the geologic constraints within the coastal

zone for development purposes, the Report established a classification system based on the suitability for existing and anticipated land uses. The category system, which was incorporated into the Coastal Specific Plan, has been historically used to determine land uses based on criteria that defines the types of structures compatible with the terrain, limits on excavation and grading, and ease and safety of access.

The five categories are briefly described as follows (Figure 5 – Coastal Setback Zone):

- Category 1a: Areas unsuited for any permanent structures and potentially hazardous for human passage.
- Category 1b: Areas unsuited for any permanent structure, but is generally safe for human passage. remove comma
- Category 2: Areas suitable for light, non-residential structures not requiring significant excavation or grading.
- Category 3: Areas in which geologic information is not sufficiently detailed to establish suitability for construction purposes.
- Category 4: Areas that appear to be suitable for permanent tract-type residential structures and supporting facilities in light of existing geologic information.

On the basis of the available geologic information at the time, the Coastal Setback Zone was established and included all land within Category 1a, Category 1b, Category 2 and Category 3.

Notwithstanding the location of the Coastal Setback Line, development within the City's Coastal Zone requires detailed engineering/geologic studies to demonstrate site stability and suitability of development.

Mineral Resources

When the value of land within Rancho Palos Verdes is considered in terms of alternative land uses, there are no longer any mineral resources present within the community ~~which~~ that would be economically feasible for extraction.

According to Woodring, the Palos Verdes Hills (two-thirds of which are Rancho Palos Verdes) have three distinguishable subsurface components, or stratigraphy. These components of geologic time are the epochs, upper and lower Miocene, which date back about 25,000,000 years, and the period Jurassic, which dates back 180,000,000 years. To give some reference to these dates, the Miocene epoch is when mammals like dogs, cats, and horses began to acquire modern characteristics, and man-like apes appeared. The Jurassic period is that time in geologic history when the Sierra Nevada Mountains uplifted, and primitive birds appeared. Stratigraphy, in

add comma

add comma

conjunction with the subsurface geology, is significant when one is exploring for valuable resources such as oil and gas. For instance, the Torrance oil field, in which stratigraphy is also characterized by upper and lower Miocene, has a subsurface geology in the sedimentary rock class. Sedimentary rocks are porous and capable of holding deposits such as oil and/or gas within their structure. For the most part, the subsurface geology of Rancho Palos Verdes consists of metamorphic rock with intruded igneous rock. These rock types are generally not known as sources for economic resources such as oil and/or gas. However, it should be noted that the area of Westmont Plaza on the Eastside of the City is underlaid by large petroleum deposits which extend to Long Beach, Wilmington, and San Pedro.

Resources Extracted via Drilling. The first oil well was drilled by the Newton Development Company adjacent to what is now the Terranea Resort Hotel site at Long Point. This well reached a depth of 4,500 feet. The stratigraphy of the well consisted of Miocene to 1,560 feet, turning into volcanic and finally hitting schist at 3,906 feet. Schist is any of a group of metamorphic rocks containing parallel layers of flaky minerals like mica. The significance of hitting schist is that the basement or bottom of the well has been reached. Like igneous rock, metamorphic rock, which is formed by heat and pressure forces, is a hard rock not known to house oil or gas deposits.

In all, three exploratory wells were drilled in what is now Rancho Palos Verdes. The Lesco Oil Corporation well was drilled in June 1947 just south of 25th Street, and the McVicar well in the vicinity of what is now known as Trump National Golf Club ~~Course~~ was drilled in 1951. All of these wells were drilled along the coast, where the Miocene layer is deepest. According to the logs filed with the State Division of Oil and Gas, none of these wells showed any indication of oil or gas.

Commented [SK5]: Changed to reflect correct name

In an interview with a representative of the State Division of Oil and Gas assigned to thermal research, it was stated that there was no indication of geothermal energy for electrical energy production on the peninsula. In supporting this opinion, it was pointed out that: (1) wells in this area have shown no indication of abnormal temperatures; (2) there are no signs of volcanic activity in the area; and (3) there are no significant hot springs in the area. It was further pointed out that there was a significant difference between geothermal potential for office and home heating versus geothermal potential for electrical energy production. The latter would require hot holes, those wells having temperatures of 212° and above. This kind of heat does not exist in the area at economical drilling depths. The former only requires temperatures above 150° F. This range of temperature is present in many wells in the area, specifically the Torrance oil fields.

Minerals Extracted by Quarrying. From 1948 to 1958, the land in Rancho Palos Verdes was quarried for basalt, diatomaceous earth, and Palos Verdes stone. The

only valuable material known to exist in Rancho Palos Verdes which has not at one time or another been commercially extracted is basalt which reportedly exists at the main branches of Agua Amarga Canyon.

Basalt is a light weight volcanic rock, which is used as a component in concrete, oil well cement, and locally as a dressing for secondary roads. The three recorded basalt quarries were just north of Forrestal Drive and just south of the Flying Triangle in Rolling Hills. These quarries were operated for nearly ten years, closing their operation in 1958. The operation was run by Livingston and Graham, Inc., a representative of which stated that these quarries produced only basalt and not the decomposed granite which appears on some early editions of the U.S. Geological Survey maps.

To the south of Westmont Plaza in the Eastview area at 29000 Western Avenue is the site of the old Hilltop Quarry. Calcium Carbonate was mined at the Quarry in the early 1900's. In 1946 the Quarry was filled. Currently no mineral resources are being extracted from the Eastview area.

There is some evidence that some sort of mining operation may have occurred in the Via Colinita area of Rancho Palos Verdes, probably basalt. In the early 1970's, the County Building and Safety Department had reported problems with some settling of homes in the area, which may result from mining operations that took place. Unlike oil and gas wells, mining and quarrying operations did not have to file for permits with the State, making documented support of these suspicions difficult, if not impossible, to substantiate. have resulted

The Palos Verdes Hills housed the nation's third largest diatomaceous earth quarry operation. This quarry was operated by Grefco, a subsidiary of Great Lakes Carbon. This quarry site became the Palos Verdes Landfill, which was subsequently closed by the 1980s. The site began to give out in 1953; the operation was moved to the Crestridge site in 1954, where it operated for almost a year. The Palos Verdes Landfill is now the site of the South Coast Botanic Garden in unincorporated County territory and the Ernie Howlett Park in the City of Rolling Hills Estates.

In 1972, core samples were taken on the Filiorum property just north of Narcissa in upper Portuguese Bend. The core samples, taken for a development project that was being considered at the time, appeared to contain almost pure diatomaceous earth but were not verified. Although this area has never been commercially quarried, the high probability of a diatomaceous earth deposit in this area should be noted as a mineral resource within Rancho Palos Verdes.

Diatomaceous earth is the principal substance in many filtering operations. Primary users of diatomite are the brewing industry, sugar processors, filters such as for

swimming pools, and manufacturers of antibiotics. The material is also used as a filler in paper and plastics. In all, diatomaceous earth has over 200 uses.

The material which occurs most commonly on the Peninsula, and is most generally known, is Palos Verdes stone. This is a sedimentary rock which occurs throughout Rancho Palos Verdes and the Peninsula. The stone, which is used in both landscape architecture and as a decorative rock in home and office construction, is found close to the surface in sporadic locations throughout the City. Whenever subdivisions were being developed that required grading, Palos Verdes Stone was often commercially exported from the construction site. Because of the sporadic nature and the shallow depth at which the stone occurs, it is not thought to be economically feasible to commercially mine Palos Verdes Stone.

Considering the rather low market value of the various mineral resources in Rancho Palos Verdes relative to the land's value as residential or commercial real estate, it is highly unlikely that landowners would wish to utilize the land for mining or quarrying operations. Given the community's goal of maintaining a rural atmosphere, conflicts which might otherwise arise relative to desired land use are not likely to occur.

Hydrology

Water systems are integral to the total basic ecosystem affecting directly or indirectly all natural processes. Within the City, all surface waters originate from precipitation falling directly on the land and it is rare to find continuing streamway systems. This is a result of the peninsula's being a single hill formation creating a drainage pattern which is dispersed in a number of small watershed systems. There are no major watershed systems ~~which are~~ that are totally confined within the boundaries of the City; thus all hydrologic systems within the City are affected by runoff from other jurisdictions or affect other downstream jurisdictions which ~~are~~ create important considerations to be taken into account in the planning process.

The drainage pattern of Rancho Palos Verdes is divided by a central ridge causing runoff to flow in several directions (Figure 6 - Hydrology). The majority of the runoff flows directly south into the ocean. This flow is primarily within the jurisdiction of Rancho Palos Verdes with only a small portion of that flow originating within the City of Rolling Hills. Other runoff flows east through San Pedro, north through Rolling Hills and Rolling Hills Estates, or west through Palos Verdes Estates. All of this runoff, however, eventually does flow into the ocean.

Erosion, sedimentation, and siltation are part of the natural drainage processes and are necessary for the development and transportation of sediments for beaches and replenishment and take place throughout this overall drainage pattern.

Little downcutting of drainage canyon bottoms around the City is currently taking place due to erosion because they are already essentially in bedrock. However, Lower San Ramon Canyon is experiencing scour, which is the lowering of the canyon bottom due to erosion. The City continues to make efforts toward mitigating this issue. Erosion, however, is taking place on the canyon walls where weak rock is located or slope wash exists, and this material falls, slides, or is washed into the canyon bottoms, and thence is transported out onto the beach during periods of heavy precipitation. By far, more material is carried to the sea by movement of landslides, such as Portuguese Bend, than by stream erosion. Small amounts of material deposited on the beaches by runoff remain only until the next big storm, when it is then washed away by the larger waves and carried southeast by the longshore current. The coastal shelf around the peninsula is primarily rocky as most of the beach sand is transported to other areas along the coast.

semicolon

remove comma

Soils within the City tend to be rich in clay and have poor percolation characteristics. This results in high runoff. The amount of additional runoff from increased urbanization of areas adjacent to the canyons would be slight, due to these soil characteristics (Earth Sciences Associates). However, impermeable surfaces such as roads, parking lots, and buildings, reduce the amount of land area which naturally absorbs moisture, thereby accelerating runoff and increasing the amount of contaminants flowing into storm drains and subsequently the ocean.

remove comma

Surface flow runoff accumulates small amounts of petroleum residue, road dust, and nutrients, and pesticides associated with urban development which ~~impact~~ upon the marine environment as it flows into the ocean. Increased surface drainage flow also tends to erode canyon walls at higher rates increasing sedimentation and siltation of tide pools, although a certain amount of erosion is necessary to replenish beach sand. Generally, management at the drainage courses by maintaining natural unimpeded or assisted velocities enables percolation and filtration to occur, thus alleviating some of this pollution, as well as replenishing beach sand and irrigating the natural vegetation. The high clay content of the soils in Rancho Palos Verdes, however, does not enable high amounts of percolation to occur but allows runoff to continue preventing the soil from becoming overly saturated and initiating landslides. This precariously balanced system which cleanses and filters pollutants, replenishes beach sand, irrigates natural vegetation, and returns water back to the ocean can easily be upset by changes in drainage pattern and flow characteristics.

add comma

impacts

Excessive silt ridden erosion and runoff laden with insecticide and fertilizer pollutants both from agricultural and urban land use can have detrimental effects upon the intertidal and subtidal organisms. In order to control erosion, lessen excessive runoff and allow greater ground absorption, National Pollutant Discharge Elimination System (NPDES) permits are required for specific projects if the project

discharges could potentially enter surface waters. The program, created in 1972 under the Clean Water Act, is responsible for controlling and regulating point sources of discharge of pollutants to waters within the State of California to maintain, protect, and restore the water quality of streams and other navigable waterways.

The City of Rancho Palos Verdes currently implements the NPDES program as a requirement for certain development proposals. The NPDES process requires developers to incorporate low impact development standards to minimize the amount of runoff and minimize exposure to pollutants such as trash, nutrients, oil and grease, copper, zinc, lead, cadmium, and bacteria. Developers must choose a type of Best Management Practices to mitigate potential pollutants. Applicable projects will not be issued grading, demolition, or building permits unless approval of a NPDES plan is obtained. It should also be noted that the City has adopted a landscape ordinance intended to save water and reduce the amount of runoff into the oceans. Furthermore, Pest Management Plans integrated into Landscape Plans also minimize for harmful chemicals.

add comma

Currently, there are a number of existing channels and storm drains which have been both privately and publicly developed. Most have been designed to standards of the LA County Flood Control District and have been deeded to the District. In 2005, residents approved a Storm Drain User Fee, which was established to provide funding for the City's Storm Drain Improvement and Maintenance Program in order to adequately maintain facilities. **For fiscal year 2014-2015,** ~~In 2006,~~ the fee was based on ~~$86~~ **$96.75** per Equivalent Residential Unit (ERU); increasing by the **lesser of** Consumer Price Index ~~each year (maximum of~~ **or** 2% per year **at the City Council's discretion**). The Storm Drain User Fee will expire in 2016, yielding an estimated $13 million to assist in paying for construction projects, storm drain lining, maintenance, staffing, and engineering. In 2009, the City's McCarrell Canyon Storm Drain Project was awarded 2009 Project of the Year in the Facilities Category by the Southern California Chapter of the American Public Works Association (APWA). This project was established as one of the highest priority planning goals established by the City Council for the Water Quality and Flood Protection Program. The McCarrell Canyon project was paid for with General Fund reserves and storm drain user fees. It will likely be necessary to seek and secure other funding sources to continue the water quality and storm drain programs when the user fee expires in June 2016. As urban development continues to occur, private

remove semi colon

remove comma

add comma

the

Commented [SK6]: Updated

developers may be required to construct proper storm drain facilities to accommodate the impacts of the development projects.

Biotic Resources

The vegetation community found in Rancho Palos Verdes is Coastal Sage Scrub, Southern Cactus Scrub, Coastal Bluff Scrub, Saltbush Scrub, and some riparian woodland. ~~Being that~~ Since the Peninsula was once an island, many of the plant types are closer to Catalina Island flora than to the chaparral found in the Santa Monica Mountains.

The urban development, ranching, and farming which has occurred on the Peninsula has degraded and/or eliminated many of the natural areas which are considered significant natural plant and habitat communities that support different types of wildlife. In addition to on-site clearing, native plant communities can be lost beyond property boundaries due to fuel modification setback required by fire officials.

Natural Communities Conservation Plan (NCCP)

In 1996, Rancho Palos Verdes entered into an agreement with the State Department of Fish and Game and U.S. Fish and Wildlife Service, collectively referred to as "Wildlife Agencies", to take the lead in the preparation of a Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP). Although the NCCP/HCP covers vegetation and wildlife species found across the entire City, it also created a designated "Preserve" to conserve and re-vegetate sensitive native habitats within Rancho Palos Verdes and provide adequate habitat linkages between patches of conserved habitat. Through a partnership with the Palos Verdes Peninsula Land Conservancy (PVPLC), the City was able to acquire upwards of 1,400 acres of land through public dedications of City-owned land, private donations of land and formal land purchases. This partnership not only ~~lead~~ led efforts in the various forms of land acquisitions for the designated Preserve areas, but also provided necessary support for the design and implementation of the formal NCCP/HCP. Due to the large quantity of land acquired by the City and the desire to ensure that sensitive, native habitats are re-vegetated and conserved over time, the City also created a new General Plan Land Use designation referred to as the *Open Space Preserve* Land Use designation. **These Preserve areas are shown on Figure 7 – Biotic Resources.**

Commented [SK7]: Added a reference to a map

The City's NCCP/HCP identifies and provides for protection and management of a diverse natural wildlife while allowing for compatible public use and appropriate development growth. The NCCP/HCP also provides comprehensive management and conservation of multiple species, including but not limited to species listed under the California Endangered Species Act (CESA) or federal Endangered Species Act (ESA) of 1973. The City developed a landscape-scale database of biological

resources and land-use information to allow the City and Wildlife Agencies to make informed land-use and conservation decisions for future projects. This database mapped the vegetation communities and sensitive species distributions, along with their potential habitat. The NCCP/HCP also provided measures for habitat restoration of disturbed areas within the Preserve, with a required minimum level of restoration and enhancement to be accomplished each year.

Vegetation Communities. Sensitive habitats within the City's NCCP/HCP are those that are considered rare in the region, support sensitive species of plants and animals, and/or are subject to regulatory protection through various federal, state, or local policies or regulations. In ~~the case of~~ Habitats in RPV, these include all wetland habitat types (consisting primarily of riparian scrub) and all upland scrub habitats. Grasslands are the first plant community to dominate an area after clearing, either by fire or by human intervention. While some native plants such as Needle Grass, broadleave herbs, or wildflowers will fill in these clear areas, much of the flora is made up of non-native Mediterranean annual grasses, fennel, or mustard. But if patches of native grassland are identified, this habitat should also be considered sensitive. Habitats dominated by non-native plant species (e.g., non-native grassland, exotic woodland, and disturbed vegetation) are generally not considered sensitive. However, non-native grassland is considered sensitive where it occurs in large, contiguous areas because it may provide vital foraging habitat for raptors and support other sensitive plant and wildlife species. Smaller patches of non-native grassland that are contiguous with larger areas of biological open space are also important because they contribute to a habitat mosaic that can be used by sensitive species.

add comma

add comma

Approximately 8,697 acres of land are within the NCCP/HCP area, including native habitats, non-native habitats, agricultural lands, disturbed areas, and developed lands. These communities are listed in the Table below and further described in the City's adopted NCCP/HCP .

Table CO-1
Vegetation Communities in Rancho Palos Verdes (Permit Area)

Natural Vegetation Community	Acres
Coastal Sage Scrub Sub-associations	
CSS – Artemisia Dominated	94.2

Natural Vegetation Community	Acres
CSS – Baccharis Dominated	7.2
CSS – Encelia Dominated	8.2
CSS – Eriogonum Dominated	13.8
CSS – Rhus Dominated	233.9
CSS – Salvia Dominated	25.9
CSS – Undifferentiated	642.3
Saltbush Scrub	7.2
Southern Cactus Scrub (SCS)	99.5
Southern Coastal Bluff Scrub	135.0
Grassland	952.5
Riparian Scrub	2.5
Exotic Woodland	75.4
Disturbed Vegetation	164.9
Subtotal Vegetation	*2,462.5*
Other	
Cliff Face and Rocky Shore	71.8
Disturbed Areas	164.9
Agriculture	17.6
Developed	5981.0
Subtotal Other	*6,235.3*
Total Acreage	8,697.8

Conservation of some non-native grasslands contributes to NCCP planning goals. Further, mitigation measures for potential impacts to non-native grasslands may be required for various development projects in order to implement the Preserve design within the NCCP/HCP.

Reserve Areas within the NCCP

There also exists in Rancho Palos Verdes a number of significant wildlife habitats that ~~which~~ are directly associated with vegetation communities. As noted earlier, the City established a NCCP/HCP to preserve the biodiversity within the City boundaries while allowing for continued public use and economic development. The purpose of the Preserve is to identify properties where conservation will best achieve biological goals with the least detrimental effects on other land use, property rights, or economic goals, and public access to these open spaces. This approach involved examining opportunities and constraints and incorporating biologically valuable lands into the Preserve. Within the NCCP/HCP is a dedicated Preserve with specified reserve areas. All of these reserve areas are to be managed for the City by

a add comma

add an "s" and comma and remove comma before property rights.

the Palos Verdes Peninsula Land Conservancy. These reserve areas along with their corresponding acreage are identified in the Table below.

Table CO-2
Reserve Areas within the NCCP/HCP Preserve
(also referred to as Management Units of Preserve)

Natural Vegetation Community	Acres
Abalone Cove Reserve*	109
Agua Amarga Reserve	59.94
Three Sisters Reserve	98.5
Vista Del Norte Reserve	16.7
Portuguese Bend Reserve	416.54
Vicente Bluffs Reserve	75
Forrestal Reserve	154.9
Ocean Trails Reserve	114.7
San Ramon Reserve	94.5
Alta Vicente Reserve	50.54
Filiorum Reserve	190

*Note: The Abalone Cove Reserve is a terrestrial area regulated under NCCP guidelines within the City owned Abalone Cove Shoreline Park and is different from the marine Abalone Cove Ecological Reserve which is under State jurisdiction.

NCCP Sensitive Species. The City of Rancho Palos Verdes' NCCP/HCP has been prepared to maximize benefits to wildlife and vegetation communities while accommodating appropriate public use and economic development within the City, pursuant to the requirements of the NCCP Act (1991) and Section 10(a) of the ESA. The NCCP/HCP is intended to provide for the comprehensive management and conservation of multiple species, including but not limited to those species listed under the ESA and identified in the Table below.

Table CO-3
Sensitive Species List for the RPV NCCP/HCP

Common Name	Scientific Name	Status
Aphanisma	*Aphanisma blitoides*	CNPS List 1B
South Coast Saltscale	*Atriplex pacifica*	CNPS List 1B
Catalina Crossosoma	*Crossosoma californicum*	CNPS List 1B
Island Green Dudleya	*Dudleya virens* ssp. *insularis*	CNPS List 1B
Santa Catalina Island Desert-thorn	*Lycium brevipes* var. *hassei*	CNPS List 1B

Common Name	Scientific Name	Status
Woolly Seablite	*Suaeda taxifolia*	CNPS List 4
Palos Verdes Blue Butterfly	*Glaucopsyche lygdamus palosverdesensis*	FE
El Segundo Blue Butterfly	*Euphilotes battoides allyni*	FE
Coastal California Gnatcatcher	*Polioptila californica californica*	FT, SSC
Cactus Wren	*Campylorhynchus brunneicapillus*	NCCP Focal Species SSC

FE = Federally endangered
FT = Federally threatened
SSC = State Species of Concern
CNPS List 1B = Plants, rare, threatened, or endangered in California and elsewhere
CNPS List 4 = Plants of limited distribution - a watch list

The Sensitive Species identified above can be found throughout various areas of the City. The first six flora species listed fall under sensitive vegetation found within the City. Aphanisma occurs in the City in coastal bluff scrub from Portuguese Point, along the coast, to the Rancho Palos Verdes and San Pedro City limit. The South Coast Saltscale has been detected on Portuguese Point and along the coast between Halfway Point and Shoreline Park. Catalina Crossosoma has been detected on dry, rocky slopes and canyons in CSS below 500 meters elevation. The Island Green Dudleya is found mostly on the Pacific slope on sea bluffs and rocky headlands. The Santa Catalina Island Desert-thorn was rediscovered on the Peninsula in 1976 and occurs on Portuguese Point within the City limits. Wooley Seablite occurs along the peninsula shoreline.

The last four sensitive fauna species listed above are sensitive wildlife that have been found to thrive in the various vegetation communities within or nearby the City limits. Two populations of the El Segundo Blue Butterfly were found during focused biological surveys conducted in 2006. One population was found just north of Point Vicente in a large patch of coast buckwheat (36 observed), and the other population was found southeast of Point Vicente at the Fisherman's access area (13 observed). Historically, the Palos Verdes Blue Butterfly has been witnessed near the "Switchback" area of Palos Verdes Drive East, locations within the landslide moratorium area, and Agua Amarga Canyon. Federally designated critical habitat for the Palos Verdes Blue Butterfly includes the "Switchback" area of Palos Verdes Drive East, Fred Hesse Park, and Agua Amarga Canyon. The Coastal California Gnatcatcher habitat is CSS vegetation. This habitat is protected and managed throughout the NCCP Program and ESA. Coastal population of the Cactus Wren nest in SCS dominated by extensive stands of tall prickly pear or cholla cacti.

add comma

what does this mean? Coastal population of the Cactus Wren is related to the amount of extensive stands of tall prickly pear or cholla cacti.

All Sensitive Species listed above are associated closely with scrub habitats on the Peninsula. These Sensitive Species are described in detail in the City's adopted NCCP/HCP.

Ocean Resources

The Palos Verdes Peninsula has long been extensively recognized for its beautiful shoreline and rich, abundant marine life. The shoreline is utilized by sport and commercial fisherman, hikers, skin divers, beachcombers, and students. This intense activity combined with other forces from the heavily developed Los Angeles and Orange Counties have affected the ocean environment surrounding the Peninsula. In the estimation of a number of qualified sources, the thousands of species of marine organisms that inhabit the tidepools were once depleted to dangerously low numbers due to excessive use and under-management of the intertidal shoreline area. Some species have been eliminated from the area while others faced the same threat.

The once nearly crystalline water quality has been degraded by a number of water pollution factors and the lack of particle-absorbing organisms that exist in the marine environment. The kelp beds that surround the peninsula, providing food and shelter for many varieties of sea life, were once reduced to a few patches of seaweed. In

addition, recreational fishing has been adversely affected as a result of the contamination of off-shore sediments with deposits of chemical pesticides (i.e., DDT) that occurred in the 1950s through 1970s.

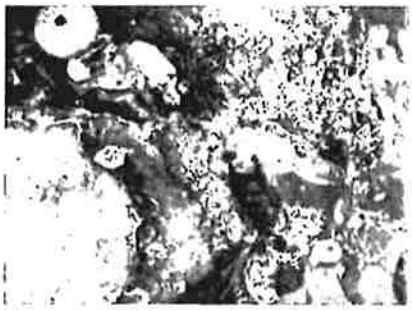
Kelp Bed. Kelp beds (*Macrocystis pyrifera*) are forests that serve as sanctuaries, nurseries, habitats and food sources for many species of marine organisms. Kelp is also a renewable natural resource, which should be carefully managed and maintained. Kelp fronds have been known to grow as much as two feet per day and eventually form a thick blanket covering the surface of the water. The "biomass" (the amount of living matter per unit area) of a kelp forest is greater than that of a temperate land forest (C.C.Z.C.C., The Marine Environment) and in ecological terms may be 100 times more productive than the adjacent sand bottom (SCAG, Coastline Planning). Kelp also exerts a flattening effect on wave surges and thus serves as a stabilizing mechanism for acting against shoreline erosion – a significant factor for Rancho Palos Verdes as previously noted. Although the Rancho Palos Verdes kelp beds are not used for commercial purposes, algin extracted from the kelp plant could also be used as a thickener and stabilizer in food and cosmetics, additives for medicines and components in textile products, adhesives, acoustic tiles, ceramic glazes, leather finishes, automobile polish, toothpaste, beer, seasonings, and countless other products.

add comma

add comma

The shoreline of the peninsula once flourished with huge dense kelp beds, which at one point in the 1970's disappeared. The ecologic sequence creating the decline of the kelp began with mass harvesting of the brown sea otter in the late nineteenth century. The sea urchin was the favorite food of the otter and for many years the population of sea urchins remained in check as a result of their presence. Due to the demand for sea otter pelts, fur traders practically eliminated the population. This action, combined with water pollution of the coast by sewage discharge, resulted in a situation where sea urchins thrived and grew.

add comma



Sea urchins are sea bottom dwellers and feed upon the kelp holdfasts (rootlike, anchoring structures which hold the plants in place). The feeding on the holdfasts severs the anchoring structure and the entire kelp plant washes ashore and dies. Prior to the increase in urchin population, the kelp was able to replenish itself as rapidly as it was depleted. As the sea urchin population increased, the replenishment process was not able to be maintained.

add comma

Another principal threat to the kelp beds off the Palos Verdes Peninsula was the discharge of wastewater from the Whites Point outfall on the Palos Verdes Shelf. The high volume of outfall contained a large quantity of suspended solids that most likely buried the hard bottom habitat. Other reasons for the decline may have included increased turbidity and reduced light penetration due to the discharge of total suspended solids, which may have prevented the growth of young kelp plants. Additionally, suspended solids may have also supported abnormally high densities of sea urchins.

From the mid-'70s to 1997, improved wastewater treatment processes resulted in a significant reduction in the discharge of total suspended solids from the Whites Point outfall. That, along with kelp replanting efforts in the 1970s, resulted in a remarkable increase in the kelp canopy from a low of 5 acres in 1974 to a peak of more than 1,100 acres in 1989.

More recently, erosion and sedimentation have threatened the kelp beds off the Palos Verdes Peninsula. Since 1980, an active landslide at Portuguese Bend on the Palos Verdes Peninsula has supplied more than seven times the suspended solids as the Whites Point outfall (LACSD 1997). When that sediment is carried into the ocean by storm runoff and excessive erosion from the landslide areas, the potential for kelp bed decline is present.

The earliest efforts to re-establish kelp beds began in 1967 on the Palos Verdes Shelf. Initial efforts were met with little success; however efforts were re-initiated by the California Department of Fish and Game in 1970 and continued through 1977. In 1974, the kelp beds off the Palos Verdes Peninsula began to show signs of recovery. During the 1980s, the kelp canopy dramatically increased. Once the beds were re-established, the California Department of Fish and Wildlife discontinued active restoration efforts.

In 1996, the environmental group, ~~Santa Monica Bay Keeper~~ **Los Angeles Waterkeeper**, embarked on a kelp restoration project, again focused on the Palos Verdes Shelf. Through this project, giant kelp was successfully cultivated in a lab and transferred back to its natural ocean environment. **Since then, Los Angeles Waterkeeper has been monitoring and restoring the Palos Verdes area. In 2014, extensive surveys mapped out reef areas completely dominated by urchin barrens. Based on this analysis, efforts have been made to clear urchins to densities found in healthy kelp forest systems. Once the urchin is removed, algae begins to grow on reefs, and kelp plants establish themselves. This is an on-going kelp restoration effort by the Los Angeles Waterkeeper, known as the Kelp Project.**

add terms

Commented [SKB]: Updated the organization name and included text about the most recent restoration efforts

V. PROGRAM OF UTILIZATION

Development of the rifle range portion of the surplus Nike site will provide for passive recreation pursuits closely oriented to the attributes of the Pacific Ocean and will accommodate individuals as well as groups.

DEMOLITION OF EXISTING STRUCTURES

The target mound will be leveled and existing structures demolished to eliminate any tendency for the continuance of target shooting.

GRADING

The area accommodated by the range itself, will be graded to provide a rolling landscape appearance. It is estimated that approximately 12,500 cu. yds. of earth will need to be moved in the completion of this element.

5

Lisa Garrett

From: Dena Friedson <dlfriedson@gmail.com>
Sent: Tuesday, June 23, 2015 12:16 PM
To: dena friedson; Planning; So Kim
Subject: Draft General Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

To: Chairman Robert A. Nelson and Planning Commission Members Gordon Leon, John Cruikshank, Dave Emenhiser, Bill Gerstner, William J.
James, and David Tomblin and

To: So Kim

From Dena Friedson

Re: Amendments to the Draft General Plan

Please insert on Page 1-5 after ..."and these continue to be included within this updated General Plan.":

It is important to recognize that the City's written General Plan and the General Plan Land Use Map acknowledge that the United States National Park Service's Deed Restrictions on public lands were dedicated to the City for the general public's enjoyment of passive and active recreation. The City's General Plan Land Use Map and the City's written General Plan must be consistent with each other. This consistency also occurs with the Natural Communities Conservation Plan and the Habitat Conservation Plan that allow passive recreational activities on conserved lands. (See Pages 1.1 and 1.4 of the Natural Communities Conservation Planning Subarea Plan dated July 29, 2004.)

Also, please insert on Page CO-47 after "passive use of the land.":

The Program of Utilization requires that "passive recreation pursuits (will be) closely oriented to the attributes of the Pacific Ocean."

Thank you.