

California Environmental Quality Act
INITIAL STUDY

City of Rolling Hills Estates General Plan Update

*Lead
Agency:*



*City of Rolling Hills Estates
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274
(310) 377-1577
Contact: Jeannie Naughton,
Planning Manager*

May 2021



TABLE OF CONTENTS

A.	Environmental Checklist Form	1
B.	Environmental Factors Potentially Affected.....	10
C.	Determination.....	11
D.	Evaluation of Environmental Impacts	12
1.	Aesthetics.....	13
2.	Agriculture and Forestry Resources.....	15
3.	Air Quality.....	16
4.	Biological Resources.....	18
5.	Cultural Resources.....	20
6.	Energy.....	22
7.	Geology and Soils.....	22
8.	Greenhouse Gas Emissions.....	25
9.	Hazards and Hazardous Materials.....	26
10.	Hydrology and Water Quality.....	29
11.	Land Use and Planning.....	36
12.	Mineral Resources.....	36
13.	Noise.....	37
14.	Population and Housing.....	38
15.	Public Services.....	39
16.	Recreation.....	40
17.	Transportation.....	41
18.	Tribal Cultural Resources.....	42
19.	Utilities and Service Systems.....	43
20.	Wildfire.....	43
21.	Mandatory Findings of Significance.....	45
E.	References.....	47



LIST OF TABLES

Table 1 Zoning District 5

LIST OF FIGURES

Figure 1: Regional Location Map 2

Figure 2: Planning Area Map..... 3



A. ENVIRONMENTAL CHECKLIST FORM

1. Project Title:

City of Rolling Hills Estates General Plan Update (GPU)

2. Lead Agency Name and Address:

City of Rolling Hills Estates
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

3. Lead Agency's Contact Person and Telephone Number:

Jeannie Naughton, AICP, Planning Manager
City of Rolling Hills Estates
(310) 377-1577 ext. 115

4. Project Location:

The City of Rolling Hills Estates is located in the center of the Palos Verdes Peninsula in the southwestern portion of the County of Los Angeles, as shown in **Figure 1**. The General Plan Planning Area (Planning Area) is the land area addressed by the City of Rolling Hills Estates (City) General Plan Update (Proposed Project), which encompasses approximately 2,378 acres, including all of the land within City limits (84 percent) and the unincorporated Sphere of Influence (SOI) (16 percent). As shown in **Figure 2**, the boundaries of the Planning Area generally follow the borders of the City. The City is bounded by the City of Rancho Palos Verdes on the west and south, the City of Rolling Hills on the south, the City of Palos Verdes Estates on the north, the City of Torrance on the north and northeast, the City of Lomita on the north and east, and unincorporated Los Angeles County on the south and southeast.

5. Project Sponsor's Name and Address:

City of Rolling Hills Estates
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

6. General Plan Designations:

The City's current land use plan consists of 10 land use categories, including four that are related to commercial development, another four that correspond to residential development, one that corresponds to institutional uses, and another one that relates to open space. Below is a summary of the General Plan land use designations as identified in Table 2-1 of the Land Use Element of the City's General Plan (Land Use Element).¹

Commercial Development

- **Commercial General:** The main commercial district of the City along Silver Spur Road is designated as Commercial General on the land use plan.

¹ City of Rolling Hills Estates, *Land Use Element of the City of Rolling Hills Estates General Plan*, 1992.



Source: City of Rolling Hills Estates, 2017; Los Angeles County GIS Data Portal, 2017; Dyett & Bhatia, 2017


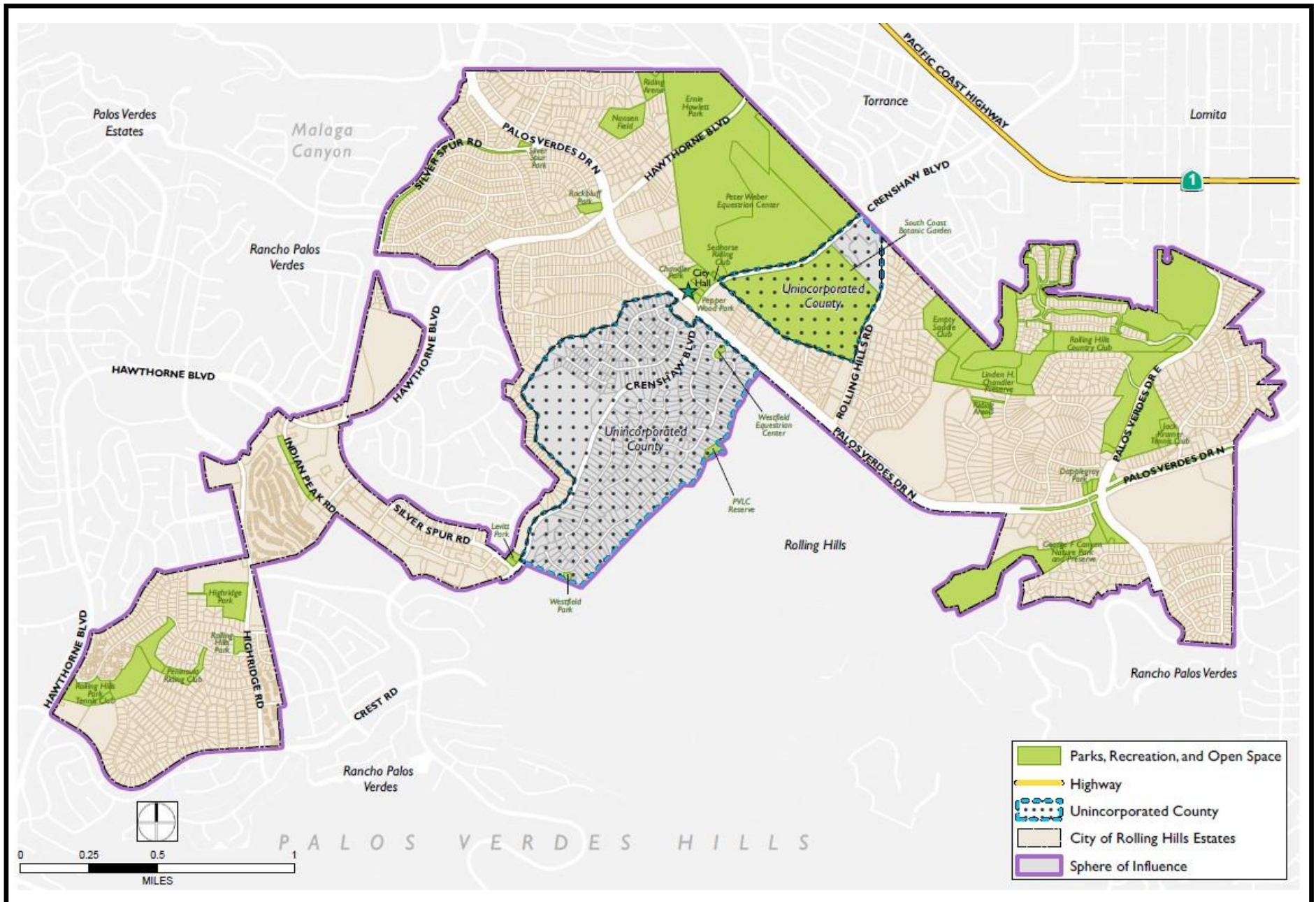

 Planning Area

FIGURE 1
Regional Location Map



Source: City of Rolling Hills Estates, 2017; Dyett & Bhatia, 2017.



FIGURE 2
Planning Area Map



- **Commercial/Office:** The Commercial/Office designation applies to office and administrative activities. A number of smaller parcels of land at different locations in the City are identified as Commercial/Office, usually at key intersections.
- **Neighborhood Commercial:** The Neighborhood Commercial designation refers to smaller single commercial uses located at key intersections.
- **Commercial Recreation:** A number of private riding clubs, tennis clubs, and golf courses are designated as Commercial Recreation.

Residential Development

- **Very Low Density Residential:** Areas designated as Very Low Density on the land use map correspond to areas that include the Chandler Trust and areas along Strawberry Lane.
- **Low Density Residential:** This land use category applies to single-family detached units constructed on large lots. Most of the areas designated as Low Density Residential correspond to areas within the equestrian overlay.
- **Medium Density Residential:** This land use category applies to single-family detached units constructed on smaller lots. Most of the area designated as Medium Density Residential is located in the Rollingwood area, an area on Crest west of The Ranch, and in an area adjacent to Hawthorne Boulevard. Not more than four units per gross acre are permitted.
- **High Density Residential:** This designation applies to multiple-family detached and attached units constructed as gross densities of up to eight units per acre. Most of the area designated as High Density Residential is located in three distinct areas in the western portion of the City.

Residential Uses

- **Institutional:** The Institutional category applies to a wide range of public uses, including public schools, private schools, churches, City Hall, and other public and quasi-public uses.

Open Space

- **Open Space:** The Open Space category applies to public parks and private land reserved for open spaces.

The existing General Plan also provides for a number of overlay designations, which identify additional development standards that are above and beyond those included in the base General Plan land use designations and zone districts that must be considered in future planning and development. These overlay designations included in the City's Land Use Element are as follows:

- **Cultural Resources Overlay:** This designation applies to a portion of the City where archaeological resources are known or suspected to exist. All areas designated as having a high sensitivity in the Conservation Element of the City's General Plan (Conservation Element) are included within the Cultural Resources Overlay.



- **Horse Overlay:** A substantial portion of the City is located within a Horse Overlay zone district, which identifies those areas where keeping of horses is permitted and where horse keeping areas are required to be preserved.
- **Scenic Corridor Overlay:** The Conservation Element includes an Scenic Corridor Overlay designation, which applies to a number of important arterial roadways in the City. The roadways include Hawthorne Boulevard, Palos Verdes Drive North, Crenshaw Boulevard, and Silver Spur Road. This overlay applies to all properties abutting the designated roadways identified above.
- **Parks Development Overlay:** This overlay designation applies to those areas of the City where new park facilities development may occur pursuant to General Plan Land Use Policy. This overlay designation is different from the other overlay zone in that it functions like a floating zone. The designation indicates a general area where future development is likely without identifying specific parcels. Three areas of the City have been included in this designation are Dapplegray School, Palos Verdes Landfill, and George F. Canyon Nature Center and Preserve.
- **Ecological Resource Overlay:** This overlay designation applies to those portions of the City where sensitive habitats are located. Any areas within the City identified as having a high ecological sensitivity in the Conservation Element is located within this overlay designation.
- **Multi-use Trail Overlay:** The Open Space and Recreation Element of the City’s General Plan (Open Space and Recreation Element) contains a Master Plan of Trails, which identifies both existing and future trails.
- **Hazards Management Overlay:** The Public Safety Element of the City’s General Plan (Public Safety Element) indicates those areas of the City that may be subject to some type of environmental hazard, including seismic risk, flood hazard, or slope stability.
- **Mixed-Use Overlay:** This overlay designation is very site-specific and applies only to those areas included with the Commercial General land use designations. This overlay designation is designed to promote mixed-use development in and around the Peninsula Center commercial district and at the corner of Hawthorne Boulevard and Crest Road, adjacent to Cresta Verde Drive.

7. Zoning:

The City’s current zoning districts are presented in **Table 1**, below.

**Table 1
Zoning Districts**

Zone	District	Land Use
R-A-E	Single Family Residential – Limited Agricultural District (minimum lot size of 1 acre)	Single family residences, one dwelling unit per lot, guest house
R-A-20	Single Family Residential – Limited Agricultural District (minimum lot size of 20,000 sf)	Single family residences, one dwelling unit per lot, guest house
R-A-15	Single Family Residential – Limited Agricultural District (minimum lot size of 15,000 sf)	Single family residences, one dwelling unit per lot, guest house



**Table 1
Zoning Districts**

Zone	District	Land Use
R-A-10	Single Family Residential – Limited Agricultural District (minimum lot size of 10,000 sf)	Single family residences, one dwelling unit per lot, guest house
RPD	Residential Planned Development (maximum density at twice the General Plan designation)	Single family residences, one dwelling unit per lot, guest house
A	Agricultural	Single family residences, one dwelling unit per lot, guest house, patios and recreation areas, farms or ranches, land reclamation, facilities for the recovery of gases from previous landfills, golf course, temporary stockpiles of sand and gravel
I	Institutional	Public land uses, including schools, churches, and the Civic Center
C-R	Commercial Recreational	Stables, country clubs, archery ranges, fishing ponds, picnic grounds, playground, restaurants, pool, tennis, golf courses
C-O	Commercial Office	Business and professional offices
C-L	Restricted Commercial (Commercial Limited)	Business and professional offices, retail stores, services, public or private clubs
C-G	Commercial General	Business and professional offices, retail stores, services, sale or service of products, hotel, storage, parking structure, nurseries/garden, restaurants and delis
Note: sf = square feet		
Source: City of Rolling Hills Estates, <i>Land Use Element of the City of Rolling Hills Estates General Plan</i> , Table 2-5, pp. 2-44 and 2-45, 1992.		

8. Description of Project:

The Rolling Hills Estates General Plan is a guidance document that describes the City’s vision as a livable community with excellent services, a strong identity, healthy business opportunities, and a strong and efficient government. Future land use, circulation, housing, conservation, and other decisions in the City are guided by goals and policies set forth in the General Plan. The General Plan is a State-required legal document (Government Code Section 65300) that provides guidance to decision-makers regarding the conservation of resources and the future physical form and character of development in the City. It is the jurisdiction’s official statement regarding the extent and types of development of land and infrastructure that will achieve the community’s physical, economic, social, and environmental goals. The General Plan expresses the City’s goals and articulates the City’s intentions with respect to the rights and expectations of the general public, property owners, community interest groups, prospective investors, and business



interests. Although the General Plan consists of individual sections, or elements, that address a specific area of concern, it also embodies a comprehensive and integrated planning approach.

In 2017, the City initiated a multi-year process to update the City's General Plan, referred to as "General Plan Update" or GPU. If adopted, this General Plan Update would be the overarching policy document that guides land use, housing, transportation, infrastructure, community design, and other policy decisions through the anticipated plan horizon year of 2040. The General Plan Update would serve as the City's "blueprint" for future development, providing the policy guidance for achieving the community's vision.

The City's current General Plan dates back to 1992 and is in need of an update as new opportunities, challenges, and approaches have emerged in recent years.² The proposed GPU will address emerging issues and community priorities, ensure compliance with State law, and revise implementing policy frameworks to focus on present and future goals and policy objectives. The proposed GPU will also incorporate new and updated assumptions, data, and analysis, as well as establish a new vision and blueprint for development and investment through 2040.

The proposed GPU will address nine General Plan elements, seven of which are required by State law (i.e., circulation, conservation, housing, land use, noise, open space, and safety). In addition to these seven elements, the proposed GPU will establish a Sustainability Element.

Rolling Hills Estates is essentially a built-out City with only two vacant parcels (other than those designated for open space), a low-density residential parcel and a commercial use parcel. The residential neighborhoods, as well as the parks and recreation areas, in the City are well-established and are not expected to change during the timeline of this proposed GPU. It is anticipated that the GPU will adjust the land use designations of certain parcels to match their current uses, including certain open space areas and parcels built out with high-density residential uses as these uses are not envisioned to change during the GPU timeline. The institutional properties (e.g., schools) are also envisioned to remain during the planning horizon. However, depending on the availability of the space, the proposed GPU may allow certain institutional uses to create opportunities for on-site affordable workforce housing. In addition, the existing mixed-use overlay that allows for residential development in the Commercial District may be extended to parcels designated for commercial office use.

In addition to citywide planning direction, the GPU is expected to include focused long-range planning direction and visioning for the Commercial District. Potential changes to the Commercial District include revising development standards to reflect market needs and incentivize development/redevelopment in a manner consistent with the City's vision for the District (to be developed as part of the GPU). Examples of potential revisions to development standards include:

- Increasing the allowed residential density in the mixed-use overlay;
- Consideration of form-based code standards; and
- Modernization of parking requirements to utilize land more efficiently.

² Although the Housing Element of the City's General Plan (Housing Element) was last updated in 2014, it will be updated again as part of this GPU. It should also be noted that the City has processed various amendments to the General Plan since its initial adoption.



9. Surrounding Land Uses and Setting:

The Planning Area is situated on a landscape of hills and valleys. As a result, streets conform with the contours of the hillsides, resulting in a curvilinear neighborhood street pattern. Although not all residents of the Planning Area are equestrians, urban form throughout the Planning Area is designed to be compatible with equestrian uses. Accordingly, Rolling Hills Estates is known primarily for its equestrian character. Equestrian trails meander along busy roads, through parks and secluded valleys, and behind houses in residential neighborhoods. The comprehensive system of trails connects equestrians to most parts of the Planning Area. Trails are demarcated with white three-railed fences, which simultaneously serve a functional purpose and visually reinforce the City's equestrian identity.

Residential is the most common land use in the Planning Area, accounting for approximately 60 percent of uses in the Planning Area. Most neighborhoods consist of only single-family residential development although there are a few neighborhoods consisting of single-family attached/townhomes or multi-family residential development.

Most commercial land uses in the Planning Area, including offices, mixed commercial and office uses, and general commercial, are located along Silver Spur Road, forming the City's primary retail and office corridor. There are a few other commercial land uses located throughout the Planning Area, including small clusters at the intersections of Rolling Hills Road and Palos Verdes Drive North and Monticello Drive and Palos Verde Drive North. The Peter Weber Equestrian Center in the City is the largest commercial parcel in the Planning Area, but buildings only comprise a small portion of the lot, and the remainder is open space and trails. Altogether, commercial uses represent a very small portion (approximately seven percent) of the Planning Area.

Public and community facilities, including churches, City administrative buildings, schools, medical facilities, and land used for utilities, account for 11 percent of all land uses in the Planning Area. Schools/educational facilities, including Palos Verdes Peninsula High School, Dapplegray Elementary School, and Chadwick School (located in the SOI) are distributed throughout the community. Public facilities include the Peninsula Center Library, located at 701 Silver Spur Road, and Rolling Hills Estates City Hall, located at 4045 Palos Verdes Drive North. The Palos Verdes Reservoir, located at the southeastern corner of Palos Verdes Drive North and Palos Verdes Drive East, represents most of the land categorized as utilities in the Planning Area.

Parks and recreational uses represent approximately 20 percent of land in the Planning Area. This land use category includes City-managed parks, open spaces, and horse arenas, as well as private properties not managed by the City, including the Rolling Hills Country Club, the South Coast Botanic Garden (in the SOI), and parks in the SOI.

10. Other Public Agencies Whose Approval Is Required:

Pursuant to Article 4 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rolling Hills Estates is the lead agency for the proposed GPU, taking primary responsibility for conducting environmental review and approving or denying the project under consideration. There are no responsible or trustee agencies with any approval authority for proposed GPU.



11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

Correspondence has been sent to the following Native American tribes, who have requested notification of projects subject to CEQA (pursuant to AB 52) in Rolling Hills Estates to determine if they wished to enter into consultation concerning the proposed GPU:

Tribe	Date Request Sent	Response
Gabrieleño Band of Mission Indians - Kizh Nation	May 12, 2021	Pending
Gabrieleno-Tongva San Gabriel Band of Mission Indians	May 12, 2021	Pending
Gabrielino/Tongva Nation	May 12, 2021	Pending
Gabrielino Tongva Indians of California Tribal Council	May 12, 2021	Pending
Gabrielino-Tongva Tribe	May 12, 2021	Pending
Fernandeño Tataviam Band of Mission Indians	May 12, 2021	Pending
San Fernando Band of Mission Indians	May 12, 2021	Pending
Soboba Band of Luiseño Indians	May 12, 2021	Pending
Torres Martinez Desert Cahuilla Indians	May 12, 2021	Pending

Formal consultation has not begun; results of tribal consultation will be included in the EIR that will be prepared for the proposed GPU.



B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |



C. DETERMINATION

On the basis of this initial evaluation:


- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



John M. Bellas
Michael Baker International

5-14-21

Date



Jeannie Naughton, AICP
Planning Manager

05.14.21

Date



D. EVALUATION OF ENVIRONMENTAL IMPACTS

For the evaluation of potential impacts, the questions in this Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of this Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the project. To each question, there are four possible responses:

- **No Impact.** The project would not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The project would have the potential for impacting the environment, although this impact would be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Measures Incorporated.** The project would have the potential to generate impacts which may be considered a significant effect on the environment, although measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The project would have impacts which are considered significant, and additional analysis is required to identify measures that could reduce these impacts to less than significant levels.



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Potentially Significant Impact.** A scenic vista, or viewshed, may include views of natural features, such as watercourses, rock outcrops, natural vegetation, prominent natural landforms, and notable man-made features in the landscape. In the existing Open Space and Recreation Element, areas designated as open space are considered valuable resources due in part to their scenic value. According to the Open Space and Recreation Element, “open space refers to land or water, which is unimproved and devoted for the preservation of natural resources, for outdoor recreation or for public health and safety concerns,” and “includes habitats of wildlife species, streams, agricultural land, groundwater recharge areas, areas with mineral deposits, trails, parks, outdoor recreation areas, utility easements, and scenic highway corridors.”³ The City’s open space includes multiple features that can provide scenic vistas, including seven parks, 25 miles of equestrian trails, the Chandler Preserve, the George F. Canyon Nature Center and Stein/Hale Nature Trail, and scattered views of the Pacific Ocean to the west and south. In addition, the existing Conservation includes a Scenic Corridor Overlay Zone that identifies corridors within the City containing significant aesthetic and visual resources, including Hawthorne Boulevard, Palos Verdes Drive North, Crenshaw Boulevard, and Silver Spur Road.⁴

The proposed GPU would allow for development or redevelopment of certain vacant or under-developed parcels and intensification of existing uses. Therefore, future development has the potential to significantly impact scenic vistas and/or scenic roadways in Rolling Hills Estates. Accordingly, the proposed GPU’s potential impact on scenic vistas and scenic roadways in

³ City of Rolling Hills Estates, *Open Space and Recreation Element of the City of Rolling Hills Estates General Plan*, 1992.

⁴ City of Rolling Hills Estates, *Conservation Element of the City of Rolling Hills Estates General Plan*, 1992.



the Planning Area will be further evaluated in the EIR and mitigation measures identified as necessary.

- b) **No Impact.** The City's current General Plan does not identify any State scenic highways within or in the vicinity of the Planning Area. Similarly, there are no State-designated or eligible highways in the Planning Area that are identified in the California Department of Transportation's State scenic highway program.⁵ The closest officially designated State scenic highway, which extends approximately 2.5 miles, is the southern end of State Route 27 (Topanga Canyon State Scenic Highway) in unincorporated Los Angeles County, just west of the community of Pacific Palisades in the City of Los Angeles, which is approximately 21 miles northwest of the Planning Area. Additionally, the closest route on the list of scenic highways eligible for official designation is the northern end of State Route 1 (Pacific Coast Highway) in Long Beach near State Route 19 (Lakewood Boulevard), which is approximately 10 miles east of the Planning Area and extends over 35 miles south to San Juan Capistrano in Orange County. Therefore, the proposed GPU would have no impact related to scenic resources or State scenic highways, and this topic will not be further evaluated in the EIR.
- c) **Potentially Significant Impact.** The majority of the City is built out and developed with a number of buildings, structures, and hardscape and landscape improvements. However, the proposed GPU would result in intensification of uses in certain portions of the Planning Area that may conflict with current applicable zoning and other regulations governing scenic quality due to taller structures and increased density. Consequently, buildout of the proposed GPU has the potential to impact the scenic quality of the Planning Area. Accordingly, the proposed GPU's potential impacts to scenic quality will be further evaluated in the EIR and mitigation measures identified as necessary.
- d) **Less Than Significant Impact.** Light and glare impacts are typically associated with outdoor artificial light during nighttime hours. Glare may also be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. The proposed GPU would result in intensification of uses in certain portions of the Planning Area that would introduce new sources of nighttime illumination for architectural highlighting, parking, signage and security purposes, as well as new sources of potential glare from window glass.

However, new light sources, including landscape lighting, architectural lighting, and other outdoor lighting would be shielded and/or focused onto the future development site in accordance with lighting requirements set forth in the Rolling Hills Estates Municipal Code (RHEMC Chapter 17.42). Accordingly, new light sources are expected to be more ambient in nature and would only be used to provide the necessary illumination for general nighttime visibility (such as outdoor dining) and safety. Future development of residential structures and non-residential uses under the proposed GPU would also generate new sources of light that would be visible. As with all light sources, light emanating from new residential buildings and new non-residential uses (primarily in the commercial district) is generally low-level, and, as such, the overall increase in nighttime lighting in the Planning Area would be negligible to have any significant effect on nighttime sky views. With compliance to the RHEMC, lighting impacts

⁵ California Department of Transportation, California State Scenic Highway System Map, 2018, <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>, accessed March 8, 2021.



generated by future development under the proposed GPU would be less than significant. Daytime glare can result from sunlight reflecting from a shiny surface that would interfere with the performance of an off-site activity, such as the operation of a motor vehicle. Reflective surfaces can be associated with glass and polished surfaces, such as metallic or glass curtain walls and trim. Future development under the proposed GPU would incorporate low-reflectivity glass windows and architectural materials, which would reduce the potential for substantial glare effects from reflected sunlight. Therefore, potential glare of reflected sunlight from new building façades would not substantially alter the character of the Planning Area, and impacts related to glare would be less than significant. As such, this topic will not be further evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** Rolling Hills Estates is a suburban/urban area of Los Angeles County, which has limited space for productive agricultural uses, as designated in its current Land Use Element and in the Rolling Hills Estates Zoning Code. The City does not contain any land designated



by the Department of Conservation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program.⁶ Therefore, the proposed GPU would have no impact on such resources, and this topic will not be further evaluated in the EIR.

- b) **No Impact.** The proposed GPU does not include any changes to existing agricultural zoning. Further, there is no Williamson Act contract land in the City.⁷ Therefore, the proposed GPU would not conflict with zoning for agricultural use or any Williamson Act contracts. Therefore, the proposed GPU would have no related impact, and this topic will not be further evaluated in the EIR.
- c, d) **No Impact.** Forestlands, as defined by the California Public Resources Code (PRC), include lands that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allow for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. No forestlands or forest-related resources are located in the City. Similarly, there are no lands zoned for timberland production pursuant to the California Timberland Productivity Act of 1982. Therefore, the proposed GPU would not have an impact that could result in the loss of forestland or conversion of forestland to non-forest use, and these topics will not be further evaluated in the EIR.
- e) **No Impact.** As identified in the City's Zoning Map and the existing Land Use Element, the City currently has three distinct areas in the northern and eastern parts of the City that are zoned and/or designated Agricultural. The proposed GPU does not involve changes to the designation of these plots of agriculturally zoned land. Further, there is no forestland located in the City. Therefore, the proposed GPU would have no impact involving the conversion of farmland to non-agricultural use or the conversion of forestland to non-forest use, and this topic will not be further evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

⁶ California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed March 9, 2021.

⁷ California Department of Conservation, State of California Williamson Act Contract Land, 2016.



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Potentially Significant Impact.** The Planning Area is located within the South Coast Air Basin (SCAB) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). SCAQMD’s 2016 AQMP is based on regional growth forecasts for the Southern California Association of Governments (SCAG) region. The intensification of land uses and new development in portions of the Planning Area under the proposed GPU could generate additional traffic volumes throughout the Planning Area, resulting in an increase in air pollutant emissions. Therefore, any future development within the Planning Area could result in potentially significant impacts to air quality. Accordingly, the proposed GPU’s consistency with the AQMP will be further evaluated in the EIR and mitigation measures identified as necessary.
- b) **Potentially Significant Impact.** The Planning Area is located in the SCAB, a nonattainment area for ozone (O₃), fine particulate matter or particulate matter equal to or less than 2.5 microns in diameter (PM_{2.5}), respirable particulate matter or particulate matter equal to or less than 10 microns in diameter (PM₁₀), nitrogen dioxide (NO₂), and lead (Pb) for the Los Angeles County portion of the SCAB only. SCAQMD has significance thresholds for emissions that contribute to these nonattainment pollutants and their precursors. Implementation of the proposed GPU may produce air pollutants that exceed the SCAQMD’s significance thresholds. Accordingly, regional air pollutant emissions generated by buildout of the proposed GPU will be further evaluated in the EIR and mitigation measures identified as necessary.
- c) **Potentially Significant Impact.** Sensitive receptors refer to locations where uses and/or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions, such as residents, school children, the elderly, and hospital patients, etc. Sensitive land uses within the Planning Area include residences, schools, and senior living facilities. Future development within the Planning Area may expose sensitive receptors to substantial pollutant concentrations. Accordingly, localized air pollutant emissions generated by buildout of the proposed GPU will be further evaluated in the EIR and mitigation measures identified as necessary.
- d) **No Impact.** Residential development and commercial uses do not typically generate objectionable odors that affect a substantial number of people. Although some industrial land uses, such as wastewater treatment plants, food processing, compost facilities, and other industrial processes, have the potential to generate other emissions, such as those leading to objectionable odors, implementation of the proposed GPU would not result in the development of these uses within the Planning Area. Therefore, the proposed GPU would have no impact related to odors, and this topic will not be further evaluated in the EIR.



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a), d) **Potentially Significant Impact.** Most of the Planning Area is developed with suburban and urban land uses. Open space in the Planning area is present in the form of parks and reserves, including, but not limited to, Ernie Howlett Park and the South Coast Botanic Garden in the northern portion of the Planning area; the Linden H. Chandler Preserve and the George F. Canyon Nature Center and Preserve on the eastern end of the Planning Area; and Highridge Park in the southwestern portion of the Planning Area (see **Figure 2**). In addition, the former Palos Verdes Landfill, which is zoned Agricultural, is a substantial vestige of vacant land. Implementation of the proposed GPU would not result in the development of these areas with other land uses.

Although future development within the Planning Area would be focused in the urban core and infill locations, implementation of the proposed GPU has the potential to impact sensitive species, including, but not limited to, the coastal California gnatcatcher, least Bell's vireo, and Palos Verdes blue butterfly, through development of undeveloped/underdeveloped parcels in the Planning Area. In addition, implementation of the proposed GPU may result in indirect



impacts to these species, as well as the movement of migratory species, due to increased human activity and new light sources that could occur immediately adjacent to open space areas, including preserves within the Planning Area. Accordingly, potential impacts of the proposed GPU on sensitive species and habitat, as well as migratory species, will be further evaluated in the EIR and mitigation measures identified as necessary.

- b) **Potentially Significant Impact.** Riparian habitats occur along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or local regulatory agencies that are known to provide habitat for sensitive animal or plant species or are known to be important wildlife corridors. According to the USFWS National Wetlands Inventory, there are a number of segments of riverine wetlands running through the Planning Area.⁸ The potential impacts of the proposed GPU on riparian habitats and sensitive natural communities will be further evaluated in the EIR and mitigation measures identified as necessary.
- c) **Potentially Significant Impact.** Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” According to the USFWS National Wetlands Inventory and as identified above, there are a number of segments of riverine wetlands running through the Planning Area. In addition, several freshwater ponds north of Palos Verdes Drive North and east of Crenshaw Boulevard, two freshwater emergent wetlands, and a lake (i.e., Palos Verdes Reservoir) were mapped by the USFWS as wetlands within the Planning Area.⁹ The potential impacts of the proposed GPU on wetland habitats will be further evaluated in the EIR and mitigation measures identified as necessary.
- e) **Potentially Significant Impact.** The existing Conservation Element identifies several ecological overlay zones throughout the Planning Area.¹⁰ While future development within the Planning Area would be focused in the urban core and infill locations, implementation of the proposed GPU may encroach into these overlay zones, which may directly and/or indirectly impact sensitive habitats, resulting potential conflicts with the City’s policies related to protecting biological/ecological resources. Accordingly, these potential impacts of the proposed GPU will be further evaluated in the EIR and mitigation measures identified as necessary.
- f) **Potentially Significant Impact.** The Planning Area is not a part of any adopted habitat conservation plan (HCP) or natural community conservation plan (NCCP). It should be noted that the adjacent City of Rancho Palos Verdes has an established NCCP/HCP, which identifies two NCCP reserves boundary parcels immediately adjacent to the Planning Area boundaries – one to the south and west of Indian Peak Road and Crenshaw Boulevard, respectively, and the other one to the west of Hawthorne Boulevard at Crest Road. The proposed GPU, particularly the intensification within the commercial district, may have the

⁸ U.S. Fish and Wildlife Service, National Wetlands Inventory (Surface Waters and Wetlands), <https://www.fws.gov/wetlands/Data/Mapper.html>, accessed January 21, 2021.

⁹ U.S. Fish and Wildlife Service, National Wetlands Inventory (Surface Waters and Wetlands), <https://www.fws.gov/wetlands/Data/Mapper.html>, accessed January 21, 2021.

¹⁰ City of Rolling Hills Estates, City of Rolling Hills Estates General Plan 2020, 1992.



potential to affect existing natural community or habitat conservation resources in these reserves. Accordingly, these potential impacts of the proposed GPU will be further evaluated in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a “resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;” “a resource included in a local register of historical resources (...unless the preponderance of evidence demonstrates that it is not historically or culturally significant);” or any resource “which a lead agency determines to be historically significant...provided the lead agency’s determination is supported by substantial evidence.” Generally, a resource is considered “historically significant” if it is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; is associated with the lives of persons important in our past; embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual, or possesses high artistic values; or has yielded, or may be likely to yield, information important in prehistory or history. Per CEQA Guidelines Section 15064.5, a “substantial adverse change in the significance of an historical resource” is considered a significant effect on the environment; and a “[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

Although there are no sites in the City currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), the Planning Area has seen a long development history dating back through the Mexican period (early to mid-1800s) and into the American period (late 1800s through mid-1900s). Although the proposed GPU would include policies to evaluate and document the significance of individual historic resources and include provisions to minimize the demolition of historically, architecturally, and culturally significant structures, new development or redevelopment may require demolition of such resources resulting in direct impacts or be located adjacent to such historic resources potentially resulting in indirect impacts. Accordingly, potential impacts of the



proposed GPU on historic resources will be further evaluated in the EIR and mitigation measures identified as necessary.

- b) **Potentially Significant Impact.** While much of the City is developed with uses where the ground has been previously disturbed, any future development within the Planning Area that requires excavation to depths greater than existing foundations may potentially cause the destruction of unknown archaeological resources as such resources could still be present in soils that have been previously disturbed. Accordingly, potential impacts of the proposed GPU on archaeological resources will be further evaluated in the EIR and mitigation measures identified as necessary.
- c) **Less Than Significant Impact.** Most of the Planning Area is developed with suburban and urban land uses and has been subject to previous ground disturbance and grading. Therefore, the potential for uncovering human remains is low. However, any future development within the Planning Area that requires excavation to depths greater than existing foundations may have the potential to disturb existing but undiscovered human remains. If human remains were discovered during ground disturbance, any development under the proposed GPU would be required to comply with California Health and Safety Code Section 7050.5, which requires the project to halt until the county coroner has made the necessary findings as to the origin and disposition of the remains in accordance with Public Resources Code Section (PRC) 5097.98. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission (NAHC). PRC Section 5097 specifies the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of the NAHC. Implementation of the proposed GPU would be required to comply with provisions of State law regarding discovery of human remains. Accordingly, compliance with such regulation would ensure that impacts to human remains are less than significant. As such, this topic will not be further evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a), b) **Potentially Significant Impact.** The proposed GPU would allow for redevelopment of undeveloped or under-developed parcels and intensification of existing uses. Therefore, future development would include construction activities, such as demolition, clearing, grading, paving, and building construction, which would result in the increased consumption of energy during construction. Additionally, the operation of any future development may result in new sources of energy consumption due to additional residential and commercial uses within the Planning Area when compared to existing conditions. Although the proposed GPU



would include a Sustainability Element that would reduce the potential for any future development under the proposed GPU to result in the wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency, the potential energy impacts of the proposed GPU will be further evaluated in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a.i) **No Impact.** The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture by establishing regulatory zones around active faults. These zones extend from 200 feet to 500 feet on each side of the known fault and identify areas where a potential surface rupture could be hazardous for buildings used for



human occupancy. Development projects located within these zones are required to prepare special geotechnical studies to characterize the effects from any potential surface ruptures.

The Planning Area is located in the seismically active region of Southern California. Numerous active and potentially active faults with surface expressions (fault traces) have been mapped adjacent to, within, and beneath the Planning Area. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. Surface rupture of a fault generally occurs within 50 feet of an active fault line. However, the Planning Area is not located within a designated Alquist-Priolo Earthquake Fault Zone.¹¹ The nearest Alquist-Priolo Earthquake Fault Zone is the Long Beach Fault, approximately 12 miles east of the Planning Area.¹² Therefore, the potential for future surface rupture at any location within the Planning Area is very low. In addition, any future development within the Planning Area would be required to comply with construction requirements in applicable State and local building codes to ensure habitable structures are built to a level such that they can withstand acceptable seismic risk. As such, implementation of the proposed GPU would not exacerbate existing environmental conditions from ground rupture from known earthquake faults. Accordingly, the proposed GPU would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, and no impacts would occur. As such, this topic will not be further evaluated in the EIR.

- a.ii) **Less Than Significant Impact.** The Planning Area is located within a seismically active region, as is all of Southern California. Consequently, as with any location in Southern California, the Planning Area is susceptible to strong seismic ground shaking in the event of a major earthquake. Future development under the proposed GPU would need to be constructed to withstand potential peak accelerations as defined by the California Building Code (CBC). In addition, the design of individual structures would be subject to review by the City's Building and Safety Department, including review by the City Geologist and the City Engineer. With the required compliance with the CBC, no future development under the proposed GPU is expected to result in significant impacts related to strong seismic ground shaking. Compliance with the CBC and City Building Code would ensure that impacts related to seismic ground shaking would be less than significant, and this topic will not be further evaluated in the EIR.
- a.iii) **No Impact.** Liquefaction occurs when saturated soils lose their strength and behave like a liquid as a result of strong ground shaking. The three geologic conditions that must be present in order for liquefaction to occur are (1) strong ground shaking; (2) shallow groundwater, generally less than 50 feet in depth; and (3) the presence of unconsolidated sandy alluvium, typically Holocene in age. According to the seismic hazard zones maps prepared by the California Geological Survey (CGS) for the Redondo Beach and Torrance Quadrangles, the Planning Area is not in a liquefaction hazard zone, with the exception of a very small area between the Palos Verdes Reservoir and Green Hills Memorial Park, which is immediately adjacent to the Rolling Hills Estates city limits. However, no change is anticipated in this small area, currently designated as Open Space, under the proposed GPU. Accordingly, the proposed GPU would not directly or indirectly cause potential substantial adverse effects,

¹¹ California Department of Conservation, California Geological Survey, AQ Zapp: California Earthquake Hazards Zone Application, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed January 21, 2021.

¹² California Department of Conservation, California Geological Survey, AQ Zapp: California Earthquake Hazards Zone Application, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed January 21, 2021.



including the risk of loss, injury, or death involving liquefaction, and no impacts would occur. As such, this topic will not be further evaluated in the EIR.

- a.iv), c) **Potentially Significant Impact.** The potential for unstable ground conditions and landslides exists in all areas in the Planning Area with steep slopes. Landslides are believed to result from the combined influence of water-saturated soils and grading activities associated with development. Water saturation might result from rainfall, over-irrigation, and sewage effluent discharge. Rainfall could loosen soil cohesion or trigger soil erosion and result in hillside slope failure. According to the seismic hazard zone maps for the Redondo Beach and Torrance Quadrangles, the Planning Area encompasses numerous earthquake-induced landslide zones, particularly along Crenshaw Boulevard, along the northern boundary of the Planning Area, and the areas south of Palos Verdes Drive North between Crenshaw Boulevard and Silver Spur Road. Although future development within the Planning Area would be focused in the commercial district and infill locations, implementation of the proposed GPU may expose future development to risk of loss, injury, or death involving landslides. Accordingly, potential impacts of the proposed GPU related to landslides will be further evaluated in the EIR and mitigation measures identified as necessary.

The major cause of ground subsidence is withdrawal of groundwater. No significant regional subsidence as a result of either groundwater pumping or oil extraction has been reported in the Planning Area. Therefore, it is unlikely that ground subsidence would become a substantial hazard during implementation of any future development within the Planning Area, and, as such, this topic will not be further evaluated in the EIR.

- b) **Less Than Significant Impact.** During construction of future development within the Planning Area, the soils on the construction site may become exposed and, thus, subject to erosion. However, any future development project would be required to comply with existing regulations that reduce erosion potential, including SCAQMD Rule 403, which would reduce the potential for wind erosion. Similarly, water erosion during construction would be substantially reduced by complying with the requirements of the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. The NPDES Construction General Permit (mandatory for construction sites that disturb more than one acre of land) requires the construction of a project to incorporate best management practices (BMPs) to reduce erosion and prevent eroded soils from washing off-site. Any development project under one acre would also be required to implement construction BMPs to minimize erosion and the discharge of pollutants off-site pursuant to the City's stormwater ordinance. Accordingly, the potential to increase erosion during any construction activity would be substantially reduced through required compliance with existing regulations. Upon completion of any future development within the Planning Area, the development site would be covered by structures, landscaping, pavement, and other hard surfaces. Therefore, because development of any site within the Planning Area would reduce erosion potential compared to existing conditions and would be required to comply with SCAQMD Rule 403 and NPDES requirements, any future development within the Planning Area would not result in substantial wind or water soil erosion or the loss of topsoil. As such, impacts related to erosion or the loss of topsoil would be less than significant, and this topic will not be further evaluated in the EIR.
- d) **Less Than Significant Impact.** Expansive soils are prone to change in volume because of the presence or absence of moisture. Expansive soils decrease in volume when dry and increase when wet (shrink-swell). Expansive soils typically have high percentages of certain kinds of clay particles, which can expand 10 percent or more as they become wet. Soils



composed of mostly sand and gravel do not absorb much water. Expansive soils can cause structural damage, cracked driveways and sidewalks, heaving of roads and highway structures, and disruption of pipelines and other utilities. Expansive soils can occur near water sources. As discussed above, since there are a number of segments of riverine wetlands running through the Planning Area, expansive soils have the potential to occur within the Planning Area. However, the design of individual structures would be subject to review by the City’s Building and Safety Department, including review by the City Geologist and the City Engineer. With the required compliance with the CBC, no future development under the proposed GPU is expected to result in significant impacts related expansive soils. Compliance with the CBC and City Building Code would ensure that impacts related to expansive soils would be less than significant, and this topic will not be further evaluated in the EIR.

- e) **Less Than Significant Impact.** Any future development within the Planning Area would be required to connect to the existing public sewer system with the exception of the potential development of accessory dwelling units (ADUs) in single-family neighborhoods that utilize existing on-site systems, including septic tanks or alternative wastewater disposal systems. Given that these septic tanks or alternative wastewater systems already exist and function in those areas, the soils are not incapable of supporting such systems. Prior to the issuance of a building permit, property owners would be required to demonstrate that their on-site system meets the capacity requirements to adequately serve the addition of an ADU on their property. As such, impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems would be less than significant, and this topic will not be further evaluated in the EIR.
- f) **Potentially Significant Impact.** The Planning Area encompasses areas that are considered sensitive for paleontological resources. While future development within the Planning Area would be focused in the commercial district and infill locations that have been previously graded to accommodate the existing or previous structures and uses, there remains the possibility that fossils are present in the soil in the Planning Area and that ground disturbance by future development under the proposed GPU could damage such fossils. Impacts to fossils and to unique geological resources could be potentially significant. The potential impacts of the proposed GPU on paleontological and/or unique geological resources will be further evaluated in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** Implementation of the proposed GPU would involve changes in land use intensity and additional traffic volumes throughout the City, resulting in new direct



and indirect sources of greenhouse gas (GHG) emissions. Accordingly, potential impacts of the proposed GPU on GHG emissions will be further evaluated in the EIR and mitigation measures identified as necessary.

- b) **Potentially Significant Impact.** The California Air Resources Board’s (CARB) Scoping Plan is California’s GHG reduction strategy to achieve the State’s GHG emissions reduction targets established by Assembly Bill (AB) 32 and Senate Bill (SB) 32, which are 1990 levels by year 2020 and 40 percent below 1990 levels by year 2030. Statewide strategies to reduce GHG emissions would ensure that the State is on target to achieve the GHG emissions reduction goals of AB 32 and SB 32. Implementation of the proposed GPU would generate GHG emissions from construction and operational activities within the Planning Area, which may conflict with GHG reduction targets of CARB’s Scoping Plan, and, as such, impacts may be potentially significant. Accordingly, potential impacts of the proposed GPU on GHG emissions will be further evaluated in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Less Than Significant Impact.** Many types of businesses use chemicals and hazardous materials, and their routine business operations involve chemicals that are manufactured, warehoused, or transported. Currently, a variety of existing business operations in the Planning Area use, store, or transport hazardous substances, as well as generate hazardous waste. The secondary activities that would occur with commercial uses (e.g., building and landscape maintenance) would also involve the use of hazardous materials.

The proposed GPU would not change regulations and oversight related to hazardous materials. Future development projects under the proposed GPU would include both residential and nonresidential uses. Residential uses would be similar to those that have been previously built although they could be at a higher density at certain locations. Future residential development would not result in significant impacts involving the routine transport, use, or disposal of hazardous materials or wastes. Future commercial development that replaces or expands existing commercial uses could require the routine transport, use, storage, and disposal of hazardous materials, similar to existing uses. All such future development would be required to comply with existing regulations regarding the use of hazardous materials and wastes and would continue to be subject to oversight by the Los Angeles County Fire Department and other regulatory agencies, as applicable. Therefore, compliance with existing regulations would ensure that this impact would be less than significant, and this topic will not be further evaluated in the EIR.

- b) **Less Than Significant Impact.** Incidents that result in an accidental release of a hazardous substance into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not properly contained and cleaned, the contamination could become harmful to the environment and to people who may be exposed to that contamination through direct skin contact, ingestion, breathing, etc. Human exposure to contaminated soil or water can have potential health effects depending on a variety of factors, including the nature of the contaminant and the degree of exposure.

There is a potential for accidental releases of hazardous substances in many aspects of daily life, involving transport, handling, storage, use, and disposal of materials that contain hazardous substances in the course of regular activities at businesses, institutions, residential communities, and other uses. However, numerous existing regulations are in place at the federal, State, and local levels to require precautionary measures in the design of vehicles that transport hazardous substances; the routes they are allowed to travel; design, operations, and monitoring of facilities that use large quantities of hazardous substances; proper disposal of hazardous materials and wastes; and oversight by federal, State, and local regulatory agencies to ensure adherence to these regulations. The proposed GPU would have no effect on those existing regulatory standards and would not authorize any kinds of activities that are more likely than existing activities in the City to be at risk for an accidental release of hazardous substances or wastes. Therefore, impacts resulting from future development projects under



the proposed GPU that involve accidental releases of hazardous materials would be less than significant, and this topic will not be further evaluated in the EIR.

- c) **Less Than Significant Impact.** Several schools within the Palos Verdes Peninsula Unified School District are located within, or within 0.25 mile of, the Planning Area, including Dapplegray Elementary School, Rancho Vista Elementary School, Silver Spur Elementary School, Soledad Elementary School, Ridgecrest Intermediate School, Rudecinda Sepulveda Dodson Middle School, and Palos Verdes Peninsula High School, as well as a number of private schools, including, but not limited to, Palos Verdes Montessori Academy, Rolling Hills Country Day School, Peninsula Heritage School, and Chadwick School. Future development under the proposed GPU would not introduce any new land use that might generate hazardous or acutely hazardous air emissions. Additionally, implementation of the proposed GPU would not change existing protocols and procedures for proper handling of hazardous or acutely hazardous materials, substances, or waste. Future development under the proposed GPU would be required to comply with federal, State, and local regulations regarding transport and handling of hazardous materials. As such, impacts related to the generation of hazardous or acutely hazardous emissions or handling of such materials within a quarter mile of an existing school would be less than significant, and this topic will not be further evaluated in the EIR.
- d) **Less Than Significant Impact.** Based on a review of EnviroStor, the California Department of Toxic Substances Control's (DTSC) data management system for tracking site cleanup, permitting, enforcement, and investigation efforts, no sites included on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5 were found active or open for investigation for the potential future development sites identified under the proposed GPU. Several cases of leaking underground storage tanks were identified in the Peninsula Shopping Center/Promenade on the Peninsula areas; however, each of those cases have been remediated and closed.¹³ The former Palos Verdes Landfill was also identified as being on the National Priorities List, the priority list of hazardous waste sites in the U.S. eligible for long-term remedial investigation and remedial action (i.e., cleanup) financed under the federal Superfund program; however, implementation of the proposed GPU would not result in the development of the former Palos Verdes Landfill with other land uses. In addition, any future development under the proposed GPU would be required to comply with existing regulations regarding hazardous materials and wastes and would continue to be subject to oversight by the Los Angeles County Fire Department and other regulatory agencies, as applicable. Therefore, compliance with existing regulations would ensure that this impact would be less than significant, and this topic will not be further evaluated in the EIR.
- e) **No Impact.** The nearest public use airport to the Planning Area is Zamperini Field in the City of Torrance, which is located approximately 0.5 mile to the north. However, implementation of the proposed GPU would not result in a safety hazard or excessive noise for people residing or working in the Planning Area. Future development under the proposed GPU would not introduce any new uses to the Planning Area but would result in the intensification of mixed-use and residential uses in certain portions of the Planning Area that would not interfere airport

¹³ California Department of Toxic Substances Control, EnviroStor Database, https://www.envirostor.dtsc.ca.gov/public/map/?global_id=19490181, accessed March 15, 2021.



uses. Accordingly, no impact related to airport use would occur as a result of the implementation of the proposed GPU, and this topic will not be further evaluated in the EIR.

- f) **Potentially Significant Impact.** According to Exhibit 8-2 of the Public Safety Element, Hawthorne Boulevard, Crenshaw Boulevard, Highridge Road, and Palos Verdes Drive East are the designated Los Angeles County disaster routes in the Planning Area. The City also proposed Palos Verdes Drive North and both Silver Spur Road and Indian Peak Road between Hawthorne Boulevard and Crenshaw Boulevard as the City’s disaster routes.¹⁴ Implementation of the proposed GPU would allow for the intensification of land uses and new development in portions of the Planning Area, which could generate additional traffic on the local street network in the Planning Area and which may, in turn, potentially reduce emergency vehicular access to and from the Planning Area and traffic flow along evacuation routes in the event of an emergency situation. Accordingly, the proposed GPU’s potential impacts related to this issue will be further evaluated in the EIR under the topic of “Wildfire” and mitigation measures identified as necessary.
- g) **Potentially Significant Impact.** The California Department of Forestry and Fire Protection’s (CAL FIRE) Fire and Resource Assessment Program (FRAP) assesses the amount and extent of California’s forests and rangelands, analyzes their conditions and identifies alternative management and policy guidelines. FRAP provides high-quality spatial data, maps, and on-line data viewers which provide critical information on the health and risk factors associated with forest and range lands within the State of California. According to FRAP’s Fire Hazard Severity Zone (FHSZ) Viewer, the entire Planning Area is located within a Very High Fire Hazard Severity Zone (VHFHSZ) in a Local Responsibility Area (LRA).¹⁵ Consequently, any future development under the proposed GPU may potentially expose people or structures, either directly or indirectly to a significant risk of loss, injury, or death involving wildland fires. Accordingly, potential impacts related to wildfire will be further evaluated in the EIR under the topic of “Wildfire” and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge, such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁴ City of Rolling Hills Estates General Plan Advisory Committee, City of Rolling Hills Estates General Plan 2020, Public Safety Element of the Rolling Hills Estates General Plan, 1992.

¹⁵ California Department of Forestry and Fire Protection (CAL FIRE), Fire and Resource Assessment Program (FRAP) Fire Hazard Severity Zone (FHSZ) Viewer, <https://egis.fire.ca.gov/FHSZ/>, accessed March 15, 2021.



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a), c.i) **Less Than Significant Impact.** Section 402 of the federal Clean Water Act requires National Pollutant Discharge Elimination System (NPDES) permits for stormwater discharges from storm drain systems to waters of the U.S. The City of Rolling Hills Estates is a co-permittee in the Los Angeles County storm drain system permit or “Municipal Permit.” Future development projects under the proposed GPU, specifically on sites that are one acre or larger, would be subject to the requirements of the NPDES Construction General Permit and the RHEMC. Both the RHEMC and the NPDES Construction General Permit require application of erosion and sedimentation control best management practices (BMPs) during construction for proper water quality management. Any development project under one acre would be required to implement construction BMPs to minimize erosion and the discharge of pollutants off-site. Erosion control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized. Each development project would be required to prepare a Wet Weather Erosion Control Plan, which will identify BMPs, and be designed to prevent erosion and construction pollutants from entering the City’s storm drain and receiving waters. By requiring implementation of a Wet Weather Erosion Control Plan and BMPs during construction activities, the City ensures that these activities would not violate standards or degrade water quality. As part of its normal project approval and construction oversight activities, the City monitors compliance with these requirements.

The Los Angeles County Municipal Permit also requires that stormwater pollution prevention plans (SWPPPs) be prepared for all construction projects with disturbed areas of one acre or greater. The Statewide NPDES Construction General Permit maintained by the State Water



Resources Control Board also requires a SWPPP for construction projects that involve one or more acres of land disturbance. The SWPPP is required to outline the BMPs that would be incorporated during construction. These BMPs would minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-stormwater management procedures.

Future development projects under the proposed GPU would also be required to implement stormwater pollution controls during operation. Pursuant to Section 8.38.070(c) of the RHEMC, development projects greater than one acre of ground disturbance must incorporate required BMPs into plans submitted to the City as follows:

1. **General.** Projects must control pollutants, pollutant loads, and runoff volume from the project site by minimizing the impervious surface area and controlling runoff through infiltration, bioretention, or rainfall harvest and use. Projects must incorporate BMPs in accordance with the requirements of the municipal NPDES permit.
2. **Stormwater Mitigation.** Project applicants must prepare a stormwater mitigation plan that includes those BMPs necessary to control stormwater pollution from the completed project. The structural or treatment control BMPs (including, as applicable, post-construction treatment control BMPs) in the stormwater mitigation plan must meet the design standards set forth in the municipal NPDES permit.

With the required compliance with the NPDES Construction General Permit and the RHEMC, future development projects under the proposed GPU would result in less-than-significant impacts related to a violation of water quality standards or waste discharge requirements, substantial degradation of surface water or groundwater quality, and substantial erosion or siltation on- or off-site, and this topic will not be further evaluated in the EIR.

- b) **Less Than Significant Impact.** The Planning Area is primarily developed with impervious surfaces, with a few vacant/undeveloped parcels identified as potential sites for future development. Consequently, the potential for groundwater recharge through percolation of stormwater or landscaping water is currently low. Future development under the proposed GPU would not significantly change the Planning Area's groundwater recharge ability and would not substantially impede percolation of water into the underlying substrate at a level beyond current conditions. In addition, future development projects under the proposed GPU would not directly use any groundwater to serve future uses. While the proposed GPU would result in an increase in commercial and residential uses in the Planning Area, these uses are not expected to result in a substantial depletion of groundwater resources. The Planning Area is served by the California Water Service Company (Cal Water), which purchases imported water from the Metropolitan Water District of Southern California (MWD), not from groundwater wells, to serve the domestic water system on the Palos Verdes Peninsula. Accordingly, implementation of the proposed GPU would not substantially decrease groundwater supplies or interfere with groundwater recharge. Therefore, related impacts would be less than significant, and this topic will not be further evaluated in the EIR.
- c.ii), c.iii) **Less Than Significant Impact.** Construction of any future development project under the proposed GPU may involve removal of existing structures and associated hardscape, as well as the disturbance and removal of soil. These activities have the potential to temporarily alter existing drainage patterns on construction sites and immediately surrounding areas by exposing underlying soils, modifying flow direction, and making the construction site



temporarily more permeable. As discussed in the responses to Checklist Questions 10.a and 10.c.i, any future development project, particularly those to be developed on sites that are one acre or larger, would be subject to the requirements of the NPDES Construction General Permit and the RHEMC. In accordance with the requirements of this permit, development projects would implement a SWPPP that specifies BMPs and erosion control measures to be used during construction to manage runoff flows and ensure that stormwater or construction watering runoff does not impact off-site drainage facilities or receiving waters. Therefore, through compliance with all NPDES Construction General Permit requirements, as well as compliance with applicable City grading permit regulations, construction activities associated with future development projects under the proposed GPU would not substantially alter the construction site's drainage patterns in a manner that would result in flooding on- or off-site or exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

As a special provision, the Los Angeles County Municipal Permit mentioned above requires permittees to implement Low Impact Development (LID) design principles for development and redevelopment activities that meet the applicability criteria in Part VI.D.7.b of the permit, which are as follows:¹⁶

New Development Projects

- (a) All development projects equal to one acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area
- (b) Industrial parks 10,000 square feet or more of surface area
- (c) Commercial malls 10,000 square feet or more surface area
- (d) Retail gasoline outlets 5,000 square feet or more of surface area
- (e) Restaurants 5,000 square feet or more of surface area
- (f) Parking lots 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces
- (g) Street and road construction of 10,000 square feet or more of impervious surface area shall follow U.S. Environmental Protection Agency (USEPA) guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets¹⁷ to the maximum extent practicable. Street and road construction applies to standalone streets, roads, highways, and freeway projects, and also applies to streets within larger projects.
- (h) Automotive service facilities 5,000 square feet or more of surface area

¹⁶ California Regional Water Quality Control Board, Los Angeles Region, Order No. R4-2012-0175 as amended by State Water Board Order WQ 2015-0075 and Los Angeles Water Board Order R4-2012-0175-A01, NPDES Permit No. CAS004001, Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except those Discharges Originating from the City of Long Beach MS4, amended on September 8, 2016.

¹⁷ U.S. Environmental Protection Agency, Managing Wet Weather with Green Infrastructure Municipal Handbook, EPA-833-F-08-009, December 2008.



- (i) Redevelopment projects in subject categories that meet Redevelopment thresholds identified in the list of Redevelopment Projects below
- (j) Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA), where the development will:
 - (i) Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and
 - (ii) Create 2,500 square feet or more of impervious surface area
- (k) Single-family hillside homes. To the extent that a Permittee may lawfully impose conditions, mitigation measures or other requirements on the development or construction of a single-family home in a hillside area as defined in the applicable Permittee's Code and Ordinances, each Permittee shall require that during the construction of a single-family hillside home, the following measures are implemented:
 - (i) Conserve natural areas
 - (ii) Protect slopes and channels
 - (iii) Provide storm drain system stenciling and signage
 - (iv) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability
 - (v) Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

Redevelopment Projects

- (a) Land-disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site.
- (b) Where redevelopment results in an alteration to more than 50 percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm water quality control requirements, the entire project must be mitigated.
- (c) Where redevelopment results in an alteration of less than 50 percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm water quality control requirements, only the alteration must be mitigated, and not the entire development.
 - (i) Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility or emergency redevelopment activity required to protect public health and safety. Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Redevelopment does not include the repaving of existing roads to maintain original line and grade.



- (ii) Existing single-family dwelling and accessory structures are exempt from the redevelopment requirements unless such projects create, add, or replace 10,000 square feet of impervious surface area.

Future development projects that meet such criteria are required to control pollutants, pollutant loads, and runoff volume emanating from the development site by minimizing the impervious surface area and controlling runoff from impervious surfaces through infiltration, bioretention, and/or rainfall harvest and use. In addition, such projects are required to retain on-site runoff from the 0.75-inch, 24-hour rain event, or the 85th percentile 24-hour runoff event determined from the Los Angeles County 85th percentile precipitation isohyetal map, whichever is greater.

Accordingly, while there may be an increase in imperviousness of a development site, this increase would not substantially increase the amount of runoff from the site. Flows would be accommodated by the existing stormwater treatment and conveyance system. In addition, implementation of BMPs required by the Los Angeles County Municipal Permit would target the pollutants that could potentially be carried in stormwater runoff. Therefore, with the incorporation of LID BMPs, construction and operation of any future development project under the proposed GPU would not cause flooding, create runoff volumes that would exceed the capacity of existing infrastructure, or result in substantial additional sources of polluted runoff. Therefore, related impacts would be less than significant, and this topic will not be further evaluated in the EIR.

c.iv), d) **No Impact.** The entire Planning Area is shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Nos. 06037C1919G and 06037C1940F as located in Zone X, which is defined as “areas determined to outside the 0.2 percent annual chance floodplain.”¹⁸ Accordingly, implementation of any future development project under the proposed GPU would not result in the placement of uses within a 100-year or 500-year flood zone to impede or redirect flood flows. In addition, the Planning Area is not within a flood hazard, tsunami, or seiche zone and, as such, would not risk release of pollutants due to inundation of any future development site. Therefore, no impact related to flood flows or release of pollutants due to inundation would occur, and these topics will not be further evaluated in the EIR.

e) **Less Than Significant Impact.** Section 303 of the Clean Water Act requires states to designate uses for all bodies within state boundaries (intrastate waters) and to establish water quality criteria for those water bodies. Those water bodies that do not satisfy the water quality criteria for their designated uses are identified as impaired. In order to improve the quality of impaired water bodies and, thus, achieve the water quality criteria, the USEPA requires states to establish Total Maximum Daily Load (TMDL) standards that apply to tributary sources for impaired water bodies. While future development projects under the proposed GPU may result in minor alteration of existing localized drainage patterns with the development site, the storm drain system that serves the Planning Area would continue to drain into Machado Lake, Santa Monica Bay, and the Los Angeles Harbor, which are identified as impaired water

¹⁸ Federal Emergency Management Administration, National Flood Insurance Program, Flood Insurance Rate Map No. 06037C1919G (January 2016) and Map No. No. 06037C1940F (September 2008).



bodies. TMDLs have been adopted for these water bodies for trash, bacteria, nitrogen, and phosphorous.¹⁹

The County of Los Angeles and the Los Angeles County Flood Control District, as well as the cities of Rolling Hills Estates, Palos Verdes Estates, and Rancho Palos Verdes, collaborated on the development of an Enhanced Watershed Management Program (EWMP) to address the water quality priorities for the Palos Verdes Peninsula watersheds. The EWMP for the Palos Verdes Peninsula was approved by the Los Angeles Regional Water Quality Control Board (LARWQCB) in April 2016 and modifications to the EWMP in March 2019.²⁰ The ultimate goals of the EWMP is to ensure that discharges from the MS4 (1) achieve applicable Water Quality Based Effluent Limitations (WQBELs) that implement TMDLs, (2) do not cause or contribute to exceedances of receiving water limitations, and (3) non-stormwater discharges from the MS4 are not a source of pollutants to receiving waters. In order to achieve the goals of the MS4 Permit, the approach of the EWMP is to (1) prioritize water quality issues resulting from stormwater and non-stormwater discharges from the MS4 to receiving waters; (2) identify and implement strategies, control measures, and BMPs that achieve applicable water quality-based effluent limitations, prevent exceedances of receiving water limitation and non-stormwater discharges that are effectively prohibited, reduce the discharge of pollutants to the maximum extent practicable; (3) execute an integrated monitoring program and assessment program to determine progress towards achieving applicable limitations and/or action levels; and (4) modify strategies, control measures, and BMPs as necessary based on analysis of monitoring data collected pursuant to the Monitoring and Reporting Program (MRP) to ensure that applicable water quality-based effluent limitations and receiving water limitations and other milestones set forth in the EWMP are achieved in the targeted timeframes.

Both construction and operation activities associated with future development projects under the proposed GPU could generate additional water pollutants that could adversely affect stormwater quality and the water quality in downstream Machado Lake. Construction-related activities can release sediments from exposed soils into local storm drains. In addition, construction waste materials, such as chemicals, liquid products, and petroleum products, may make their way into local storm drains. However, as indicated above, future development projects would be subject to the requirements of the NPDES Permit, the Los Angeles County Municipal Permit, and the RHEMC. Pursuant to these requirements, best management practices (BMPs) would be instituted to effectively offset these potential sources of water pollution. As such, implementation of any future development project under the proposed GPU would not introduce new pollutants or an increase in pollutants that would conflict or obstruct the EWMP or any water quality control plans for the Palos Verdes Peninsula Watershed. In addition, as discussed in the response to Checklist Question 10.b, implementation of the proposed GPU would not substantially decrease groundwater supplies or interfere with groundwater recharge; as such, implementation of any future development project under the proposed GPU would not introduce new pollutants or an increase in pollutants that would

¹⁹ City of Rolling Hills Estates, Storm Water Pollution Prevention, <https://www.ci.rolling-hills-estates.ca.us/government/public-works/storm-water-pollution-prevention>, accessed April 29, 2021.

²⁰ Los Angeles Regional Water Quality Control Board, Approval of the Palos Verdes Peninsula Watershed Management Group's Enhanced Watershed Management Program (EWMP), April 19, 2016; Los Angeles Regional Water Quality Control Board, Approval of Modifications to the Palos Verdes Peninsula Watershed Management Group's Enhanced Watershed Management Program, March 6, 2019.



conflict or obstruct a sustainable groundwater management plan. Impacts would be less than significant, and this topic will not be further evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **No Impact.** Implementation of the proposed GPU would involve development of vacant land or under-developed parcels, intensification of existing land uses in certain portions of the Planning Area, and the introduction of new land uses to certain portions of the Planning Area. Land use changes proposed in the Planning Area are intended to tie into the existing uses and surrounding neighborhoods. Development would occur within existing urban areas and infill sites, which is not expected to divide an established community. As such, no impact related to the physical division of an established community would occur, and this topic will not be further evaluated in the EIR.
- b) **Potentially Significant Impact.** The proposed GPU would update the City’s adopted General Plan and modify certain land use designations in the Planning Area. As discussed above, implementation of the proposed GPU would involve development of vacant land or under-developed parcels, intensification of existing land uses in certain portions of the Planning Area, and the introduction of new land uses to certain portions of the Planning Area. Accordingly, potential impacts related to the consistency of the proposed GPU with other land use plans, policies, and/or regulations governing the City and the Planning Area will be further evaluated in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- a), b) **No Impact.** According to the California Geological Survey’s 2010 Update of Mineral Land Classification, a portion of Rolling Hills Estates is designated Mineral Resource Zone 2, due to the presence of construction aggregate resources in the vicinity of Chandler Quarry.²¹ However, the update identifies that the majority of the resource zone has been lost due to urbanization or land filling. The land formerly occupied by the Chandler Quarry is now a mix of country club and housing uses, with no further mineral extraction occurring.

There are no mineral resource extraction or processing operations in the Planning Area. Since the portion of the Planning Area designated as Mineral Resource Zone 2 is no longer used for mineral extraction and has been repurposed for commercial recreation and residential uses, it is considered extremely unlikely that there might be a future proposal to remove existing land uses in order to establish an operation to extract mineral resources. Therefore, the proposed GPU would not adversely affect the availability of a known mineral resource or a locally important mineral resource recovery site, and no impacts would occur. As such, these topics will not be further evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Potentially Significant Impact.** The intensification of land uses and new development in portions of the Planning Area under the proposed GPU could generate additional traffic volumes and stationary noise sources throughout the Planning Area, which may result in temporary, periodic, or permanent increases in ambient noise or in noise levels in excess of standards established in the RHEMC. Accordingly, issues relating to noise will be further evaluated in the EIR and mitigation measures identified as necessary. Emphasis will be placed on the major noise sources in the Planning Area, including, but not limited to, traffic on Crenshaw Boulevard, Hawthorne Boulevard, Palos Verdes Drive North, Silver Spur Road,

²¹ California Geological Survey, Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the San Gabriel Valley Production-Consumption Region, Los Angeles County, California, 2010.



Indian Peak Road, and Highridge Road; commercial land use areas; and scattered stationary sources.

- b) **Potentially Significant Impact.** Future development projects under the proposed GPU may result in excessive short-term ground-borne vibration or noise from construction or operation activities. Potentially significant impacts relating to ground-borne vibration and ground-borne noise will be further evaluated in the EIR and mitigation measures identified as necessary.
- c) **No Impact.** The nearest public use airport to the Planning Area is Zamperini Field in the City of Torrance, which is located approximately 0.5 mile to the north. Implementation of the proposed GPU would not cause any noise-related impacts from aircraft operating to or from Zamperini Field. Therefore, the proposed GPU would not expose people to excessive airport related noise and would have no associated impacts, and, as such, this topic will not be further evaluated in the EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** The existing population of the City as of January 1, 2020 was estimated by the California Department of Finance as 8,066 people.²² The Proposed GPU would allow for development of both housing and commercial uses, which may induce substantial population growth in the Planning Area. Accordingly, potential impacts of the proposed GPU related to growth inducement will be further evaluated in the EIR.
- b) **Less Than Significant Impact.** The GPU would allow for the development of both housing and commercial uses, as well as the intensification of certain land uses within the Planning Area. However, implementation of the proposed GPU is not expected to displace any existing housing; rather, it would increase the number of dwelling units in the Planning Area by allowing higher intensity residential uses and mixed-use development. As a result, impacts related to displacement would be less than significant, and this topic will not be further evaluated in the EIR.

²² California Department of Finance, E-1 Population Estimates for Cities, Counties, and the State – January 1, 2019 and 2020, <https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>, accessed March 12, 2021.



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** The Planning Area is within the jurisdiction of and is part of the Consolidated Fire Protection District of Los Angeles County (i.e., Los Angeles County Fire Department (LACFD)), which provides fire protection and emergency medical services to the City and all unincorporated areas in Los Angeles County, including those within the Planning Area. Fire Station 106, located at 27413 Indian Peak Road is within the boundaries of the Planning Area. Fire Station 56, located at 12 Crest Road West in the City of Rolling Hills, is approximately 1.5 miles southwest of Peninsula Center and west of the southern portion of the Planning Area near Highridge Road and Crest Road. The intensification of land uses and new development in portions of the Planning Area under the proposed GPU could potentially increase the demands on fire department personnel and equipment. Accordingly, the proposed GPU's potential impacts on fire and protection services as provided by the LACFD will be further evaluated in the EIR and mitigation measures identified as necessary.

- b) **Potentially Significant Impact.** The City contracts with the Los Angeles County Sheriff's Department (LACSD) for police protection and law enforcement services. The main sheriff's station serving the City and the Planning Area is located at 26123 Narbonne Avenue in Lomita, immediately adjacent to the Planning Area where Narbonne Avenue becomes Palos Verdes Drive East at the City boundary. The intensification of land uses and new development in portions of the Planning Area under the proposed GPU could potentially increase the demands on police protection and law enforcement services. Accordingly, the proposed GPU's potential impacts on police protection and law enforcement services as provided by the LACSD will be further evaluated in the EIR and mitigation measures identified as necessary.

- c) **Potentially Significant Impact.** The Palos Verdes Peninsula Unified School District (PVPUSD) serves the Planning Area's student residents. PVPUSD operates two preschools, 10 elementary schools (K-5), four intermediate schools (6-8), and three high schools (9-12). The PVPUSD serves the City, as well as the other three Peninsula cities and the unincorporated areas of the Palos Verdes Peninsula. The intensification of land uses and new development in portions of the Planning Area under the proposed GPU would result in additional population, which would, in turn, result in the generation of new students due to the substantial increase in allowable dwelling units. Accordingly, the proposed GPU's potential



impacts on schools as provided by the PVPUSD will be further evaluated in the EIR and mitigation measures identified as necessary.

- d) **Potentially Significant Impact.** The City currently owns and maintains seven parks/preserve, 25 miles of equestrian trails, and 10 miles of bicycle paths. The City also has its own tennis club and stables.²³ The intensification of land uses and new development in portions of the Planning Area under the proposed GPU would result in additional population, which could, in turn, increase the overall demand on parks and other recreational services and facilities in the Planning Area. Accordingly, the proposed GPU's potential impacts on parks and recreational services and facilities will be further evaluated in the EIR and mitigation measures identified as necessary.
- e) **Potentially Significant Impact.** The implementation of the proposed GPU may result in an increased demand on public facilities, including public libraries. This may, in turn, cause an increased need for maintenance or additional services. Accordingly, the proposed GPU's potential impacts on other public services will be further evaluated in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a), b) **Potentially Significant Impact.** As identified in the response to Checklist Question 15.d, above, the City currently owns and maintains seven parks/preserve, 25 miles of equestrian trails, and 10 miles of bicycle paths. The City also has its own tennis club and stables. The intensification of land uses and new development in portions of the Planning Area under the proposed GPU would result in additional population, which could, in turn, increase the overall demand on parks and other recreational services and facilities in the Planning Area. Accordingly, the proposed GPU's potential impacts on parks and recreational services and facilities will be further evaluated in the EIR and mitigation measures identified as necessary.

²³ City of Rolling Hills Estates, City Parks & Recreation, <https://www.ci.rolling-hills-estates.ca.us/government/community-services/city-parks-facilities-trails>, accessed March 23, 2021.



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Potentially Significant Impact.** Implementation of the proposed GPU would allow for the intensification of land uses and new development in portions of the Planning Area. These changes could result in an increase and redistribution of vehicle trips, resulting in potentially significant impacts to the City’s circulation system. Proposed GPU policies would promote pedestrian, bicycle, and public transit circulation and walkable communities, which may change circulation patterns in the Planning Area. Accordingly, the proposed GPU’s potential impacts on the circulation system will be further evaluated in a transportation study and in the EIR and mitigation measures identified as necessary.

b) **Potentially Significant Impact.** Senate Bill (SB) 743, which went into effect in January 2014, required the Governor’s Office of Planning and Research to change the way public agencies evaluate transportation impacts of projects under CEQA. Under SB 743, the focus of transportation analysis has shifted from driver delay, which is typically measured by traffic level of service (LOS), to a new measurement that better addresses the State’s goals on reduction of GHG emissions, development of a multi-modal transportation networks, and promotion of a diversity of land uses. CEQA Guidelines Section 15064.3 describes specific considerations for evaluating a project’s transportation impacts. Generally, vehicle miles traveled (VMT) is identified as the most appropriate measure of transportation impacts, replacing LOS, and referring to the amount and distance of automobile travel attributable to a project.

Implementation of the proposed GPU would allow for the intensification of land uses and new development in portions of the Planning Area. As a result, VMT would increase over existing conditions. Accordingly, the proposed GPU’s potential impacts on VMT will be further evaluated in a transportation study and in the EIR and mitigation measures identified as necessary.

c) **Potentially Significant Impact.** The proposed GPU includes numerous policies to promote the safety and capacity of pedestrian and bicycle infrastructure in the Planning Area, including, but not limited to, consideration of reduction of vehicle travel lanes in favor of bicycle lanes in



a couple of streets within the Planning Area; reducing conflicts for bicyclists, such as driveways and right-turn lanes; and widening sidewalks. The safety of roadway and sidewalk improvements as identified in the proposed GPU for all roadway users—drivers, bicyclists, pedestrians, and public transit users—will be further evaluated in a transportation study and in the EIR and mitigation measures identified as necessary.

- d) **Potentially Significant Impact.** Implementation of the proposed GPU would allow for the intensification of land uses and new development in portions of the Planning Area, which could result in changes to circulation patterns and emergency access routes, potentially resulting in significant impacts to emergency access. Accordingly, the proposed GPU’s potential impacts on emergency access will be further evaluated in a transportation study and in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES.				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a), b) **Potentially Significant Impact.** A potentially significant impact would occur if a known or unknown tribal cultural resource were removed, altered, or destroyed as a result of future development under the proposed GPU. While much of the City is developed with uses where the ground has been previously disturbed, any future development within the Planning Area that requires excavation to depths greater than existing foundations may potentially cause the destruction of unknown tribal cultural resources as such resources could still be present in soils that have not been previously disturbed, as well as those that have been disturbed. Accordingly, potential impacts of the proposed GPU on tribal cultural resources will be further evaluated in the EIR and mitigation measures identified as necessary. In addition, AB 52 establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to tribal cultural resources, as defined in PRC Section 21074, as part of CEQA.



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) - c) **Potentially Significant Impact.** Water service is provided to the Planning Area by Cal Water. Cal Water's Palos Verdes District is part of the Rancho Dominguez District, which encompasses the service areas of the Hermosa-Redondo, Dominguez, and Hawthorne systems. Cal Water's Rancho Dominguez District purchases imported Colorado River and State Water Project water supplies from MWD to serve the domestic water system on the Palos Verdes Peninsula. Cal Water does not have any groundwater wells within the Palos Verdes District.²⁴ The wastewater collection system and sewer treatment services are provided by the Los Angeles County Sanitation Districts (LACSD). The Planning Area is located in the Joint Outfall System of the LACSD. The closest treatment facility to the Planning Area is the Joint Water Pollution Control Plant located in Carson. Southern California Edison (SCE) and Southern California Gas Company (SoCalGas) provide electrical and natural gas services to the Planning Area. Telecommunication services are offered through several providers. Implementation of the proposed GPU would allow for the intensification of land uses and new development in portions of the Planning Area, which would result in additional demands from these utility service providers. Accordingly, the proposed GPU's potential impacts on water, wastewater, energy, and telecommunications will be further evaluated in the EIR and mitigation measures identified as necessary.

²⁴ California Water Service, 2015 Urban Water Management Plan, Palos Verdes District, June 2016.



- d), e) **Potentially Significant Impact.** Refuse disposal and recycling services to the Planning Area are provided by a private entity, Waste Management, which contracts with the Sanitation Districts of Los Angeles County (SDLAC) for disposal of refuse. Implementation of the proposed GPU would allow for the intensification of land uses and new development in portions of the Planning Area, which would result in increased solid waste generation and corresponding increased demand for landfill disposal. Accordingly, the proposed GPU's potential impacts related to solid waste will be further evaluated in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** As discussed in the response to Checklist Question 9.g, almost the entire Planning Area is located within a VHFHSZ in an LRA. Implementation of the proposed GPU would allow for the intensification of land uses and new development in portions of the Planning Area, which would generate additional traffic on the local street network in the Planning Area and which may, in turn, potentially reduce emergency vehicular access to and from the Planning Area and traffic flow along evacuation routes in the event of a wildfire. Accordingly, the proposed GPU's potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.
- b) **Potentially Significant Impact.** As discussed above, almost the entire Planning Area is located within a VHFHSZ in an LRA. Consequently, any future development under the proposed GPU may potentially expose occupants of future development to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Accordingly, potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.



- c) **Potentially Significant Impact.** Implementation of any future development project under the proposed GPU would require the installation of stormwater facilities, electrical facilities, and other utilities. While these facilities would not be expected to individually increase fire risks, collectively they could potentially result in exacerbated fire risks for the development site and the Planning area or temporary or ongoing impacts to the environment. Accordingly, potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.
- d) **Potentially Significant Impact.** As previously indicated in the response to Checklist Questions 7.a.iv and 7.c, the potential for unstable ground conditions and landslides exists in all areas in the Planning Area with steep slopes. Although future development within the Planning Area would be focused in the urban core and infill locations, implementation of the proposed GPU may expose future development to significant risks, including downslope landslides as a result of post-fire slope instability. Accordingly, potential impacts related to this issue will be further evaluated in the EIR and mitigation measures identified as necessary.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** Future development projects under the proposed GPU would involve intensification of land uses and new development in portions of the Planning Area. As stated in the responses to Checklist Question Nos. 4.a through 4.d, these proposed changes could adversely impact sensitive species and habitat, which may potentially cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal species. Furthermore, while the Planning Area does not have any historic sites listed in the



National Register or the California Register, the Planning Area may have archaeological or paleontological resources that have not yet been discovered. Accordingly, potential impacts to biological and cultural resources will be further evaluated in the EIR and mitigation measures identified as necessary.

- b) **Potentially Significant Impact.** Implementation of the General Plan Update and its land use changes could result in cumulative impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils (as it relates to landslides), GHG emissions, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. Cumulative impacts to these resources—for which potentially significant impacts are identified in this Initial Study—will be further evaluated in the EIR and mitigation measures identified as necessary.

- c) **Potentially Significant Impact.** As discussed in this Initial Study, the General Plan Update and its associated land use changes could potentially have harmful effects on the environment, which could affect humans either directly or indirectly. Impacts would be potentially significant, and these issues will be discussed in the EIR.

E. REFERENCES

- California Department of Conservation, California Geological Survey, AQ Zapp: California Earthquake Hazards Zone Application, <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed January 21, 2021.
- California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed March 9, 2021.
- California Department of Conservation, State of California Williamson Act Contract Land, 2016.
- California Department of Finance, E-1 Population Estimates for Cities, Counties, and the State – January 1, 2019 and 2020, <https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>, accessed March 12, 2021.
- California Department of Forestry and Fire Protection (CAL FIRE), Fire and Resource Assessment Program (FRAP) Fire Hazard Severity Zone (FHSZ) Viewer, <https://egis.fire.ca.gov/FHSZ/>, accessed March 15, 2021.
- California Department of Toxic Substances Control, EnviroStor Database, https://www.envirostor.dtsc.ca.gov/public/map/?global_id=19490181, accessed March 15, 2021.
- California Department of Transportation, California State Scenic Highway System Map, 2018, <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>, accessed March 8, 2021.
- California Geological Survey, Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the San Gabriel Valley Production-Consumption Region, Los Angeles County, California, 2010.
- California Regional Water Quality Control Board, Los Angeles Region, Order No. R4-2012-0175 as amended by State Water Board Order WQ 2015-0075 and Los Angeles Water Board Order R4-2012-0175-A01, NPDES Permit No. CAS004001, Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except those Discharges Originating from the City of Long Beach MS4, amended on September 8, 2016.
- California Water Service, 2015 Urban Water Management Plan, Palos Verdes District, June 2016.
- City of Rolling Hills Estates General Plan Advisory Committee, City of Rolling Hills Estates General Plan 2020, Public Safety Element of the Rolling Hills Estates General Plan, 1992.
- City of Rolling Hills Estates, City of Rolling Hills Estates General Plan 2020, 1992.
- City of Rolling Hills Estates, Conservation Element of the City of Rolling Hills Estates General Plan, 1992.

- City of Rolling Hills Estates, Land Use Element of the City of Rolling Hills Estates General Plan, 1992.
- City of Rolling Hills Estates, Open Space and Recreation Element of the City of Rolling Hills Estates General Plan, 1992.
- City of Rolling Hills Estates, City Parks & Recreation, <https://www.ci.rolling-hills-estates.ca.us/government/community-services/city-parks-facilities-trails>, accessed March 23, 2021.
- City of Rolling Hills Estates, Storm Water Pollution Prevention, <https://www.ci.rolling-hills-estates.ca.us/government/public-works/storm-water-pollution-prevention>, accessed April 29, 2021.
- Federal Emergency Management Administration, National Flood Insurance Program, Flood Insurance Rate Map No. 06037C1919G (January 2016) and Map No. No. 06037C1940F (September 2008).
- Los Angeles Regional Water Quality Control Board, Approval of the Palos Verdes Peninsula Watershed Management Group's Enhanced Watershed Management Program (EWMP), April 19, 2016; Los Angeles Regional Water Quality Control Board, Approval of Modifications to the Palos Verdes Peninsula Watershed Management Group's Enhanced Watershed Management Program, March 6, 2019.
- U.S. Environmental Protection Agency, Managing Wet Weather with Green Infrastructure Municipal Handbook, EPA-833-F-08-009, December 2008.
- U.S. Fish and Wildlife Service, National Wetlands Inventory (Surface Waters and Wetlands), <https://www.fws.gov/wetlands/Data/Mapper.html>, accessed January 21, 2021.