



## MEMORANDUM

**TO:** HONORABLE MAYOR & CITY COUNCIL MEMBERS  
**FROM:** JOEL ROJAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR  
**DATE:** FEBRUARY 1, 2011  
**SUBJECT:** BORDER ISSUES STATUS REPORT  
**REVIEWED:** CAROLYN LEHR, CITY MANAGER  
Project Manager: Kit Fox, AICP, Associate Planner

### RECOMMENDATION

Receive and file the current report on the status of Border Issues.

### EXECUTIVE SUMMARY

This month's report includes:

- A brief report on a personnel change related to the *Ponte Vista* project in Los Angeles (San Pedro);
- A report on the revised proposal for the expansion of Rolling Hills Covenant Church in Rolling Hills Estates;
- A brief report on a letter from Mayor Long to School Board President De La Rosa regarding the proposal for stadium lights at Palos Verdes Peninsula High School; and,
- An update on the Rancho LPG butane storage facility in Los Angeles (San Pedro).

### BACKGROUND

The following is the regular bi-monthly report to the City Council on various "Border Issues" potentially affecting the residents of Rancho Palos Verdes. The complete text of the current status report is available for review on the City's website at:

[http://palosverdes.com/rpv/planning/border\\_issues/2010/20110201\\_BorderIssues\\_StatusRpt.cfm](http://palosverdes.com/rpv/planning/border_issues/2010/20110201_BorderIssues_StatusRpt.cfm)

## **MEMORANDUM: Border Issues Status Report**

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### **DISCUSSION**

#### **Current Border Issues**

##### *Ponte Vista Project at Former Navy Housing Site, Los Angeles (San Pedro)*

On January 11, 2011, Elise Swanson, most recently a member of the *Ponte Vista* development team, advised Staff that she was returning to Los Angeles City Councilwoman Janice Hahn's staff as Deputy Chief of Staff. Ms. Swanson was previously on Councilwoman Hahn's Staff in the early- to mid- 2000s, but left to join the Bisno Development team in about 2005.

##### *Rolling Hills Covenant Church Expansion Project, Rolling Hills Estates*

On December 9, 2010, Staff received the attached Notice of Intent to adopt a Mitigated Negative Declaration (MND) for the revised Rolling Hills Covenant Church (RHCC) project. The revised project no longer proposes any expansion of the church sanctuary. On December 20, 2010, Staff forwarded the attached comments on the MND to the City of Rolling Hills Estates. Our concerns were related to the potential traffic impacts of the so-called "welcome center" in the former administration building and the potential for off-site grading impacts at Green Hills Memorial Park. The 30-day public comment period for the MND ended on January 7, 2011.

On January 18, 2011, the Rolling Hills Estates Planning Commission conducted a public hearing on the revised RHCC project and the MND (see attached Staff report). The Staff report included responses to the concerns that were raised in our comments on the MND, namely:

- The proposed project would not generate sufficient additional traffic to warrant a traffic impact analysis; and,
- There is no off-site grading proposed as a part of this current proposal.

At the conclusion of the public hearing, the Rolling Hills Estates Planning Commission agreed to approve the project as currently proposed. The Planning Commission was expected to adopt a resolution recommending approval of the project to the Rolling Hills Estates City Council at its meeting of January 31, 2011. Staff will continue to monitor this project in future Border Issues reports.

##### *Peninsula High School Stadium Lights Proposal, Palos Verdes Peninsula Unified School District/Rolling Hills Estates*

On December 13, 2010, the attached letter was sent to School Board President De La Rosa by Mayor Long. In his letter, Mayor Long reiterates the City Council's previously-

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stated desire for the School Board to submit this proposal for review through the City of Rolling Hills Estates' planning entitlement and environmental review process. Also attached to tonight's report is a recent e-mail from Rancho Palos Verdes residents about this proposal. It should be noted that, as of the date that this report was completed, the District had nothing new to report regarding the status of this proposal. Staff will continue to monitor this project in future Border Issues reports.

### *Rancho LPG Butane Storage Facility, Los Angeles (San Pedro)*

On December 17, 2010, Staff received an invitation from Rancho LPG Holdings, LLC to attend a January 11, 2011, community meeting regarding the risk analysis for the Rancho LPG facility on North Gaffey Street in San Pedro. The invitation to attend this meeting was extended to elected and appointed community representatives, mostly from San Pedro and its Neighborhood Councils (Northwest, Central and Coastal).

On December 21, 2010, the City Council considered a letter from Mayor Long to Los Angeles City Councilwoman Hahn regarding the Rancho LPG facility. The letter was approved with modifications that evening, and sent to Councilwoman Hahn on January 6, 2011 (see attachments). Staff has provided a copy of this letter to Rancho LPG.

The January 11, 2011, meeting hosted by Rancho LPG was held at the Crowne Plaza Hotel in San Pedro. It was the first opportunity for Rancho LPG to present its own risk analysis for the butane storage facility. At the outset, Rancho LPG representatives restated their position that the type of catastrophic explosion that occurred last year in San Bruno, CA could not occur at its San Pedro facility; and that the report prepared last year on behalf of the Northwest San Pedro Neighborhood Council (NWSPNC) by Cornerstone Technologies was flawed and could not be relied upon as a "true" quantitative risk analysis for the facility.

Rancho LPG's consultant, Quest Consultants, presented an extremely detailed 2½-hour oral presentation about the preparation of quantitative risk analyses (in general) and the risks associated with the Rancho LPG facility (specifically). The analysis concluded that the area potentially affected by the most catastrophic events that could realistically occur at the Rancho LPG facility would be several orders of magnitude less than the nearly 7-mile radius affected under the most-catastrophic scenario identified in the Cornerstone report. As modeled by Quest, the nearest residents to the Rancho LPG facility would experience a risk of fatality that is consistent with international standards of "acceptable risk" for similar facilities. It should be noted that seismic risk was not addressed in Quest's analysis of the Rancho LPG facility. The explanation provided was that there is insufficient data available on the frequency of seismic events for Quest's risk analysis models to generate meaningful results. However, it was noted that the refrigerated butane storage tanks have passed recent inspections and that they comply with the current International Building Code (IBC). Finally, the Quest representative touched briefly upon the risk of intentional/terrorist attacks upon the facility.

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Rancho LPG expects to conduct another similar meeting with elected and appointed community representatives in May 2011. Staff will continue to monitor this project in future Border Issues reports.

### New Border Issues

There are no new Border Issues on which to report at this time.

### Attachments:

- E-mail regarding Elise Swanson's return to Councilwoman Janice Hahn's staff (dated 1/24/11)
- Notice of Intent and revised IS/MND for the Rolling Hills Covenant Church project (received 12/09/10)
- City comments on the revised IS/MND for the Rolling Hills Covenant Church project (dated 12/20/10)
- RHE PC agenda and Staff report for the Rolling Hills Covenant Church project (dated 1/18/11)
- *Peninsula News* article regarding Rolling Hills Covenant Church project (published 1/20/11)
- Letter from Mayor Long to School Board President De La Rosa regarding the Peninsula High School stadium lights proposal (dated 12/13/10)
- E-mail regarding Peninsula High School stadium lights proposal (dated 1/17/11)
- Invitation letter for Rancho LPG meeting (received 12/17/10)
- Letter from Mayor Long to Councilwoman Hahn regarding the Rancho LPG butane storage facility (dated 1/6/11)

**Kit Fox**

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**From:** Carolynn Petru [carolynn@rpv.com]  
**Sent:** Monday, January 24, 2011 12:06 PM  
**To:** 'Kit Fox'  
**Cc:** 'Joel Rojas'  
**Subject:** FW: Old News or New News, keep 'replies to all' decent and respectful, please

Hi Kit –

FYI – Border Issues. It doesn't appear that you were copied on this email chain.

CP

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**From:** Richard Wagoner [mailto:rwagoner@cox.net]  
**Sent:** Monday, January 24, 2011 11:48 AM  
**To:** Mark R Wells  
**Cc:** RPV City Council; Richard Brunner; burling102@aol.com; Pat Carroll; VINCE Castiglione; chad.christian@ecolab.com; Leon Cohen; Planning Commission; G. Cornell; dean@atiniui.nhm.org; dan dixon; Ken Dyda; PVPN Editor; electrala@att.net; Doug Epperhart; Jerry Gaines; Jim Gordon; John Greenwood; Jay Hatefi; Barry Hildebrand; info@coastalsanpedro.org; info@neighborhoodsare1.org; jwcampeau@sbcglobal.net; Peter Lacombe; Steve LaPine; Jeffrey Lewis; Donna Littlejohn; Mike Logan; Andy Mardesich; Leah Marinkovich; John Maya; Kara McLeod; Diana Nave; Pat Nave; Melissa Pamer; Connie Reynolds; Gabriel Rivas; Romee; April Sandel; John Stinson; Gordon Teuber; Lucie Thorsen; Rob Thorsen; Dave Trujillo  
**Subject:** Re: Old News or New News, keep 'replies to all' decent and respectful, please

I am concerned, and believe it is a conflict of interest, I am surprised that Councilwoman Hahn brought her on board. I believe there is an explanation needed on why someone so obviously biased on this project may some day act as an advisor to the Councilwoman. There is no way to suspend the conflict of interest.

Richard Wagoner

On Jan 24, 2011, at 11:36 AM, Mark R Wells wrote:

Many of you may know by now or are just learning that Ms. Elise Swanson is now the Deputy Chief of Staff to Councilwoman Hahn.

Naturally I wrote a post on my blog and I am concerned about what will happen at Ponte Vista.

I have been assured by someone within Ms. Hahn's office that Ms. Swanson won't be working on matters regarding Ponte Vista. However, as Deputy Chief of Staff, Ms. Swanson's responsibilities will include Ponte Vista matters to a degree, I feel.

For those of you who do not know some history, Ms. Swanson left Councilwoman Hahn's office to work for Robert H. (Bob) Bisno, back in 2005 when the office trailers were placed at Ponte Vista at San Pedro.

Ms. Swanson's position as a Vice President included being in charge of on-site marketing, community

relations, and all local aspects of Bob Bisno's attempts to gain approval to build "2,300" condominium units in northwest San Pedro.

The number of units changed during Ms. Swanson's tenure, and she was present when Bob was sent away and at least one new development team emerged.

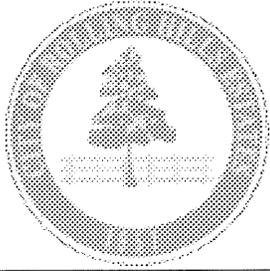
I do not know what the circumstances of Ms. Swanson's leaving matters regarding Ponte Vista at San Pedro and I do not know if or who has replaced her in her former position.

I will write a post concerning my current feelings and findings regarding the latest proposals for Ponte Vista.

As I have stated previously and I continue to feel strongly that there must be no more than 831 total units constructed at the site and there is nothing wrong with others asserting that the current zoning on the site, must remain.

Thank you and Happy New Year.

Mark Wells  
aka M Richards  
[www.pontevista.blogspot.com](http://www.pontevista.blogspot.com)  
[www.eastrpv.blogspot.com](http://www.eastrpv.blogspot.com)



CITY OF ROLLING HILLS ESTATES

PLANNING DEPARTMENT

4045 Palos Verdes Drive North

Rolling Hills Estates, CA 90274

Telephone-(310) 377-1577

Fax-(310) 377-4468

www.ci.rolling-hills-estates.ca.us

CITY OF ROLLING HILLS ESTATES  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given of the City of Rolling Hills Estates' Intent to Adopt a Mitigated Negative Declaration. An application has been filed with the City of Rolling Hills Estates, acting as the Lead Agency, for a proposed project known as PA-15-10 (Rolling Hills Covenant Church) proposed to be located at 2222 Palos Verdes Drive North, on the south side of Palos Verdes Drive North easterly of the intersection of Palos Verdes Drive North and Palos Verdes Drive East in Rolling Hills Estates, Los Angeles County. The proposed project is briefly described as follows:

A Neighborhood Compatibility Determination, grading application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., grass paved) surface for a 16,232 square foot expansion to the South Campus Rolling Hills Covenant Church. Areas to be expanded consist of a choir room, reception areas, conference rooms, offices, kitchen, bathrooms, Sunday school rooms, storage areas, and circulation areas on both the main and lower levels. In addition, a 1,068 square foot deck expansion is proposed. No addition to sanctuary seating is proposed.

In accordance with the authority and criteria contained in Title 14 California Code of Regulations Guidelines for implementation of the California Environmental Quality Act Section 15063, and Rolling Hills Estates Guidelines and Procedures for implementing the Provisions of the California Environmental Quality Act, the Planning Department of the City of Rolling Hills Estates has prepared and completed an Initial Study for the proposed project. Mitigation measures for Cultural Resources and Aesthetics have been identified and incorporated into the proposed project such that the project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared.

A public review period is being provided beginning Tuesday, **December 7, 2010 and ending Friday, January 7, 2011**. Any written comments regarding this proposed Mitigated Negative Declaration should be submitted during the public review period.

A public hearing will be held before the Planning Commission to review the Mitigated Negative Declaration and the proposed project on **Tuesday, January 18, 2011**, at 7:30 pm in the City Council Chambers, 4045 Palos Verdes Drive North. All written and oral testimony will be accepted.

A copy of all relevant materials, including the Initial Study/Mitigated Negative Declaration, is on file in the office of the Planning Department at City Hall, 4045 Palos Verdes Drive North, and may be reviewed between the hours of 7:30 am and 5:30 pm, Monday through Thursday, and 7:30 am through 4:30 pm on Friday. The Initial Study/Mitigated Negative Declaration may also be found on the City's website at [www.ci.rolling-hills-estates.ca.us](http://www.ci.rolling-hills-estates.ca.us) (select "What's New", and then "Project Updates" and then "Rolling Hills Covenant Church").

Please contact Niki Cutler, AICP, Principal Planner, at (310) 377-1577, x 115 or by email at [nikic@ci.rolling-hills-estates.ca.us](mailto:nikic@ci.rolling-hills-estates.ca.us) for further information.

This notice is pursuant to the requirements of Public Resources Code Section 21092 and California Code of Regulations Title 14 Section 15072. Per Section 65962.5 of the Government Code, the project site is not listed as a hazardous waste facility, on land designated as hazardous waste property, or hazardous waste disposal site.

  
\_\_\_\_\_  
Douglas R. Prichard, City Clerk

  
\_\_\_\_\_  
Date

NOTE: If you challenge the approval or denial of this permit application in court, you may be limited to raising only those issues that you or someone else raised at the public hearing in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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**CITY OF ROLLING HILLS ESTATES  
INITIAL STUDY, ENVIRONMENTAL CHECKLIST**

- 1. Project Title:** Rolling Hills Covenant Church South Campus Improvement Project
- 2. Lead Agency Name and Address:** City of Rolling Hills Estates  
4045 Palos Verdes Drive North  
Rolling Hills Estates, CA 90274
- 3. Contact Person and Phone Number:** Niki Cutler, AICP, Principal Planner  
(310) 377-1577
- 4. Project Location:** Rolling Hills Covenant Church South Campus  
2222 Palos Verdes Drive North  
Rolling Hills Estates, CA 90274  
  
(See Figures 1 and 2: Regional Location and Project Location, as well as Section 8 *Description of Project* for additional details.)
- 5. Project Sponsor's Name and Address:** Rolling Hills Covenant Church  
2222 Palos Verdes Drive North  
Rolling Hills Estates, CA 90274
- 6. General Plan Designation:** Institutional (Planning Area 1) and within the Cultural Resources Overlay
- 7. Zoning:** I (Institutional) and OS-R (portions of parking area leased from the Metropolitan Water District)
- 8. Description of Project:**

Project Location

The project site is the South Campus of the Rolling Hills Covenant Church. As shown in Figures 1 and 2, the project site is located at 2222 Palos Verdes (PV) Drive North in the City of Rolling Hills Estates, Los Angeles County, California. The site lies along the south side of PV Drive North approximately 2,000 feet east of the intersection of PV Drive North and PV Drive East. The project site is located along the City of Rolling Hills Estates eastern boundary and borders the City of Rancho Palos Verdes.

Project Characteristics

The proposed project consists of the following improvements to the existing 7.25-acre, 63,162-ft<sup>2</sup> (building space) Rolling Hills Covenant Church South Campus:

- Construction of a new, 2-story, 15,286-square foot (ft<sup>2</sup>) Administration Building (intended for non-worship uses);
- Remodel of the facility's existing Administration Building to create a new entry and Welcome Center;
- Construction of a new, 2-story, 946-ft<sup>2</sup> maintenance shed;
- Reconfiguration of the existing parking lot (no net change in the number of parking spaces); and
- Landscape and hardscape improvements.

These improvements are described in the subsections below and illustrated in Figure 3.

*Proposed Administration Building*

The proposed Administration Building is a roughly “L” shaped, 2-story, 15,286-ft<sup>2</sup> building that would be placed at the rear of the campus in an area that is currently occupied by part of the site's existing parking lot, part of the existing outdoor staircase, and unused space. The proposed structure would house offices, cubicles, classrooms, conference rooms, volunteer rooms, and support spaces (e.g., bathrooms, a kitchen/breakroom, storage spaces, lobbies, etc.). See Table 1 for a summary of the proposed spaces in the Administration Building and Table 2 for summary of the net increase in uses (considering both the proposed Administration Building and proposed remodel of the campus' existing Administration Building).

<b>Table 1</b> Proposed Administration Uses Summary	
Use	Size (ft <sup>2</sup> )
Office (16)	3,304
Cubicle (6)	1,046
Classroom (4)	3,848
Conference Room (4)	1,140
Volunteer Room (4)	574
Reception/Lobby	973
Children Welcome Center	945
Bathrooms	976
Kitchen/Break Room	300
Other (e.g., storage, circulation, etc.)	2,180
<b>Total</b>	<b>15,286</b>

<b>Table 2</b> Proposed Net Increase in Uses				
Use	Proposed for Removal	Proposed Administration Building – Upper Level	Proposed Administration Building – Lower (Children's) Level	Net Gain
Classrooms	0	0	4	4
Conference Rooms	1	3	1	3
Cubicles	4	6	0	2
Offices	9	13	3	7
Volunteer Rooms	0	0	4	4

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*Proposed Remodel of the Existing Administration Building*

The proposed project includes remodeling the existing Administration Building to create a Welcome Center and a main entrance to the facility. The proposed remodel would remove the office space, conference room, and other administrative uses from this structure and replace these spaces with a welcome area, lobby, reception desk, kitchen, reading rooms/prayer spaces, restrooms, volunteer rooms, and storage space. No increase in floor area is proposed. However, the front elevation would be remodeled to create a main entrance to the facility.

*Proposed Maintenance Shed*

The proposed project includes constructing a new, 2-story, 946-ft<sup>2</sup> maintenance shed. The proposed maintenance shed would be located immediately south of the existing Sanctuary Building in a currently unoccupied area.

*Proposed Parking Lot Reconfiguration*

The proposed project includes reconfiguring the site's parking lot to provide space for the proposed Administration Building. However, no change in the number of parking spaces is proposed. The proposed layout maintains 505 parking spaces, with 271 existing spaces to remain in place and 234 spaces to be created. Of the proposed spaces, 152 would be asphalt paved and 82 would utilize a permeable paving material. Of note, the Church's leased parking lot on the adjacent Metropolitan Water District property would remain unchanged.

*Landscape and Hardscape Improvements*

The proposed project includes reconstructing the Church's main entry from PV Drive North, reconstructing the Church's secondary (eastern) access drive from PV Drive North, and enhancing the site's landscaping. Under the proposed plan, the main entry would be repaved and a round-a-bout and drop-off area would be installed near the proposed Welcome Center. Proposed improvements to the secondary access drive include realigning and widening the drive to accommodate three lanes and installing a right-turn pocket on PV Drive North

Proposed landscape improvements include parking lot/street trees, courtyards, and an expanded playground area along the southeast (rear) side of the proposed Administration Building.

Requested Discretionary Entitlements

The proposed project requires the following City Discretionary actions:

<b>City Discretionary Actions</b>	
<b>Decision Making Body</b>	<b>Action Required</b>
City Council, with a recommendation from the Planning Commission	Conditional Use Permit
	Neighborhood Compatibility Determination
	Grading application to prepare the site
	Zone Text Amendment to allow grass paving to qualify as landscaping for the purposes of meeting the minimum landscape area requirements

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**9. Surrounding land uses and setting:**

The surrounding area includes a cemetery (Green Hills Memorial Park) to the east of the church property in the City of Rancho Palos Verdes, the Palos Verdes Reservoir to the west, and a tennis club facility (Jack Kramer Club), the North Campus of the Rolling Hills Covenant Church, and single-family residential to the north across PV Drive North. South of the church property lies an “overflow” parking lot (owned by MWD and leased to the church) and open space/drainage detention areas. A multi-family residential complex in the City of Lomita also exists to the east of the proposed facility, immediately north of the Green Hills Memorial Park.

**10. Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement):

None.

**11. References:**

The documents listed below are incorporated into this document by reference and are available for review in the Planning Department of the City of Rolling Hills Estates, which is located in City Hall, 4045 Palos Verdes Drive North Rolling Hills Estates, CA 90274.

- a. California, State of, the Resources Agency, Department of Conservation, Division of Mines and Geology. *Seismic Hazards Zone Map, Torrance Quadrangle*, 1999.
- b. Rolling Hills Estates, City of, *General Plan*, 1992.
- c. Rolling Hills Estates, City of, *Final Environmental Impact Report for the Proposed Rolling Hills Estates General Plan Update*, September 1992.
- d. Rolling Hills Estates, City of. *Rolling Hills Estates Municipal Code*.
- e. Rolling Hills Estates, City of. *Public Facilities Impact Fee Report*. June 13, 2008.
- f. Rolling Hills Estates, City of. *Traffic Impact Analysis Methodology Guidelines*. June 14, 2004.
- g. South Coast Air Quality Management District. *Air Quality Analysis Guidance Handbook*.
- h. South Coast Air Quality Management District. *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, October 2008.

**12. Appendices**

- a. Analysis of Transportation/Traffic Impacts of the Rolling Hills Covenant Church Improvements, Willdan Engineering, October 13, 2010.
- b. URBEMIS Model Output

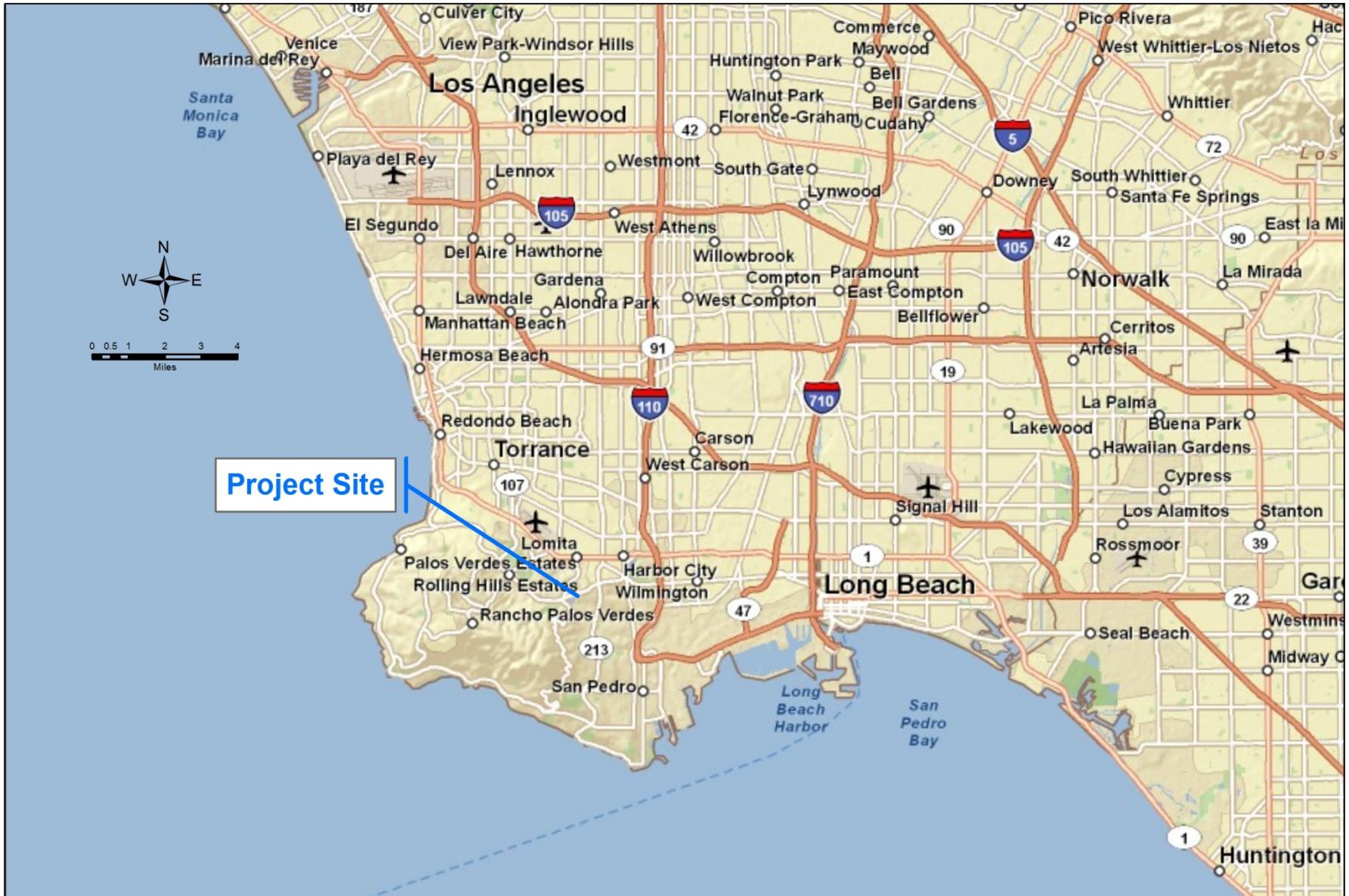
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## **REPORT PREPARERS**

The following consulting firm assisted the City of Rolling Hills Estates in the preparation of this Initial Study:

Willdan  
13191 Crossroads Parkway South, Suite 405  
Industry, California 91746-3497

FIGURE 1 – REGIONAL LOCATION



**FIGURE 2 – PROJECT LOCATION**





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**INITIAL STUDY CHECKLIST**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |                                                        |                                                             |                                                   |
|--------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils           |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |                                                   |

**DETERMINATION: (To be completed by the Lead Agency)**

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 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 address 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.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
City of Rolling Hills Estates  
For

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## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers, except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factor as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should formally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

**ENVIRONMENTAL CHECKLIST:**

<b>I</b> <b><u>LAND USE AND PLANNING</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Propose a use not currently permitted by the General Plan Use Map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Propose a use not currently permitted by the Zoning Ordinance and Zoning Map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in an increase in density beyond that permitted in the General Plan and Zoning Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have an architectural style or use building materials that are substantially inconsistent with neighborhood compatibility requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Propose a use, which is incompatible with surrounding land uses because of the difference in the physical scale of development, noise levels, light and glare and traffic levels or hours operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Detract substantially from the rural character, as define in the Rolling Hills Estates General Plan of the City?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

I(a).      **No Impact** – The proposed construction of a new 2-story Administration Building, remodel of the facility’s existing Administration Building to create a new entry and Welcome Center, construction of a new 2-story maintenance shed and reconfiguration of the existing parking lot along with introducing landscape and hardscape improvements, is consistent with the underlying zoning of the property (“I”-Institutional) and surrounding equestrian, private recreational and residential uses. Given that the proposed improvements would occur entirely on the existing RHCC site, the location and design of the proposed project would not divide an established community and would cause no related impacts.

I(b).      **No Impact** - The project site is currently zoned (“I”) Institutional and designated “Institutional” in the City’s General Plan. The proposed new buildings and renovation of existing buildings for new purposes would continue the institutional use of the site as a church and worship center, which is consistent with the general plan and zoning designations of the site and compatible with the surrounding land uses. In addition, the project site is located in the following overlay zones:

Cultural Resources Overlay – this designation applies to those areas that have been designated as having a high sensitivity for cultural resources and where future development may affect these resources. The Conservation Element of the General

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Plan details appropriate actions that must be followed when property is included within this designation.

Scenic Corridor Overlay – this designation applies to all properties on major roadways, where scenic vistas, as designated in the Conservation Element of the General Plan are located. The Scenic Corridor applies to all properties abutting PV Drive North. The Conservation Element of the General Plan outlines specific guidelines for future development along these roadways.

The new improvements and continued church campus use of the site will not conflict with the City’s “Scenic Corridor Overlay” designation, which is discussed in III(d, h, i) below, or the Cultural Resources Overlay, as described in VIII below.

I (c). **No Impact** – The proposed project is consistent with the land use designations for the site.

I (d). **No Impact** - The proposed project is consistent with the zoning for the site.

I (e). **No Impact** – The proposed project is within the density limits established in the City’s Zoning Ordinance and General Plan. The Land Use Element of the City’s General Plan identifies a maximum floor area ratio (FAR) of 0.75 to 1.0 for the Institutional General Plan designation and corresponding I zoning district. A 0.75 FAR for the site translates into 236,857 ft<sup>2</sup> of maximum allowable building space for the 315,810-ft<sup>2</sup> site. With the proposed project, there would be 79,838 ft<sup>2</sup> of building space on the site, which is well below the FAR requirement.

In addition to the FAR requirement, the City’s Zoning Code (Section 17.20.050) establishes a maximum lot coverage of 20% for the I zoning district. This translates into a maximum lot coverage of 63,162 ft<sup>2</sup> for the 315,810-ft<sup>2</sup> site. With the proposed project, the total lot coverage onsite would be 49,226 ft<sup>2</sup>, which complies with the lot coverage requirement.

I (f). **Less Than Significant Impact** – The proposed project is the construction of a new 2-story Administration Building, remodel of the facility’s existing Administration Building to create a new entry and Welcome Center, construction of a new 2-story maintenance shed and reconfiguration of the existing parking lot along with introducing landscape and hardscape improvements. All of these improvements will be constructed in a single phase. Detailed architectural plans developed for the proposed structures and reconfigured parking areas indicate that a majority of the building improvements will be located behind existing buildings and will not be visible from PV Drive North.

The architectural plans for the project also indicate that the design of the buildings and the exterior building materials chosen for the project improvements were developed to blend with the existing architecture of the church campus and associated buildings. Also, a majority of the proposed improvements are centrally located on the property and, therefore, will not significantly affect adjoining uses (a cemetery and water reservoir). Please see discussion under III - Aesthetics.

I (g). **Less Than Significant** - The scale and character of the proposed project is consistent with other uses in the area. The church facilities (Covenant Church South

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Campus) lies along the south side of PV Drive North approximately 2,000 feet east of the intersection of PV Drive North and PV Drive East. The surrounding area includes a cemetery (Green Hills Memorial Park) to the east of the church property, a large water reservoir (Palos Verdes Reservoir) to the west, and a tennis club facility, church facility, and single-family residential to the north across PV Drive North. South of the church property lies an “overflow” parking lot (owned by MWD and leased to the church) and open space/drainage detention areas.

The project site has been used as a church campus since the 1970's. The proposed improvements to the campus are largely for administrative and classroom purposes. No expansion of the sanctuary or sanctuary seating is proposed. The tallest new structure that would be located on the property is 27-feet for the proposed new Administration Building. This structural height is within the current height requirements (27-feet) for the “I”-Institutional Zone. It is also lower in height than the existing church sanctuary building and steeple.

Churches and other religious institutions are conditionally permitted uses in the “I” – Institutional zone. The applicants are required to obtain the approval of a conditional use permit (CUP) for the proposed improvements along with a Neighborhood Compatibility determination. The conditional use permit will allow the City to establish “operating conditions” for the campus that will regulate such things as noise levels, light and glare, traffic levels, and hours of operation. It should be noted, however, that the proposed improvements are meant to accommodate existing activities on the church campus. The proposed improvements are not being provided to meet an increase in church school enrollment or an increase in the size of the congregation itself (i.e., there is no proposed expansion of the sanctuary or sanctuary seating capacity). Operations on the church campus will remain much as they are today.

One additional facet of the proposed improvements includes the installation of new landscape and hardscape surfaces on the project site, mostly concentrated in either existing or reconfigured parking areas on the campus. Hardscape improvements would include the use of “grasscrete”, which is a permeable parking surface not currently permitted by the Code in the City of Rolling Hills Estates. Consequently, a Zone Text Amendment is being proposed that will allow the use of this kind of surface for parking purposes not only on the Covenant Church property but on other properties in Rolling Hills Estates as well. The installation of permeable surfaces for parking purposes (whether “grasscrete” or similar product) would result in a reduction of surface run-off and lessen the potential for parking lot contaminants to reach City storm drains.

- l(h). **No Impact** – The project is consistent with the zoning, General Plan land use designation, and scenic corridor overlay for the property. The proposed improvements to the Covenant Church would not detract from the rural character of the City.
- l(i). **No Impact** – The proposed project is not located in an area which is subject to any habitat conservation plan.

<b>II</b> <b><u>RECREATION &amp; OPEN SPACE</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in the loss of any City designated areas for hiking or horse or bicycle riding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Reduce the ratio of parkland in the City to below 6.7 acres per 1,000 residents as designated in the General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the open space would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Individually or cumulatively considered result in a loss of any (i) existing parkland, (ii) open space, as defined by the Rolling Hills Estates General Plan, (iii) private or public recreational facilities as defined by the Rolling Hills Estates General Plan for recreational purposes and/or (iv) the replacement of privately owned public recreational facility as defined by the General Plan with non-recreational facilities as defined in the General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

II(a-d).      **No Impact** - The proposed project is the expansion of an existing church facility, with additional building space for non-worship (administration and Sunday school) uses, a maintenance shed, a reconfigured parking lot, and associated circulation and landscape improvements. Since all proposed improvements would occur onsite, the proposed project would not result in the loss of any existing hiking trails, horse or bicycle riding facilities, parkland, open space, or other public or private recreational facilities. Similarly, since the proposed project would not result in an increase in the City's population, the project would not reduce the City's parkland-to-person ratio and would not increase the use of any parks or recreational facilities. Therefore, the proposed project would not adversely impact any recreational facilities or open space areas.

<b>III</b> <b><u>AESTHETICS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Not meet the Rolling Hills Estates development standards or neighborhood compatibility standards in a substantial manner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect (i.e. development standards, design guidelines, etc)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Include new electrical service box and utilities lines above ground?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located within a view corridor and include unscreened outdoor uses or equipment inconsistent with the rural character, as defined by the City of Rolling Hills Estates General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

III <b><u>AESTHETICS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
e) Result in the loss of any (i) Environmentally Sensitive Area as defined by the City of Rolling Hills Estates, (ii) natural undeveloped canyon or (iii) hillside area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Obstruct the public's view of (i) scenic resources or (ii) a scenic corridor or (iii) vista as identified (on a case-by-case basis)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Contrast with the surrounding development and/or scenic resources due to the project's height, mass, bulk, grading, signs, setback, color or landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be located along a City designated scenic or view corridor and contrast with the surrounding development and/or scenic resources due to the project's height, mass, bulk, grading, signs, setback, color or landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Substantially: (i) remove natural features, or (ii) add man-made features, or (iii) structures which degrade the visual intactness and unity of the scenic corridor or vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area that will exceed the standards established in the Municipal Code, illuminate areas outside the project boundary, and use excessive reflective building material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k) Include roadway improvements that will result in a substantial decrease of open space or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Include roadway improvements that are not consistent with the surrounding landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Result in the installation of a traffic signal that is not justified by signal warrants or documented roadway hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n) Result in the installation of a traffic signal in a residential neighborhood <sup>1</sup> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

III(a-b) **Less Than Significant With Mitigation** – The proposed project is the construction of a new 2-story Administration Building, remodel of the facility's existing Administration Building to create a new entry and Welcome Center, construction of a new 2-story maintenance shed and reconfiguration of the existing parking lot along with introducing landscape and hardscape improvements. All of these improvements would be constructed in a single phase. Detailed architectural drawings submitted by the applicants include building facades and rooflines which will closely match that of the existing buildings located on the site. Like the existing improvements, the sides of the new buildings will be stucco painted to match the existing buildings and asphalt shingle pitched roofs that match the roof pitches of the existing buildings on the property.

The proposed improvements to the Covenant Church South Campus are consistent with the property development standards for the Institutional zone (RHE Municipal Code § 17.20.010). In addition to these standards, and since the project site lies

<sup>1</sup> For purposes of this traffic signal threshold only, a signal is considered to be located in residential neighborhood if it is within or abutting a residentially zoned property.

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along a Scenic Corridor identified in the City's General Plan (see subsection III [d, h, i]), the project is subject to the objectives of the City's Neighborhood Compatibility Ordinance (as outlined in RHE Municipal Code § 17.62.030). These objectives consist of the following five topics:

- Natural Amenities;
- Neighborhood Character;
- Scale;
- Style;
- Privacy;
- Landscaping; and
- Views.

The proposed additions to the Covenant Church South Campus are expected to comply with all of the City's Neighborhood Compatibility objectives. The proposed building additions (largely for administrative and educational purposes) respect the natural amenities of the site and surroundings; are of a scale that is consistent with the existing onsite facilities and surrounding properties; contain design elements that blend in with the existing buildings on the Campus (e.g., pitched asphalt shingle roofing and painted stucco building exteriors); and also include improved landscaping of the parking facilities that serve the Campus. In addition, the proposed additions would not encroach upon the privacy of any surrounding facilities and would not negatively impact any views (see subsection III[f-g]).

Mitigation Measure AES-1 is included to ensure final designs of the proposed new structures on the South Campus comply with the objectives of the City's Neighborhood Compatibility Ordinance. With the incorporation of this measure, the proposed project would not conflict with any plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect, including the City's neighborhood compatibility standards.

**Mitigation Measure AES-1:** Prior to issuance of construction permits, Planning staff shall review the materials and colors of the proposed structures, including but not limited to, the new 2-story Administration Building, remodel of the facility's existing Administration Building, and the new 2-story maintenance shed, to ensure compatibility with the existing structures and compliance with the objectives of the City's Neighborhood Compatibility Ordinance (as outlined in RHE Municipal Code § 17.62.030).

III(c) **No Impact** - The proposed project is to provide expanded administrative services building and classroom spaces for an existing church campus. No new above-ground utility lines or service boxes would be installed with this project.

III(d, h, i) **Less than Significant Impact** – The project site is located along PV Drive North, which is a designated “Scenic Corridor” in the City's General Plan (see Exhibit 5-2 of the Rolling Hills Estates General Plan). Rolling Hills Estates' Scenic Corridors are roadways that traverse areas of aesthetic quality or offer views of aesthetic features. The following criteria were used in designating Scenic Corridors in the City<sup>2</sup>:

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<sup>2</sup> City of Rolling Hills Estates General Plan, see pg. 5-18.

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- Areas which characterize the rural or urban form of the City of Rolling Hills Estates.
  - Significant historic places or sites of interest.
  - Outstanding topographic features or unique natural features.
  - Urban design and architecture unique to the City of Rolling Hills Estates.
  - Important viewsheds where preservation is warranted.

The proposed project involves construction of a new 2-story Administration Building, remodel of the facility's existing Administration Building to create a new entry and Welcome Center, construction of a new 2-story maintenance shed and reconfiguration of the existing parking lot along with introducing landscape and hardscape improvements. Improvements proposed near the PV Drive North frontage include modifying the existing Administration building and turning it into a Welcome Center and reconfiguring parking stalls located in the main parking lot which has access from PV Drive North.

The South Campus is currently terraced into a series of level pads. The existing buildings and surface parking areas have been built on these pads. Structures are terraced along the pads. The existing landscaping is ornamental in nature and is concentrated in the parking areas. While these existing parking areas would be reconfigured, the natural topography would not be substantially impacted. Moreover, there would be no significant impacts to natural amenities such as topography, native landscaping or other natural features.

The improvements required to convert the existing Administration building into a Welcome Center consist primarily of the modification of interior spaces of the building. Building doors and windows would be changed; however, the visible exterior of the building would remain largely unchanged from its current condition.

Regardless, the South Campus buildings would remain largely screened from view from PV Drive North due to setbacks and landscaping. Like the existing building, the proposed new administration building and classroom spaces would be setback over 100 feet from PV Drive North. The proposed project would also enhance the existing landscaping in the parking areas. The existing main vehicular entrance from PV Drive North would be redesigned and re-landscaped with trees and shrubs. This proposed driveway improvement would also replace deteriorating pavement and improve the appearance of the entrance to the Campus.

In addition to not adversely affecting the aesthetic quality or character of the project environs, the proposed project would not block or obstruct views of any scenic resources. The proposed structures and landscaping are similar in height and density to the existing facilities and vegetation onsite and are consistent with the open space character of the surrounding land uses. The new buildings are also proposed to be located behind the existing structures on the project site and, therefore, would not be visible from PV Drive North.

In summary, due to (1) the intent of the project to improve facilities onsite and provide additional administrative and classroom space without increasing the seating capacity of the sanctuary; (2) the mature vegetation that surrounds the site, (3) the

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enhanced landscaping proposed as part of the project; and (4) the project's setback from PV Drive North, the proposed project would not result in significant adverse impacts on the PV Drive North Scenic Corridor. Specifically, the proposed project would not include unscreened outdoor uses or equipment that are inconsistent with the rural character of the City; would not contrast with the surrounding development or scenic resources; and would not degrade the visual intactness and unity of the scenic corridor.

III(e) **No Impact** – The proposed project will not result in the loss of any Environmentally Sensitive Areas, undeveloped canyons or hillside areas. The project site is currently being used as a church campus and immediately abuts a cemetery and reservoir. The proposed improvements to the existing Campus will not remove any natural features on the site. Therefore, the proposed project would have no impacts related to the loss of an Environmentally Sensitive Area, natural undeveloped canyon, or hillside area.

III(f-g) **Less than Significant Impact** - There are no scenic resources that would be obstructed with the proposed improvements to the existing church campus. The Covenant Church South Campus has been in operation on the project site since the 1970's and is immediately adjacent to a cemetery and reservoir site. Therefore, the use of the project site is compatible with adjacent uses. The project confines new construction to the rear of existing buildings on the site. Because of the setback and mature trees along PV Drive North, the proposed improvements to the site would be screened from the public view.

See also Section III (d, h, i), above.

III(j). **Less Than Significant with Mitigation** – The project site is currently separated from PV Drive North by a 20-ft landscaped setback area, a horse trail, and mature trees planted in existing parking areas. These areas shield both the project site from light and glare from the roadway as well as drivers on PV Drive North from project light and glare. Existing exterior lighting on the site includes parking lot lights, security lighting, and landscape/accent lights.

The proposed project includes replacing some the facility's parking lot lights as part of the proposed parking lot reconfiguration, and replacing/installing accent and landscaping lights. Section 17.20.050(J) of the Rolling Hills Estates Municipal Code requires development projects in the "I" zoning district to comply with the Municipal Code's lighting standards for residential districts (Section 17.42.030 of the City's Municipal Code). However, certain portions of the residential lighting standards are not appropriate for religious institution parking lots. As a result, mitigation measure AES-2 requires the project proponent to apply for a Special Use Permit to be exempt from complying with the power/light intensity requirements (item "B") of the City's residential lighting standards (Section 17.42.030[B] of the City's Municipal Code). Importantly, the project will still be required to meet Section 17.42.030(D), which limits any indirect illumination of neighboring properties to four-tenths footcandle at the property line or less. After mitigation, the proposed project would not create a substantial source of light or glare and any related impacts are less than significant.

**Mitigation Measure AES-2:** Prior to the issuance of construction permits, the project proponent shall apply for a Special Use Permit (SUP) to be exempt from

the power/light intensity requirements (item “B”) of the City’s residential lighting standards (Section 17.42.030[B] of the City of Rolling Hills Estates’ Municipal Code). The SUP application shall include a lighting plan that demonstrates compliance with Municipal Code Section 17.42.030(D), which limits any indirect illumination of neighboring properties to four-tenths footcandle at the property line or less.

III(k-l). **No Impact** – The proposed project does not include any roadway improvements, other than minor modifications to the south side of PV Drive North to accommodate the proposed entryway improvements. These minor improvements would not result in a loss of open space or a loss of trees, and would have no discernable change to the surrounding landscape.

III(m-n) **No Impact** – The project does not include the installation of a traffic signal and the proposed improvements to the church campus are not anticipated to trigger any traffic warrants.

<b>IV</b> <b><u>TRANSPORTATION/TRAFFIC</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a)    Itself, or when cumulatively considered result in a traffic impact. A change in Level of Service (LOS) from C to D or D to E is a traffic impact. Within LOS C or D, a change in ICU value greater than 0.02 is an impact and within LOS E or F a change in ICU greater than 0.01 is an impact. For unsignalized intersections, an impact occurs when the addition of project traffic increases the Level of Service to an unacceptable level (less than LOS C)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)    Trigger one or more signal warrants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)    Include design features, uses, or traffic volumes that may cause traffic hazards such as sharp curves, tight turning radii from streets, limited roadway visibility, short merging lanes, uneven road grades, pedestrian, bicycle or equestrian safety concerns, or any other conditions determined by the City Traffic Engineer to be a hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)    Result in additional access points on arterial streets as defined by the General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)    Result in a residential project that will result in a secondary access point?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)    Create one or more access points on a roadway that is not the primary frontage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)    Create a flag lot <sup>3</sup> adjacent to an arterial street, as defined by the General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>3</sup> A flag lot is defined as a lot located behind another lot that has normal street frontage. A flag lot includes a strip of land that goes out to the street and is generally used for an access drive. There are two distinct parts to a flag lot; the flag, which comprises the actual building site, located behind another lot, and the pole, which provides access from the street to the flag. A flag lot results from the division of a large lot with the required area and depth for two lots, but which has insufficient width to locate both lots on the street frontage.

<b>IV      <u>TRANSPORTATION/TRAFFIC</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
h) Result in inadequate parking capacity as determined by the City in evaluating the reasonably foreseeable demands of the specific project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

IV(a). **Less Than Significant Impact** – In accordance with the City of Rolling Hills Estates’ Traffic Impact Analysis Methodology Guidelines<sup>4</sup>, projects that generate less than 50 trips during both the AM or PM peak hours do not require a traffic impact analysis. Similarly, the Los Angeles County Congestion Management Program (CMP) does not require traffic impact analyses for projects that contribute less than 50 trips to CMP arterial monitoring intersections during either the AM or PM weekday peak hours<sup>5</sup>.

The only component of the proposed project that would generate new vehicle trips is proposed expansion of the Sunday School Classroom use. As detailed in the project’s *Analysis of Transportation/Traffic Impacts*<sup>6</sup> (contained in Appendix A of this document), the proposed expansion would conservatively generate an additional 43 vehicle drips during the peak hour of Sunday School (see Table IV-1, below). This amount of trip generation is too low to warrant a formal traffic impact analysis pursuant to either the City’s standards or the CMP standards. Therefore, project-induced trips are not expected to impact the Level of Service (LOS) of any adjacent intersections and the project’s traffic impacts would be less than significant.

	ITE Land Use 560 <sup>1</sup>		Calculated Rate <sup>2</sup>	
	Avg. Rate per 1000 sq.ft.	Trips	Avg. Rate per 1000 sq.ft.	Trips
Sunday School Rooms 3,848 sq. ft.	9.59	37	11.25	43

<sup>1</sup>Based on the Institute of Transportation Engineers’ *Trip Generation, 8th Edition*; Rate "Church" Land Use 560, Sunday Peak Hour of Generation.  
<sup>2</sup>Based on attendance records of the Rolling Hills Covent Church’s existing educational facilities.

IV(b). **No Impact** – The project’s limited increase in trip generation is not anticipated to be sufficient to trigger signal warrants at the project’s entrance (PV Drive North) or at any other intersections.

<sup>4</sup> City of Rolling Hills Estates, *Traffic Impact Analysis Methodology Guidelines*, June 14, 2004.

<sup>5</sup> Metropolitan Transportation Authority of Los Angeles County, *Congestion Management Program for Los Angeles County*, 2004.

<sup>6</sup> Willdan Engineering, *Analysis of Transportation/Traffic Impacts of the Rolling Hills Covenant Church Improvements*, October 13, 2010.

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IV(c). **Less than Significant Impact** – The proposed project includes internal an internal circulation network and improvements to the site’s three existing access points, which would require an encroachment permit from the City’s Public Works Director for improvements within the PV Drive North right-of-way. The project’s *Analysis of Transportation/Traffic Impacts*<sup>7</sup> (contained in Appendix A of this document) concluded the following regarding the proposed circulation:

Based on preliminary analysis, the circulation pattern appears adequate. A new circulation pattern is proposed in the vicinity of the new Administration Building. This circulation pattern does not create any unusual conflicts in circulation.

The proposed project has 3 existing access points along PV Drive North. A new right turn only/deceleration lane is proposed on PV Drive North at the most easterly driveway. In addition to this lane, the driveway access is proposed to be widened to accommodate two inbound lanes and one outbound lane. These two improvements are intended to minimize conflicts between incoming movements as well as improve circulation at this driveway. The proposed project does not include any design features, uses, or traffic volumes that would cause hazards. The proposed project would be less than significant with regards traffic safety.

IV(d). **No Impact** – No additional access points are proposed.

IV(e). **No Impact** – The project is not a residential project and the project site would not add any new access points.

IV(f). **No Impact** –No new access points would be created as part of this project.

IV(g). **No Impact** – This is not a residential project and no lots are being created as part of this project.

IV(h). **Less than Significant Impact** – The Rolling Hills Covenant Church South Campus currently has a total parking supply of 672 spaces. This parking supply consists of 505 onsite spaces and 167 spaces on an adjacent property, which the Church leases from the Metropolitan Water District (MWD) of Southern California. The proposed project would continue to provide 672 spaces for the Church’s South Campus. The onsite parking lot would be reconfigured, but would continue to contain 505 parking spaces. The 167 leased spaces from the MWD would not be affected by the proposed project. No compact spaces are proposed and 30 handicap spaces would be provided in accordance with the requirements of the Americans with Disabilities Act.

The City requires a parking ratio of one parking space for every 300 square feet of gross square footage with the following exceptions:

- For pre-schools – one space for each staff member, plus one space for each seven children (based on maximum enrollment).

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<sup>7</sup> Ibid.

- For chapel and sanctuaries – one space for every 33 square feet of public seating area.

Based on these requirements, the number of required parking spaces for the church/sanctuary would dictate the facility’s overall parking requirement. The Church’s total sanctuary area is 20,614 sq. ft., which would result in the need for 625 parking spaces. Therefore, the total parking supply of 672 spaces satisfies the City’s code requirements. Given the preceding discussion, the project would not cause any significant parking impacts.

IV(i). **No Impact** – The project would not conflict with any alternative transportation plans, policies, or programs.

V <u><b>AIR QUALITY</b></u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a) Fail to meet the applicable State and Federal air quality plan (i) because the project may cause or contribute to emission of identified air pollutants in excess of levels stated in the plan or (ii) where it may fail to implement a remedial or mitigation measure required under the appropriate plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Results in emission of identified pollutants in excess of the pounds per day or tons per quarter standards established by SCAQMD?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under an applicable Federal or State ambient air quality regulations (including releasing emissions which exceed quantitative thresholds for ozone precursors) where the incremental effect of the project emissions, considered together with past, present, and reasonably anticipated future project emissions, increase the level of any criteria pollutant above the existing ambient levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create objectionable odors affecting a substantial number of people because the project may cause an odiferous emission, including emissions resulting from vehicles, that is noxious, putrid, having an appreciable chemical smell, or having an appreciable smell of human or animal waste, rendering, or by-products?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Judgments:**

V(a-c) **Less than Significant With Mitigation** – The City of Rolling Hills Estates is within the South Coast Air Basin (SCAB), which is an airshed that regularly exceeds ambient air quality standards (AAQS) – i.e., a non-attainment area. The SCAB is designated a non-attainment area for respirable particulate matter (PM<sub>10</sub>), fine particulate matter (PM<sub>2.5</sub>), and ozone (O<sub>3</sub>). The SCAB is currently a designated attainment area for the remaining criteria pollutants, which include carbon monoxide (CO), nitrogen oxides (NO<sub>x</sub>), and sulfur dioxide (SO<sub>2</sub>).

The proposed project would generate air pollutants from both construction and operation activities. Construction of the proposed improvements would include demolition of a portion of the existing asphalt parking lot and other exterior hardscape; minor grading to formalize a building pad; building construction; paving; landscaping; and painting. These construction activities would generate air pollutants from equipment exhaust and earth disturbance.

The project's construction emissions were calculated for the project using the URBEMIS 2007 Model (version 9.2.4). The resulting estimated construction emissions are shown in Table V-1. Table V-1 compares the project's construction emissions with the South Coast Air Quality Management District's (SCAQMD's) regional and localized significance thresholds. The complete results of the project's URBEMIS Model run are included in Appendix B of this document.

<b>Table V.1</b>						
<b>Estimated Construction Emissions</b>						
<b>(lbs/day on the worst-day)</b>						
	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Unmitigated Construction Emissions	31.93	23.50	12.97	0.00	4.58	1.79
SCAQMD Regional Thresholds	75	100	550	150	150	55
SCAQMD LSTs <sup>1</sup>	n/a	189	2,108	n/a	46	11
Significant?	No	No	No	No	No	No
LST = Localized Significance Threshold						
<sup>1</sup> Source: South Coast Air Quality Management District, <i>Final Localized Significance Threshold Methodology</i> , Revised July 2008. Based on Appendix C <i>Localized Significance Screening Threshold Tables</i> for a site that is located in "Southwest Coastal LA County", greater than 5 acres in size, and at least 50 meters from the closest sensitive receptor.						

As shown in Table V-1, construction of the proposed project would not generate air pollutants in excess of either the SCAQMD's regional significance thresholds or localized significance thresholds. Therefore, project construction would not cause or substantially contribute to an existing or projected air quality violation and would not generate pollutants in excess of SCAQMD standards.

During operation, the project would generate air pollutants from vehicles arriving and departing the site, landscape maintenance equipment exhaust, natural gas combustion, and other area sources. The URBEMIS 2007 Model (version 9.2.4) was used to estimate the air pollutant emissions that would be generated by operation of the proposed project. Table V-2 compares the project's operation emissions with the SCAQMD's regional significance thresholds. The complete results of the project's URBEMIS Model run are included in Appendix B of this document.

<b>Table V-2</b>						
<b>Area and Operation Emissions (lbs/day)</b>						
	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Project Area and Operation Emissions	1.60	1.92	19.06	0.02	3.15	0.62
SCAQMD Regional Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

As shown in Table V-2, the project's area and operation emissions would be well below the SCAQMD thresholds of significance. Therefore, the project's operation and area emissions would not cause or substantially contribute to an existing or projected air quality violation, and impacts are considered less than significant.

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## Greenhouse Gas (GHG) Emissions

“Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases contribute to an increase in the temperature of the earth due to their transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation. The principal greenhouse gases (GHGs) include carbon dioxide (CO<sub>2</sub>), methane, and nitrous oxide. Collectively GHGs are measured as carbon dioxide equivalent (CO<sub>2</sub>e).

Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statutes and executive orders (EO) include Assembly Bill (AB) 32, Senate Bill (SB) 1368, Executive Order (EO) S-03-05, EO S-20-06 and EO S-01-07. AB 32, the California Global Warming Solutions Act of 2006, is one of the most significant pieces of environmental legislation that California has adopted. Most notably, AB 32 mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.

The SCAQMD has adopted a “Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold”. This document contemplates GHG Significance Thresholds for projects where the SCAQMD is the lead agency. While the SCAQMD is not the lead agency for the proposed project, the SCAQMD’s threshold is considered in this CEQA document as a reference for comparative purposes. The SCAQMD’s draft GHG Significance Threshold establishes a 5-tier threshold flowchart, with Tier 3 identifying a screening threshold of 10,000 metric tons per year (MT/yr) of CO<sub>2</sub>e for industrial projects. A Tier 3 screening threshold of 3,000 MT/yr of CO<sub>2</sub>e for commercial and residential projects was also considered by the SCAQMD but was not adopted.

The project’s GHG emissions were calculated using the URBEMIS 2007 model (see Appendix B). The proposed project is estimated to generate 447.31 MT/yr of CO<sub>2</sub>, plus an inconsequential amount of methane and nitrous oxide. While the SCAQMD has not identified screening thresholds that correspond to institutional facilities, the project’s GHG emissions would be substantially below the lowest considered (residential and commercial) screening thresholds. Therefore, the proposed project’s contribution to global climate change caused by GHG emissions is not considerable.

- V(d). **Less Than Significant Impact** – The proposed project would not establish any new odor-generating activities. During project construction, equipment may generate some mild odors. However, such odors typically dissipate within close proximity of the source and there are no immediately adjacent residences. Therefore, the proposed project would not cause any significant adverse odor impacts.

<b>VI</b>	<b><u>NOISE</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>					
a)	Exposure of persons to or generation of noise levels in excess of code requirements (Chapter 8.32)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Judgments:**

VI(a). **Less Than Significant Impact.** It is not anticipated that the project would result in long-term noise impacts on the adjacent uses surrounding the project, since the proposed project consists largely of “internal building improvements” consisting of new administrative office and classroom spaces as well as remodeling the interior of the existing administration building to create a “Welcome Center.” The project site is bounded on one side by PV Drive North and the other sides by a cemetery and water reservoir. The improvements to the church campus would not impact adjacent properties.

The City's General Plan has established standards for noise and land use compatibility for the various land use categories in the City. The established levels are based on existing noise levels obtained through field monitoring, projected noise levels, and community expectations to maintain an environment that is free from all unnecessary, excessive and annoying noise. Table IV-1 indicates the maximum noise level when measured at the property line for each category of land use. The maximum daytime noise level applicable to the South Campus is 55 dBA while the maximum night-time noise level is 45 dBA.

Table IV-1 indicates the applicable noise standards for three major land use categories in the City. These standards apply to all receptor properties within a designated noise zone, which includes Zones I, II and M. The RHCC South Campus is subject to the requirements of Zone I.

<b>Table IV-1 Exterior Noise Standards</b>		
Noise Zone/Land Use	Time Interval	Exterior Noise Level (dBA)
Zone I/Residential and Agriculture	7:00 A.M. -10:00 P.M.	55
	10:00 P.M. - 7:00 A.M.	45
Zone II/Commercial	7:00 A.M. -10:00 P.M.	65
	10:00 P.M. - 7:00 A.M.	55
Zone III/Industrial-Quarry Operations*	7:00 A.M. -10:00 P.M.	75
	10:00 P.M. - 7:00 A.M.	45

*Source: City of Rolling Hills Estates Municipal Code*

A church is considered a sensitive use. As the proposed project would expand the existing church’s classroom and administrative facilities, the proposed project would

locate a noise sensitive use in an area currently acceptable for church uses. Based on the City's noise ordinance, the project site is located within noise Zone I, which requires an ambient noise level of 55 dBA and 45 dBA during the daytime and evening hours, respectively. Given the low level of ambient noise on the project site, the proposed project is consistent with the above referenced policy, and no significant impacts would occur with implementation of the proposed project.

Construction noise associated with heavy equipment vehicles, building activities and transport of materials and debris may result in short term increases in noise levels to the nearby properties, which include a private recreational facility (tennis club) and residential and church properties located across PV Drive North from the church campus and a multi-family residential complex to the east of the site. Of these uses that could be potentially disturbed, only the residential units would be sensitive receptors to construction noises. The single-family residential uses to the north are separated from the project site by PV Drive North, trees, and vegetated areas located on the church property itself as well as along PV Drive North. The multi-family residential uses to the east are separated from the project site by a cemetery structure. The closest residential uses to the site (the multi-family complex in Lomita) are more than 100 feet from the project site and would be largely shielded from construction noise by an existing cemetery structure. Additionally, project construction noise would be masked by traffic noise on PV Drive North and noise would be buffered from the surrounding uses due to their distance from the site and the mature vegetation that surrounds the church property.

Furthermore, noise during construction would be required to comply with City's noise ordinance. Per Section 8.32.210 of the Rolling Hills Estates Municipal Code, construction activities (using any power equipment) are only allowed between 7:00 a.m. and 5:00 p.m. on Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturday. Construction activities are not allowed at any time on Sundays and holidays. Given the short-term nature of the project's construction noise, existing City noise ordinance requirements, and the distance to residences, short-term noise impacts would be less than significant.

<b>VII <u>BIOLOGICAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Be a project, other than a minor lot improvement undertaken by an individual homeowner, and be located in a high ecological sensitivity area as defined by the General Plan and not preserve ecological habitat that is found at the project site in accordance with the guidelines established by the General Plan Conservation Element.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with General Plan policies for protecting biological resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of any (i) Environmentally Sensitive Area as defined by the City of Rolling Hills Estates, (ii) natural undeveloped canyon or (iii) hillside area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>VII <u>BIOLOGICAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
d) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game, U.S. Army Corps of Engineers and/or U.S. Fish and Wildlife Service.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Interfere substantially with (i) the movement of any native resident or (ii) migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or (iii) impede the use of native wildlife nursery sites.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Have biological resource impacts that are individually limited, but cumulatively considerable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

VII(a-i) **No Impact** – The project site is highly disturbed due to human activity. Since the 1970’s, the site has been utilized as the South Campus of the Covenant Church and has been fully improved with structures such as a sanctuary, administration building, classrooms, paved parking areas, and structures used for other church-related purposes.

Currently, vegetation onsite is limited to ornamental trees and landscaping in existing parking areas. No natural vegetative communities exists onsite. The site contains no natural physical features or otherwise significant topographical features that provide biological resource value. As such, the project will not result in a loss of an environmentally sensitive area, a natural undeveloped canyon or a hillside.

The project site is not located within an Ecological Overlay zone identified on Exhibit 5-1 of the City’s General Plan. Therefore, the proposed building additions to the South Campus would cause no impacts related to the City’s Ecological Overlay zone. Furthermore, the project would not conflict with any General Plan policies for protecting biological resources, as none exist onsite.

No change in use or significant change to the Covenant Church South Campus would occur as a result of this project. No sensitive, threatened or endangered

species are present on the project site. Also, there is no sensitive habitat, riparian habitat, or wetlands on the project site. Given the highly disturbed nature of the project site, the proposed project would not interfere substantially with the movement of any native resident, bird or fish species, impede the use of native wildlife nursery sites or impact any plant species.

There are no biological resources on the project site. Therefore, the project would not cause any biological resource impacts and would not considerably contribute to any significant cumulative biological resource impacts.

<b>VIII <u>CULTURAL RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Be located in high cultural sensitivity area as defined by the Rolling Hills Estates General Plan and will result in grading in excess of 20 cubic yards of soil.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical or archeological resource as defined in § 15064.5 of the California Code of Regulations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Judgments:**

VIII(a-b). **Less than Significant with Mitigation Incorporation** – The project site lies within an area of “High Sensitivity” for cultural resources, as shown on Exhibit 5-3 of the Rolling Hills Estates General Plan. The General Plan (pg. 5-23) states, “High sensitivity areas within the Peninsula planning area include those areas which have not been previously surveyed or have been subject to historic human disturbance other than agriculture. Based on the demonstrated prehistoric settlement pattern for coastal Southern California and on the density of recorded archaeological sites within the planning area, those portions of the planning [area] which retain their natural character and which have not been subject to surveys specifically related to the identification of cultural resources are considered to have a high potential for the presence of cultural resource sites.”

While the site lies within an overall area that is sensitive area for cultural resources, the entire site has been previously graded for the construction of the existing Church campus. As such, any archaeological resources that may have existed onsite have likely been eradicated from the site. Furthermore, the project requires only minimal grading. No subterranean basements or parking decks are proposed, and the proposed buildings/additions would be located on portions of the site that have been previously graded and improved. Nevertheless, due to the area’s sensitivity for cultural resources, Mitigation Measure CULT-1 requires an archaeological monitor to be onsite during all grading and trenching activities. With the incorporation of this measure, the proposed project would not significantly impact any archaeological resources.

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In regards to historical resources, the Los Angeles County Historical Directory does not record any historic sites within the vicinity of the site of the proposed project. The existing structures on-site are not considered architecturally or historically significant by the City or any other group. There are no historic structures or objects on-site or within adjacent areas. As a result, the proposed project will not result in any impacts on historical resources.

**Mitigation Measure CULT-1:** Grading, trenching, and excavation activities on the project site shall be monitored by a qualified archeological monitor approved by the City. If buried archeological resources are uncovered during construction, all work shall be halted in the vicinity of the archaeological discovery until the monitor can assess the significance of the archaeological resources and recommend to the City the appropriate action. The Planning Director shall be notified of any finds and the recommendation of the monitor within 24-hours. At the conclusion of monitoring, a report of findings with an appended itemized inventory of specimens shall be prepared and submitted to the Planning Director to indicate completion of project monitoring. Disposition of recovered prehistoric artifacts shall be made in consultation with culturally affiliated Native Americans. In the event of the accidental discovery of any human remains, the steps and procedures specified in Health and Safety Code 7050.5, CEQA Guidelines 15064.5(e) and Public Resources Code 5097.98 shall be implemented.

VIII(c). **No Impact** – There are no known paleontological resources or unique geologic features on this fully developed site. Furthermore, the proposed improvements would be constructed in an area that has previously been developed, and the minimal grading that would be required would occur in surficial soils that have previously been disturbed. No grading into deep earth materials that could contain paleontological resources would occur. Similarly, no unique geological features exist onsite and no landform modification is proposed. Therefore, the proposed project would have no impact on paleontological resources or unique geologic features.

VIII(d). **Less than Significant Impact** – There are no known human remains on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal of historic or prehistoric human remains. Thus, human remains are not expected to be encountered during construction of the proposed project. In the unlikely event that human remains are encountered during project construction, State Health and Safety Code Section 7050.5 requires the project to halt until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. Compliance with these regulations would ensure the proposed project would not result in significant impacts due to disturbing human remains.

<b>IX</b> <b><u>GEOLOGY AND SOILS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a)      Involve modifications on slopes greater than 2:1?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)      Expose people or structures to 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? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv)      Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v)      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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 risk 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

IX(a)      **Less than Significant Impact** –The site slopes generally downward in a southwesterly direction from PV Drive North. No slopes greater than 2:1 exist on the site, and no landform modifications or other substantial grading is proposed for the project. Therefore, while the site includes a slight slope, the project’s related impacts are less than significant.

IX(b-c).      **Less Than Significant Impact** – The project site contains no known active or potentially active faults nor is it within an Alquist-Priolo Fault Rupture Hazard Zone. The potential for ground rupture on the site is considered to be very low.

However, the project site will be subject to the effects of seismic activity from the numerous faults found within the region. The Palos Verdes Peninsula itself lies at the juncture of a number of known active fault systems. Detectable ground shaking in the City of Rolling Hills Estates may be caused by earthquakes occurring on a number of faults in the area, including the San Andreas, Palos Verdes, Newport-Inglewood, Cabrillo, Redondo Canyon, and Santa Monica-Malibu Coast Fault systems. The intensity of seismic ground shaking at any given location is influenced by the magnitude of the earthquake, the distance to the epicenter, and local geologic and topographic conditions. The amount of damage caused by seismic ground

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shaking generally depends on the size, shape, age, and engineering characteristics of affected structures.

Ground motion and related hazards resulting from earthquakes along any of the aforementioned faults may result in significant seismic related hazards. The potential for fault rupture is addressed at the state level by the Alquist-Priolo Earthquake Fault Zoning Act. The legislature's intent was to provide a statewide seismic hazards mapping and technical advisory program to assist cities and counties in fulfilling their responsibilities for protecting the public health and safety from the effects of strong ground shaking, liquefaction, landslides, ground failure, and other seismic hazards caused by earthquakes. As previously mentioned, the project site is not within an Alquist-Priolo Fault Rupture Hazard Zone.

The project site is also not within a liquefaction or earthquake-induced landside hazard area depicted on the *Seismic Hazard Evaluation Map, Torrance Quadrangle* prepared by the California Department of Conservation, Division of Mines and Geology (CDMG).

Seismically induced lateral spreading involves primarily lateral movement of earth materials due to ground shaking. The topography at the project site and in the immediate vicinity is relatively flat. Under these circumstances, with groundwater deeper than 50 feet below ground surface (bgs), the potential for lateral spreading is considered low.

The project area is also not subject to seiche, tsunami or volcanic hazard due to the project location, the topography of the site and vicinity, and the distance to large bodies of water.

Similarly, with the application of standard construction practices and regulatory requirements, soil erosion and loss of topsoil is not a concern for the site. Erosion from stormwater runoff is controlled by the National Pollutant Discharge Elimination System (NPDES), which requires sedimentation and erosion controls to be implemented. Wind erosion during construction is controlled by SCQAMD Rule 403, which requires fugitive dust to be reduced with the application of best available control technologies.

IX(d). **Less than Significant Impact** – The construction of the proposed project would involve limited grading operations associated with the preparation of the site. These operations are not anticipated to leave soils uncovered or exposed for long periods and would not result in significant loss of top soils or erosion. Furthermore, according to the soils survey conducted by the United States Department of Agriculture, the project site is underlain by Ramona-Placentia soils association. These soils are generally well drained and do not represent a constraint to development. As a result, impacts associated with the loss of top soil and erosion are not significant.

IX(e). **No Impact** – No septic tanks or alternative wastewater disposal systems are proposed as part of the implementation of the proposed development. Sewer connections will be made to existing lines in the surrounding streets. As a result, no impacts will occur with regard to sewers or alternative wastewater disposal systems.

X <b><u>HAZARDS AND HAZARDOUS MATERIALS</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Be located in the Hazard Management Overlay Zone.	<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 the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle petroleum, or petroleum byproducts, or 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located (i) within an area covered by an airport land use plan or, where such a plan has not been adopted, (ii) within two miles of a public airport or public use airport, and (iii) will result in a safety hazard for people working in the project area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Judgments:**

X(a) **Less than Significant Impact** – As depicted on Exhibit 8-1 of the City’s General Plan, a portion of the project site is shown to be an area of “Major Slope (Gradient Greater than 40%)” and, thus, is partially within a Hazards Management Overlay Zone. However, no construction would occur on any steep slopes. Rather, all construction would occur on the existing grading building pad that contains the Church structures and parking lot. Therefore, the proposed project would not result in any significant impacts related to the City’s Hazard Management Overlay Zone.

X(b). **Less Than Significant Impact** - The proposed project involves an expansion of an existing church facility. This use does not involve the use, storage, disposal or distribution of large quantities of materials that may be considered hazardous. Therefore, the proposed project would not result in a significant impact related to the routine transport, use, or disposal of hazardous materials.

X(c-d). **No Impact** - The site is currently developed with an existing church, landscaping, and paved parking area. The proposed expansion of the church facility would not

establish any new uses or activities that would create, emit, and/or handle hazardous materials. Therefore, the proposed project would not create hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment and would not emit hazardous materials within one-quarter mile of an existing or proposed school.

X(e). **Less Than Significant Impact** - The project site has been the site of the Rolling Hills Covenant Church since the 1970's. Past use of the site is not known or expected to have caused any contamination of the site. Furthermore, there are no records of any hazardous material incidents that have affected the property and the site is not listed in the California Department of Toxic Substances Control's (DTSC's) Envirostor database<sup>8</sup>. Therefore, the proposed project would have no impact related to hazardous material sites compiled pursuant to Government Code Section 65962.5.

X(f-g) **No Impact** - The City is located approximately 3 miles southwest of Torrance Municipal Airport. The Los Angeles International Airport (LAX) is located approximately 15 miles to the northwest. The project is not located within a designated aircraft crash zone, nor would it involve any improvements that would otherwise affect airport operations. As a result, the proposed project would not present a safety hazard related to aircraft or airport operations.

X(h) **Less Than Significant Impact** – The project provides adequate street access, and project operations would not interfere with an emergency response plan or emergency evacuation plan. The project site plan is subject to review and approval by the Fire Department in order to ensure adequate provision of fire hydrants and access. This step in the permitting process ensures adequate emergency response and access.

X(i) **Less Than Significant Impact** –The project site is located within a predominantly suburban setting. The project is required to comply with all pertinent fire code and ordinance requirements for construction, access, water mains, fire hydrants, and fire flows. Specific fire code requirements will be addressed during the building fire plan check. Compliance with the fire code and ordinance requirements would reduce the risks to a less than significant level.

XI <u>HYDROLOGY AND WATER QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>8</sup> Department of Toxic Substances Control, Envirostor Database, web application <[www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)>, accessed October 12, 2010.

<b>XI <u>HYDROLOGY AND WATER QUALITY</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

XI(a, c, f) **Less than Significant Impact** - Section 402 of the Federal Clean Water Act requires National Pollutant Discharge Elimination System (NPDES) permits for storm water discharges from storm drain systems<sup>9</sup> to waters of the United States. The City of Rolling Hills Estates is a co-permittee in the Los Angeles County storm drain system permit or “municipal permit” (Order No. 01-182; NPDES No. CAS0041 as amended by Orders R4-2006-0074 and R4-2007-0042).

As special provision, the Los Angeles County Municipal Permit requires permittees to maintain and implement a Standard Urban Storm Water Mitigation Plan ("SUSMP"). Development and redevelopment activities that are deemed “priority” projects (based on the type and scale of the project) are further required to develop and implement project-specific SUSMPs or Urban Storm Water Mitigation Plans (USWMPs) that

<sup>9</sup> Storm drainage systems are described as Municipal Separate Storm Sewer Systems (MS4s) and include streets, gutters, conduits, natural or artificial drains, channels and water courses or other facilities that are owned, operated, maintained or controlled by an Permittee and used for purposes of collecting, storing, transporting, or disposing of storm water.

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identify the specific design features and best management practices (BMPs) that will be implemented for the project and are applicable to the project. Given the small scale of the proposed expansion, the proposed project would not be considered a “priority” project pursuant to the Countywide municipal permit. As such, a project specific USWMP is not required for the project. However, the project is still required to implement the minimum requirements of the Countywide SUSMP. As part of its normal project approval and construction oversight activities, the City of Rolling Hills Estates monitors compliance with these requirements.

The Los Angeles County Municipal Permit also requires that Storm Water Pollution Prevention Plans (SWPPPs) be prepared for all construction projects with disturbed areas of 1 acre or greater. The statewide NPDES construction permit maintained by the State Water Resources Control Board (SWRCB) 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 will be incorporated during construction. These BMPs will minimize construction-induced water pollutants by controlling erosion and sediment, establishing waste handling/disposal requirements, and providing non-storm water management procedures.

In addition to Section 402, 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 U.S. Environmental Protection Agency (EPA) requires states to establish Total Maximum Daily Load (TMDL) standards that apply to tributary sources for impaired water bodies. The storm drain system that serves the project site drains into the upper reaches of Los Angeles Harbor, which is identified as an impaired water body. TMDLs have been adopted for Los Angeles Harbor for nutrients and trash, and additional TMDLs for toxics and metals are currently in development.

The proposed project would not generate any additional water pollutants and therefore would not adversely affect the water quality in Los Angeles Harbor. The project site is currently largely developed with structures, parking lots, and other hardscape. Thus, typical non-point source urban stormwater pollutants are currently generated onsite, such as trash, oils/vehicle fluids, metals, and nutrients. While these pollutants would continue to be generated on the site after project implementation, the project would not increase the amount of impermeable surface on the site and would not noticeably increase the amount of human activity onsite. Thus, the amount of pollutants collected by stormwater flowing over the site would not increase. Furthermore, the proposed project would replace a portion of the currently paved parking lot with a grasscrete-style permeable parking area. This proposed permeable parking area would reduce the amount of pollutants in stormwater generated onsite, particularly the amount of metals and oils/vehicle fluids that collect in paved parking lots. Therefore, the proposed project would not adversely impact stormwater quality or the water quality of Los Angeles Harbor.

XI(b). **Less Than Significant Impact** - The proposed project would not directly use any groundwater to serve the project site; therefore, no substantial depletion of groundwater resources is anticipated. Likewise, as previously discussed, the

proposed project would not increase the amount of impermeable surface on the project site. Thus, the proposed project would not impede percolation of stormwater into the underlying substrate.

XI(d-e) **Less Than Significant Impact** – Drainage onsite generally flows from north to south, following the site’s contours. Stormwater leaving the site flows into a drainage ditch at the rear (south) of the site. The proposed project would not alter this drainage pattern. In addition, the proposed project would not increase the volume of stormwater flowing from the project site because, as previously discussed, the proposed project would not increase the amount of impermeable surface onsite. Therefore, the proposed project would not alter the existing drainage pattern or contribute runoff water in a manner that would cause flooding or exceed the capacity of the storm drainage system. Drainage impacts are, therefore, less than significant.

XI(g-j) **No Impact** – According to the City’s General Plan there are no widespread 100-year flood problems within the City and thus no 100-year flood maps are available or required. The project would, therefore, not result in the placement of uses within a 100-year flood zone. The project site is not within the inundation area, should the nearby reservoir fail. The project site is not within an area that would be subject to seiche or tsunami.

<b>XII AGRICULTURE RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>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. Would the project:</i>				
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 non-agricultural 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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

XII(a). **No Impact** – The project site is located in a developed area in the City of Rolling Hills Estates, which is an urbanized area of Los Angeles County. The proposed project site is not currently used for productive agricultural purposes. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

XII(b). **No Impact** – No agricultural resources are identified in the City’s General Plan and no agricultural resources are present on the project site. The site is not identified in the City’s General Plan as subject to a Williamson Act contract and the site is not zoned for agricultural use. Given that (1) no change in use is proposed onsite; (2)

the site is not currently used for productive agricultural purposes, and (3) the project would not conflict with a Williamson Act contract, impacts are less than significant.

XII(c). **No Impact** – The project site is not currently used for agricultural purposes. Additionally, the proposed church facility expansion would not, in any way, hinder the operations of any existing agricultural practices since no agricultural practices exist onsite or in the directly adjacent surrounding areas.

<b>XIII MINERAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<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"/>

**Explanation of Checklist Judgments:**

XIII(a). **No Impact** – The proposed project is not located on any known bank of minerals. The site is outside of any of the Mineral Resource Zone boundaries identified by the City on Exhibit 5-4 of the Conservation Element of the General Plan. Therefore, the proposed project would have no impact on the availability of a known mineral resource that would be of value.

XIII(b). **No Impact** – The proposed project is not anticipated to result in the loss of availability of any mineral resource that would be of future value.

<b>XIV POPULATION AND HOUSING</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Induce substantial 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

XIV(a). **No Impact** – No new residential units are proposed as part of this project. The 16,232-square-foot expansion of the church facility would be for support facilities (administration and Sunday school uses) and would not lead to an increase in

church members. The proposed expansion would not induce population growth and would cause no related impacts.

XVI(b-c). **No Impact** –The site is not used for residential uses, and thus no displacement of housing or persons would result.

<b>XV PUBLIC SERVICES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Judgments:**

XV(a). **Less Than Significant Impact** - The City of Rolling Hills Estates contracts with the Los Angeles County Consolidated Fire Protection District, which provides fire protection services to a number of incorporated cities and all unincorporated areas in Los Angeles County. The response station within a 4 mile vicinity of the project is the Los Angeles Fire Station #106, located at 413 Indian Peak Road. This station maintains a 3-man engine, 2-man paramedic unit, and a 4-man truck. The City Rolling Hills Estates is in close proximity to both the City of Rolling Hills', City of Palos Verdes Estates', and City of Lomita's fire stations, which are available to provide additional resources in a major event. The Fire Department seeks to maintain a 5-minute response time. The Department has review and approval authority over building plans in subsequent phases of planning and design to ensure that Fire Department regulations and requirements are adhered to. The impacts upon fire protection services are, therefore, anticipated to be less than significant.

XV(b). **Less Than Significant Impact** - The City of Rolling Hills Estates contracts with the Los Angeles County Sheriff's Department for police protection and law enforcement services. The main Sheriff's station serving the City is located at 26123 Narbonne Avenue, Lomita, California. This station is located approximately 1.4 miles to the north of the site and employs 83 sworn officers at the station. The emergency response times average five minutes or less. The Sheriff's Department's service standards are a 6-minute emergency response time, a 20-minute immediate response call response time, and a 1-hour report call response time. The impacts upon police protection services are expected to be less than significant, as the small scale of the project is anticipated to result in a negligible increase in demand for policing services.

XV(c). **No Impact** – The project would not induce growth and would not generate additional students that would attend the schools in the area.

XV(d). **No Impact** –The proposed project is a 16,232-square foot expansion of an existing religious facility and would not noticeably increase the demand for public services.

<b>XVI UTILITIES AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Judgments:**

XVI(a). **Less Than Significant Impact** – The proposed church facility expansion would a nominal, if any, increase in restrooms use. Existing wastewater facilities are designed to accommodate the level of growth anticipated in local General Plans. The proposed project is consistent with the existing zoning and land use designations for the project site. See also response XVI(b, d, e), below.

XVI(b, d, e) **Less Than Significant Impact** – The project site is served by the California Water Service Company (CWSC), which purchases water from the Metropolitan Water District (MWD). MWD's water sources are the State Water Project and the Colorado River. CWSC water is stored locally in the Palos Verdes Reservoir, which has a capacity of approximately 361,097,200 gallons. The average water consumption in the City is approximately 1.2 million gallons per day (mgd). The proposed project would not result in a need for new or substantial alterations to local or regional water treatment or distribution facilities, due to the limited amount of additional water required to serve the project.

Wastewater generated by the project would be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 385 mgd and currently processes and average flow of 280.5 mgd. The project is not anticipated to result in a need for new or substantial alternations to the existing sewer system due to the limited amount of additional sewage that would generated by the project. Impacts are, thus, anticipated to be less than significant.

XVI(c). **Less Than Significant Impact** – Existing storm drain facilities are anticipated to be adequate to accommodate project flows as discussed more fully under the Hydrology and Water Quality section of this Initial Study.

XVI(f). **Less Than Significant Impact** – Refuse disposal and recycling services to the City and the project site are provided by a private entity, Waste Management, which contracts with the Sanitation Districts of Los Angeles County (SDLAC or Districts) for disposal of refuse. The SDLAC maintains multiple refuse disposal facilities, including three landfills, five gas-to-energy/refuse-to-energy facilities, two material recover facilities, and various recycling facilities and transfer stations. Refuse collected in Rolling Hills Estates is currently disposed of at the Puente Hills Landfill. According to the Sanitation District, “the Puente Hills Landfill has the capacity to provide environmentally sound disposal for the residents and businesses of Los Angeles County until the year 2013.” The landfill receives 12,000 tons of solid water per day. During construction a temporary increase in construction refuse may occur; however, it is not expected that this temporary increase will significantly increase the strain on the current system. The project would not result in a need for new or substantial alterations to the solid waste disposal system. Impacts to solid waste disposal are less than significant.

XVI(g). **Less Than Significant Impact** – The project proponent is required to comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal.

<b>XVII MANDATORY FINDINGS OF SIGNIFICANCE</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Does the project:</i>					
a)	Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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### Explanation of Checklist Judgments:

- XVII(a). **No Impact** – The proposed project is not anticipated to substantially affect fish or wildlife populations or to reduce the number or range of rare or endangered species. In addition, no locally, state or federally designated examples of major periods in California history or prehistory have been identified on the site. Mitigation measures have been included to address any such examples, should they be discovered during project grading.
- XVII(b). **Less Than Significant Impact** – The proposed project would not result in impacts that are cumulatively considerable. The project has the potential to contribute to cumulative air quality, hydrology, water quality, noise, public services, traffic, and utility impacts. However, none of these cumulative impacts are significant, except for cumulative air quality conditions (i.e., the South Coast Air Basin is a non-attainment basin), and the proposed project would not cause any cumulative impacts to become significant. Section V(a-c) of this document specifically analyzes the project's contribution to cumulative air quality conditions. As identified in this section, the project's contribution to both regional and local air quality conditions is not considerable. Therefore, the proposed project would not result in a mandatory finding of significance due to cumulative impact considerations.
- XVII(c). **Less Than Significant Impact** – – No evidence of a potential for the project to adversely affect human beings has been identified. Hazards associated with the project are anticipated to be similar to any other residential development project, and are less than significant.

20 December 2010

Niki Cutler, Principal Planner  
City of Rolling Hills Estates  
4045 Palos Verdes Dr. N.  
Rolling Hills Estates, CA 90274

**SUBJECT Comments in Response to the Notice of Intent to Adopt a Mitigated Negative Declaration for the Revised Rolling Hills Covenant Church Project (PA-15-10)**

Dear <sup>NIKI</sup>Ms. ~~Cutler~~:

The City of Rancho Palos Verdes appreciates the opportunity to comment upon the Mitigated Negative Declaration (MND) for the above-mentioned project. As you may recall, the City commented several times on the Environmental Impact Report (EIR) for the previous expansion proposal for Rolling Hills Covenant Church (RHCC) between February 2002 and May 2004. The City respectfully offers of following comments on the revised proposal:

- 1) The Initial Study notes that Transportation/Traffic impacts for this revised proposal are expected to be less than significant. A "formal" traffic impact analysis is not warranted on the basis that the project results in an increase of less than fifty (50) peak-hour trips (i.e., forty-three (43) peak-hour trips attributable to the 3,848-square-foot expansion of Sunday school classrooms). The project description notes that the existing Administration building will be remodeled into "a new entry and Welcome Center." From the description in the Initial Study, the size and nature of the use and operation of the "Welcome Center" is not clear to us and, when combined with the expansion of Sunday school classrooms, we are concerned that the project may result in sufficient additional peak-hour trips to (at least) warrant a "formal" traffic impact analysis.
- 2) The previous proposals for the expansion of RHCC facilities involved substantial site grading, with exported soil to be transported to the abutting Green Hills Memorial Park (Green Hills) in the City of Rancho Palos Verdes. At the time that these previous proposals were under consideration, this was a concern to the City of Rancho Palos Verdes because Green Hills did not have permission to accept imported fill. The Initial Study for the current proposal notes that "limited

**Niki Cutler**  
**20 December 2010**  
**Page 2**

grading operations" are proposed, but does not quantify the amount of grading or indicate whether or not grading will be balanced on site. Please be aware that, in 2007, the City approved a 50-year master plan update for Green Hills that allows for the importation of nearly 98,000 cubic yards of fill over the life of the master plan. If the exportation of soil from the project site to Green Hills is proposed or anticipated as a part of this current proposal, its impacts should be assessed in the Initial Study. In addition, the approval of the project should be conditioned to require RHCC to obtain the City of Rancho Palos Verdes' approval for the importation of fill, consistent with Green Hills' current master plan (if applicable).

Again, thank you for the opportunity to provide comments on this important project. If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at [kitf@rpv.com](mailto:kitf@rpv.com).

Sincerely,



**Kit Fox, AICP**  
Associate Planner

cc: Mayor Long and City Council  
Carolyn Lehr, City Manager  
Joel Rojas, Community Development Director



## PLANNING COMMISSION AGENDA

TUESDAY, January 18, 2011, 7:30 pm

Regular Meeting

Reports and documents relating to each agenda item are on file available for public inspection on our website.

1. CALL MEETING TO ORDER.
2. SALUTE TO THE FLAG.
3. ROLL CALL.
4. APPROVAL OF MINUTES. ([December 6, 2010](#))
5. AUDIENCE ITEMS.
6. PLANNING COMMISSION REORGANIZATION and PRESENTATION TO DAN O'DAY.
7. CONSENT CALENDAR.  
None
8. BUSINESS ITEMS.  
None
9. PUBLIC HEARINGS.
  - A. PLANNING APPLICATION NO. 15-06; APPLICANT: Mr. Craig Knickerbocker; LOCATION: N/E of intersection of Tanglewood Lane and Rolling Hills Road; A request for a Tentative Parcel Map (TPM 061156), Grading Application and Neighborhood Compatibility Determinations for the subdivision of three lots and construction of two single-family residences in the RA-20 (Horse Overlay) Zone. (KT)
    - [Staff Report with Attachments 1-4](#)
    - [Attachments 5-9](#)
    - [NOI MND Part 1 of 3](#)
    - [NOI MND Part 2 of 3](#)
    - [NOI MND Part 3 of 3](#)
  - B. PLANNING APPLICATION NO. 15-10; APPLICANT: Rolling Hills Covenant Church; LOCATION: 2222 Palos Verdes Drive North; To review a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA) for a Neighborhood Compatibility Determination, Grading Application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of the Rolling Hills Covenant Church. (NC)
    - [Staff Report with Attachments 2 and 3](#)
    - [NOI MND Part 1 of 2 \(Attachment 1\)](#)
    - [NOI MND Part 2 of 2 \(Attachment 1\)](#)
10. COMMISSION ITEMS.
11. DIRECTOR'S ITEMS.
  - A. Appointments to Traffic & Safety Committee, Equestrian Committee, and Environmental

Advisory Committee.

12. MATTERS OF INFORMATION.

A. Park and Activities Minutes (December 7, 2010).

B. City Council Actions (January 11, 2011).

13. ADJOURNMENT.



# Staff Report

City of Rolling Hills Estates

AGENDA

JAN 18 2010

ITEM NO. 9-B

DATE: JANUARY 18, 2011

TO: PLANNING COMMISSION

FROM: NIKI CUTLER, AICP, PRINCIPAL PLANNER  
DAVID WAHBA, PLANNING DIRECTOR

SUBJECT: PLANNING APPLICATION NO. 15-10  
APPLICANT: CRAIG KNICKERBOCKER;  
LOCATION: 2222 PALOS VERDES DRIVE NORTH

## OVERVIEW

The subject request is for approval of a Neighborhood Compatibility Determination, grading application, and a Code Amendment to permit the parking of vehicles on a landscaped (i.e., turf block) surface for a 16,232 square foot expansion to the South Campus of Rolling Hills Covenant Church. Areas to be expanded consist of a choir room, reception areas, conference rooms, offices, kitchen, bathrooms, Sunday school rooms, storage areas, and circulation areas on both the main and lower levels. In addition, a 1,068 square foot deck expansion is proposed. No addition to sanctuary seating is proposed.

## BACKGROUND

Application Filed: 6/24/10  
Public Notices  
Mailed: 12/6/10  
Posted: 12/9/10  
Published: 12/9/10

Approval of a Neighborhood Compatibility Determination is required under Section 17.20.050(D) to review the natural amenities, neighborhood character, style, privacy, and landscaping of the proposal.

Approval of a Grading Application is required under Section 15.04.040 of the Municipal Code for any importation onto or exportation from any site in the City which exceeds 20 cubic yards of earth or any vertical change in the grade of any site which is 3' or more.

Approval of a Zoning Code Amendment is requested to permit the parking of vehicles on a landscaped (i.e., grass paved) surface.

Approval of a Mitigated Negative Declaration is required under the California Environmental Quality Act (CEQA), finding that the project, with appropriate mitigation measures as stated in the Initial Study, will not have a significant impact on the environment.

The project site is approximately 7.25 acres in size and used as the south campus of Rolling Hills Covenant Church. The project site is located at 2222 Palos Verdes Drive North, on the south side of Palos Verdes Drive North easterly of the intersection of Palos Verdes Drive North and Palos Verdes Drive East. The zoning and General Plan designations of the project site are Institutional (I) for the church property and Open Space Recreation (OS-R) for leased area used for parking on the adjacent Metropolitan Water District (MWD) property. As discussed further below, the project site is subject to the Cultural Resources and scenic corridor overlays in the General Plan.

The site is generally surrounded by the Green Hills Memorial Park in Rancho Palos Verdes and condominiums in the City of Lomita to the east, the Palos Verdes Reservoir (zoned OS-R) and Spinning Wheel/Larga Vista residential communities (zoned RA-20,000) to the south, the Hitching Post/Harbor Sight residential communities (zoned RA-20,000) to the west, and the north campus of Rolling Hills Covenant Church (zoned I) and Montecillo residential community (zoned RA-20,000) to the north.

The following is a list of past discretionary permits for the subject property that are relevant to the subject request:

- A Conditional Use Permit (CUP-102-77), approved by City Council on May 9, 1978, authorized the development of a 1200 seat capacity sanctuary on the South Campus.
- A Zone Change (ZC-100-86), approved by the City Council, rezoned the approximately 2.24 acres of land leased by Rolling Hills Covenant Church from the MWD from Residential (RA-20,000) to RA-20 (Institutional Overlay).
- A Conditional Use Permit (CUP-100-86), adopted by the Planning Commission on March 3, 1986, permitted use of the approximately 2.24 acres of land leased by Rolling Hills Covenant Church from MWD for parking.
- Ordinance No. 530, adopted by the City Council on May 14, 1991, established an Institutional Zoning District within the Zoning Code and amended the Zoning Map to change the zoning district classification for RHCC to "I" District Zoning.
- A Conditional Use Permit (CUP-101-93), adopted by the Planning Commission on April 19, 1993, permitted a preschool within the Institutional Zoning District.
- A Resolution for a Planning Application (PA-29-01), adopted by the City Council on August, 3, 2004, denying (1) two General Plan amendments to change the land use designation for certain property within a General Plan land use designation of "Low Density Residential" and "Open Space" to "Institutional"; (2) two related Zone Changes for same property to allow a) property located in the Residential (RA-20,000) zoning district (on the north side of Palos Verdes Drive North, east of Palos Verdes Drive East and adjacent to the property at 2221 Palos Verdes Drive North), to be rezoned Institutional and b) property located within the "Open Space Recreation" (OS-R) zoning district (located on the south side of Palos Verdes Drive North east of Palos Verdes Drive East and adjacent to the west of property at 2222 Palos Verdes Drive North), to be rezoned to "Institutional"; (3) a Conditional Use Permit to allow for the construction of a new 1,650 seat sanctuary and to convert the existing sanctuary to a multi-purpose facility and for additional related site improvements, including but not limited to, development of a "serenity garden," alterations of surface parking, driveway entrance and exits, landscaping and right-of-way improvements; (4) a Neighborhood Compatibility Determination for the proposed building improvements; (5) a

Grading Permit to export approximately 34,400 cubic yards of earth from the site; and (6) a Special Use Permit to allow additional exterior lighting for the project.

It can be noted that the current project is modest when considered in light of the previous application PA-29-01. Unlike the previous project, the current project does not impact level of service at any intersections, involve sanctuary expansion, propose mass site grading, propose more massive buildings than existing site buildings, or propose compact parking stalls. Thus, significant items that were the basis of denial of the previous application have been eliminated in the current proposal.

Three public comment letters received for the project are included in the Response to Comments document as discussed further below. No other public comments have been received prior to this public hearing.

**DISCUSSION**

**Project Overview**

Currently, 63,554 square feet of buildings exist on the project site housing a church sanctuary, administrative uses, bible study rooms, and a preschool with a maximum student enrollment of 60 students pursuant to CUP-101-93. The proposed project consists of construction of a new two-story Administration Building, remodeling of the existing administration building to create a new entry and Welcome Center, a new two-story maintenance shed, parking lot reconfiguration, a choir room expansion and landscape/hardscape improvements.

Project plans, attached separately to this report, indicate that the proposed new Administration building is 14,890 square feet in size and approximately “L” shaped. (It can be noted that the Initial Study indicates that the new building is 15,286 square feet which mistakenly included the 396 square foot choir room addition). The building is proposed to be located to the rear of the existing buildings in the southeasterly portion of the project site. A reconfigured and expanded exterior children’s play area is also proposed adjacent to the new building.

New proposed Administration Building area consists of the following:

<b>Summary of Proposed New Building Area</b>	
<b>Use</b>	<b>Square Footage</b>
<b>New Administration Building</b>	
Recreation Area and Lobby	973
Conference Rooms	1,140
Offices	4,350
Kitchen	300
Restrooms/Storage	1,127
Volunteer Rooms	574
Children’s Welcome Center	945
Sunday School Rooms	3,848
Circulation	1,633
<b>Total</b>	<b>14,890</b>
<b>Other</b>	
Choir Room Addition	396
Maintenance Shed	946
<b>Total</b>	<b>1,342</b>
<b>Grand Total</b>	<b>16,232</b>

To accommodate the new Administration Building, the parking area to the rear of the project site would be reconfigured. Existing and proposed parking consists of 672 spaces, 505 of which are located on the church site and 167 of which are located on adjacent property leased from the MWD. Of the reconfigured spaces, it is proposed that 123 spaces, an increase from the 82 indicated in the Initial Study due to project plan modifications, would be turf block as discussed further below.

The existing administration building would be reconfigured to house a new Welcome Center, conference space and offices. The existing 3,375 square foot building would be reduced to 3,233 square feet with the improvements.

Additional proposed project improvements include a 946 square foot two-story maintenance shed proposed to the south of the existing sanctuary, and a 396 square foot expansion of the choir room (consisting of the enclosure of an existing courtyard space) to the north of the sanctuary. Also, a 1,068 square foot expansion of the existing fellowship deck off of the sanctuary is proposed.

It is proposed that the main project entry off of Palos Verdes Drive North would be repaved and a round-a-bout and drop-off area would be established near the new Welcome Center. In addition, proposed improvements to the easterly access drive would consist of realigning and widening the drive to accommodate three lanes and installing a right-turn pocket on Palos Verdes Drive North. It can be noted that the City Traffic Engineer has reviewed and approved these proposed improvements. To accommodate approximately of the 10 new parking spaces, the existing horse trail that runs the length of the property along its easterly edge would be realigned in the northeasterly portion of the site. Grading for the proposed realignment is discussed further in the Grading section below.

New trees and landscaping in courtyards and parking areas are also proposed. A condition of project approval will require that a final landscape plan be approved by the Park and Activities Commission.

Architecturally, the style, colors and materials proposed for the project would match those existing onsite. A materials and color board for proposed improvements will be provided at the hearing. Proposed elevations indicate that improvements to create the new Welcome Center at the location of the existing administration building include three sets of glass double doors opening into an approximately 3,000 square foot entry area. A sloped roof with asphalt shingles to match existing roof materials and wood rafter tails are also proposed. The Welcome Center height would be approximately 16' inclusive of the new sloped roof.

The new Administration Building is proposed to be a maximum of 27' in height in conformance with Code requirements. The building is proposed to be similar in style to the existing project architecture with the inclusion of some stone veneer walls, metal railings, aluminum windows and asphalt shingle roof tiles. In addition, flat rooftop skylight panels are proposed.

The new two-story maintenance shed will be approximately 22' in height as measured from the existing lower level along the westerly elevation and would have a sloped roof. Access to the storage shed would be provided via a staircase from the lower level and through a proposed roll-up garage door on the west elevation. Also, a new roll-up garage door is proposed on the west elevation of the sanctuary building.

It can be noted that proposed improvements to the church campus include expansions to administrative, choir room, storage/maintenance, and Sunday school rooms. These expansions, although increasing the building area for the site, are not expected to generate additional parking demand. Uses that would increase parking demand (i.e., expansion of

sanctuary seating area) are not proposed as part of this project. Thus, no additional parking demand is expected with project improvements as proposed.

In terms of traffic demand, the only component of the project that would generate new vehicle trips is the proposed expansion of the Sunday School Classroom use. As detailed in the Transportation and Traffic section of the Initial Study, it is estimated that this expansion would generate 43 new trips during the peak hour of Sunday School. This is less than the 50 trips that would warrant a formal traffic impact analysis pursuant to the City's Congestion Management Plan standards and are not expected to impact Level of Service at any adjacent intersections.

### General Plan Applicability

The purpose of the General Plan is to provide a comprehensive, long-range plan designed to serve as a guide for the physical development of the City. The General Plan consists of an integrated and internally consistent set of goals, policies, and implementation measures. The Municipal Code is a tool to implement the General Plan's goals, policies, and implementation measures. The City's present General Plan was adopted on August 18, 1992 (Housing Element – June 23, 2009) in accordance with Title 7, Chapter 3, Article 5 of the Government Code.

Two existing General Plan designations are applicable to the project area. The church is located in the "I" (Institutional) General Plan designation and the leased parking area on the MWD property is located in the "OS-R" (Open Space/Recreation) General Plan designation. The Institutional designation provides for the development of schools, churches and other public institutional uses with a maximum floor area ratio (FAR) of .75 to 1.0. Given that the site area is 315,810 square feet, building area of 236,857 square feet would be permitted. With proposed improvements, 79,838 square feet of building area is proposed in compliance with the FAR requirement.

The OS-R designation provides for open space uses in the City. The Palos Verdes Reservoir is located on the MWD property which the church uses for overflow parking as approved by Conditional Use Permit No. 100-86 in 1986.

The project site area is located in Planning Area 1 of the General Plan and subject to the Cultural Resources Overlay and Scenic Corridor designations as discussed further below.

- Cultural Resources Overlay – This designation applies to those areas that have been designated as having a high sensitivity for cultural resources and where future development may affect these resources. The Conservation Element of the General Plan details appropriate actions that must be followed when property is included within this designation. The entire church site has previously been graded for the construction of existing facilities. Furthermore, the site requires minimal grading for the project with no subterranean structures of facilities proposed. Nonetheless, Mitigation Measure CULT-1 requires that an archaeological monitor be present onsite during grading, trenching, and excavation activities and provides for a protocol if archaeological resources are uncovered during construction.
- Scenic Corridor Overlay - The City's General Plan notes that Palos Verdes Drive North is a scenic corridor in on Exhibit 5-2 in the Conservation Element of the General Plan. The Conservation Element of the General Plan (pages 5-19 and 5-20) indicates standards that must be adhered to for future development along scenic corridors. Generally, these standards strive to ensure that street views will not be diminished by future development. Standards are established for grading such that the visibility of cut hillsides will be minimized from scenic corridors, and for exterior lighting to ensure that lighting will be minimal and directed away from the scenic route. Review of landscaping to ensure that views of corridors are not blocked, and the undergrounding of utility lines are also discussed.

Adversely impacting land uses, and interfering signs are not permitted. Structures must be harmonious with surrounding uses and not block or impair the view of any scenic corridor.

Proposed improvements to create the Welcome Center at the location of the existing administration building would be closest to Palos Verdes Drive North. The Welcome Center modification is modest in height at only approximately 16', would substantially match existing buildings, and would be set back approximately 157' from the northerly property line abutting Palos Verdes Drive North. Thus, staff does not believe that the scenic quality of Palos Verdes Drive North would be impacted by the proposed project.

#### *Code Amendment Related Policy Related to Landscape Requirement*

Currently, Section 17.40.040(H) of the Municipal Code provides, in part, that all parking spaces in the City shall be "surfaced with a minimum of five inches of imported base materials and a double application of asphalt and gravel to the city engineer's approval, so as to be graded and drained so as to dispose of all surface water accumulated within the area...". The project proposes 123 turf block parking spaces which would provide for a permeable surface through which surface water may percolate into the underlying soil. Turf block parking spaces have increased in popularity in recent years given their many "green" advantages such as minimizing surface runoff and reducing heat generated by parking areas. Turf block surfaces have been presented and positively received by the City's Environmental Advisory Committee as well. Staff recommends that a Code Amendment to permit parking spaces to be constructed of a landscaped surface, subject to approval of the City Engineer, be approved to permit the turf block parking spaces proposed in this project and to allow for future use of landscaped parking surfaces Citywide.

A second consideration from a policy perspective is whether or not, and how much, landscaped parking area can be counted toward required landscaping for a project. The applicant proposes that approximately 27% of the required 30% landscaping required for the site would consist of landscaped parking area. Staff believes that landscaped parking area is a step toward creating more sustainable projects. Staff further believes, however, that a project's entire landscape requirement should not be able to be met through landscaped parking spaces. Staff proposes, therefore, that a maximum of 30% of a project's landscape requirement would be permitted to be satisfied by landscaped parking spaces. It can be noted that, if the Planning Commission does not agree with this policy, the project would either need to be redesigned to provide 30% of the project site in landscaping or request a Variance to permit less landscaping than required by Code.

#### *Neighborhood Compatibility*

Section 17.20.050(K) of the Municipal Code requires neighborhood compatibility analysis for any construction proposal in the I Zone involving a site adjacent to a residentially zoned property. The primary purpose of this provision is to ensure that proposals will not create privacy issues, obstruct views, create obtrusive light sources, or establish an unaesthetic architectural appearance when considered from the residential property.

The closest project site building is approximately 220 feet away from the edge of the residentially zoned condominium property in the City of Lomita which abuts Palos Verdes Drive North. In addition, the condominium building is approximately another 100 feet from this property line edge and at a lower grade than the church property. Further, view of the church property is partially obstructed by buildings on the interceding Green Hills Memorial Park property. Due to these circumstances, staff does not believe that the proposed improvements (the bulk of which are occurring in the construction of the new Administration Building to the rear of the project site further yet from the residential uses) would have any impact on the residential

uses. No new windows are proposed overlooking the residential property, no views would be obstructed, and no new light sources would be introduced that would adversely affect the residential property. Although project plans indicate that building improvements and the new Administration Building will match existing property buildings, Mitigation Measure AES-1 requires that Planning staff review the materials and colors of the proposed structures to ensure compatibility with the existing structures and compliance with the objectives of the Neighborhood Compatibility Ordinance. Therefore, staff believes that the objectives of neighborhood compatibility as they relate to construction on an Institutionally-zoned property where it is adjacent to a residentially-zoned property are met in the subject proposal.

### *Grading*

Grading would primarily occur in the area of the new Administration Building for building footings and in the area of the proposed easterly driveway improvements. Approximately 250 cubic yards of fill would be imported to the site with approximately 150 cubic yards of cut from footing excavations also used as onsite fill material. The fill would be used to create an approximately 10 foot-high and 130 foot-long slope to accommodate the improvements for the easterly driveway and proposed trail realignment. The slope would be located parallel to the easterly driveway on the easterly side. A maximum 5 foot-high retaining wall would be located at the bottom of the slope along the easterly driveway to support the fill material. The project Grading Application is attached herein as Attachment 3, and a Grading Plan is attached separately to this report. A condition of project approval will require that the final trail realignment be reviewed and approved by the City Manager or his designee.

### Initial Study and Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA)

The proposed development has been defined as a project under CEQA which requires completion of an Initial Study to determine if the project will have significant impacts to the environment. Staff contracted with Willdan to perform the Initial Study. A copy of the initial Study is included herein as Attachment 1 for ease of reference. Staff reviewed the Initial Study and determined that, with proper mitigation as specified in the Initial Study, the proposed project will not have a significant impact on the environment. Therefore, staff prepared a MND for Planning Commission consideration.

As required by CEQA, a public comment period for the Mitigated Negative Declaration commenced on December 7, 2010 and ended on January 7, 2011. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted at the project site and provided to all affected properties within a 500' radius of the project, adjacent cities and other government agencies. The notice provides a brief description of the project, the Planning Commission Public Hearing date/time/location, and how to obtain detailed information about the project including the Initial Study. The notice was filed with the Los Angeles County Clerk on December 7, 2010. A copy of the Initial Study was provided to the Peninsula Center Library and the project plans, Initial Study/Mitigated Negative Declaration have been made available at the public counter and on the City's website. Banners indicating the time and location of this public hearing were posted at three City intersections.

Staff received three comment letters regarding the project during the public comment period and prepared the Response to Comments included herein as Attachment 2. MWD's comment letter indicates a concern that day-to-day activities on the MWD property not be interrupted by grading and construction activities by conducted on the church site. Thus, staff recommends a condition of project approval requiring coordination with MWD prior to and grading or construction on the project site.

## RECOMMENDATION

Given that this project requests a Code Amendment, it must be reviewed by the City Council. Thus, the Planning Commission decision serves as an advisory recommendation to the City Council regarding the project. Therefore, staff recommends that the Planning Commission:

1. Open the Public Hearing;
2. Take Public Testimony;
3. Discuss the issues; and
4. Direct staff to prepare a Resolution recommending to the City Council approval of Planning Application No. 15-10 subject to the conditions of approval identified in this report, adoption of the associated Mitigated Negative Declaration, and approval of an Ordinance permitting the parking of vehicles on a landscaped surface for the next Planning Commission meeting of January 31, 2011.

## Exhibits

### Attached

1. Initial Study
2. Response to Comments
3. Grading Application

### Separate

1. Project Plans
2. Grading Plan

P niki Pa15-10 pm

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ATTACHMENT 1

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ATTACHMENT 2

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# ROLLING HILLS COVENANT CHURCH SOUTH CAMPUS IMPROVEMENT PROJECT INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION COMMENTS AND RESPONSES

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## PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT COMMENTED ON THE PROPOSED MITIGATED NEGATIVE DECLARATION

The public review period for the Initial Study and Proposed Mitigated Negative Declaration for the Rolling Hills Covenant Church South Campus Improvement Project commenced on December 7, 2010 and ended on January 7, 2011. Table 1 lists the persons, organizations, and public agencies that provided comments to the City of Rolling Hills Estates on the Proposed Mitigated Negative Declaration.

<b>Table 1</b> Commenters on the Draft EIR		
<b>Agency, Organization, and/or Person</b>	<b>Date Received</b>	<b>Date of Letter</b>
City of Rancho Palos Verdes Fox, Kit	12/20/2010	12/20/2010
County Sanitation Districts of Los Angeles County Raza, Adriana	12/30/2010	12/29/2010
Metropolitan Water District of Southern California Shamma, John	1/06/2011	1/06/2011

## COMMENTS AND RESPONSES

The comment letters received on the Proposed Mitigated Negative Declaration are presented below along with the Lead Agency's responses to the environmental points that were raised. Each point raised in these comment letters was assigned a number (e.g., XY-1). The Lead Agency's response to each enumerated comment is provided after the respective comment letter. The comment letters and corresponding responses appear in the same order as they are listed in Table 1.

LETTER FROM: CITY OF RANCHO PALOS VERDES, KIT FOX, AICP, ASSOCIATE PLANNER



20 December 2010

Niki Cutler, Principal Planner  
 City of Rolling Hills Estates  
 4045 Palos Verdes Dr. N.  
 Rolling Hills Estates, CA 90274

**SUBJECT** Comments in Response to the Notice of Intent to Adopt a Mitigated Negative Declaration for the Revised Rolling Hills Covenant Church Project (PA-15-10)

Dear <sup>Niki</sup>Ms. ~~Cutler~~:

The City of Rancho Palos Verdes appreciates the opportunity to comment upon the Mitigated Negative Declaration (MND) for the above-mentioned project. As you may recall, the City commented several times on the Environmental Impact Report (EIR) for the previous expansion proposal for Rolling Hills Covenant Church (RHCC) between February 2002 and May 2004. The City respectfully offers of following comments on the revised proposal:

- 1) The Initial Study notes that Transportation/Traffic impacts for this revised proposal are expected to be less than significant. A "formal" traffic impact analysis is not warranted on the basis that the project results in an increase of less than fifty (50) peak-hour trips (i.e., forty-three (43) peak-hour trips attributable to the 3,848-square-foot expansion of Sunday school classrooms). The project description notes that the existing Administration building will be remodeled into "a new entry and Welcome Center." From the description in the Initial Study, the size and nature of the use and operation of the "Welcome Center" is not clear to us and, when combined with the expansion of Sunday school classrooms, we are concerned that the project may result in sufficient additional peak-hour trips to (at least) warrant a "formal" traffic impact analysis.
- 2) The previous proposals for the expansion of RHCC facilities involved substantial site grading, with exported soil to be transported to the abutting Green Hills Memorial Park (Green Hills) in the City of Rancho Palos Verdes. At the time that these previous proposals were under consideration, this was a concern to the City of Rancho Palos Verdes because Green Hills did not have permission to accept imported fill. The Initial Study for the current proposal notes that "limited

RPV-1

RPV-2

32940 Hawthorne Blvd / Rancho Palos Verdes, CA 90275-5391  
 PLANNING/CODE ENFORCEMENT (310) 544-5228 / BUILDING (310) 265-7800 / DEPT. TAX (310) 544-5200 / E-MAIL PLANNING@RPV.COM

**Niki Cutler**  
**20 December 2010**  
**Page 2**

grading operations" are proposed, but does not quantify the amount of grading or indicate whether or not grading will be balanced on site. Please be aware that, in 2007, the City approved a 50-year master plan update for Green Hills that allows for the importation of nearly 98,000 cubic yards of fill over the life of the master plan. If the exportation of soil from the project site to Green Hills is proposed or anticipated as a part of this current proposal, its impacts should be assessed in the Initial Study. In addition, the approval of the project should be conditioned to require RHCC to obtain the City of Rancho Palos Verdes' approval for the importation of fill, consistent with Green Hills' current master plan (if applicable).

R/PV-2  
(cont.)

Again, thank you for the opportunity to provide comments on this important project. If you have any questions or need additional information, please feel free to contact me at (310) 544-5228 or via e-mail at [kitf@rpv.com](mailto:kitf@rpv.com).

Sincerely,



**Kit Fox, AICP**  
Associate Planner

cc: Mayor Long and City Council  
Carolyn Lehr, City Manager  
Joel Rojas, Community Development Director

M:\Border Issues\Rolling Hills Covenant Church Expansion\20101220\_MNDComments.doc

## RESPONSES

**RPV-1:** The discussion on page 3 of the Initial Study titled *Proposed Remodel of the Existing Administration Building* provides a description of the specific type of spaces/uses proposed for the Welcome Center area. None of the proposed increased in building space, other than the Sunday School Rooms, would generate additional trips, because such increases in square footage would not increase the Church's overall activity. Rather, the proposed increases in building space are intended to better accommodate the Church's existing uses without expanding or increasing such uses. Thus, such expansion of building space would not result in additional trips.

**RPV-2:** No export of soil is known or expected to be required for the proposed project.

LETTER FROM: COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY, ADRIANA RAZA,  
CUSTOMER SERVICE SPECIALIST



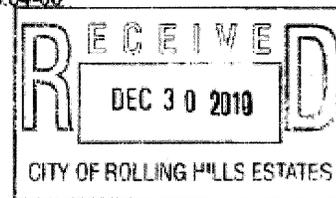
1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
www.lacsd.org

COUNTY SANITATION DISTRICTS  
OF LOS ANGELES COUNTY

STEPHEN R. MAGUIN  
Chief Engineer and General Manager

December 29, 2010

File No: 05-00.04-00



Ms. Niki Cutler, AICP, Principal Planner  
Planning Department  
City of Rolling Hills Estates  
4045 Palos Verdes Drive North  
Rolling Hills Estates, CA 90274

Dear Ms. Cutler:

**Rolling Hills Covenant Church**

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Prepare a Negative Declaration for the subject project on December 9, 2010. The proposed development is located within the jurisdictional boundaries of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall J Unit 1C Trunk Sewer, located in Delasonde Drive at Pontevedra Drive. This 18-inch diameter trunk sewer has a design capacity of 4.2 million gallons per day (mgd) and conveyed a peak flow of 0.6 mgd when last measured in 2010. SD-1
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 279.0 mgd. SD-2
3. The expected increase in average wastewater flow from the project site is 3,081 gallons per day. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. SD-3
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on SD-4

Doc #: 1775603.1



Ms. Niki Cutler

-2-

December 29, 2010

page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

SD-4  
(cont.)

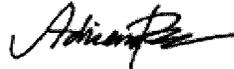
- 5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

SD-5

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

Doc #: 1775603.1

## RESPONSES

**SD-1:** The commenter provides information regarding the wastewater system that serves the project site. The information is noted. No response is required.

**SD-2:** The commenter identifies that project-generated wastewater would be treated at the Joint Water Pollution Control Plant in Carson, CA, and identifies the capacity of that facility. The information is noted. No response is required.

**SD-3:** The commenter identifies that the project is anticipated to generate 3,081 gallons per day of wastewater. The City of Rolling Hills Estates anticipates that the actual increase in wastewater generated at the Rolling Hills Covenant Church South Campus would be nominal, since the only proposed increase in usage would be limited to the expanded Sunday School program. The Campus' ultimate wastewater generation would be within the collection and treatment capacity of the Sanitation District's facilities.

**SD-4:** The comments/information is noted. No response is required.

**SD-5:** The comments/information is noted. No response is required.

**LETTER FROM: METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, JOHN SHAMMA, MANAGER, ENVIRONMENTAL PLANNING TEAM**



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Office of the General Manager

January 6, 2011

**Via E-Mail and Federal Express**

Ms. Niki Cutler, AICP  
Principal Planner  
City of Rolling Hills Estates,  
4045 Palos Verdes Drive North,  
Rolling Hills Estates, CA 90274

Dear Ms. Cutler:

Notice of Intent to Adopt a Mitigated Negative Declaration  
for the Rolling Hills Covenant Church South Campus Improvement Project

The Metropolitan Water District of Southern California (Metropolitan) has received the Notice of Intent to adopt the mitigated negative declaration (MND) for the Rolling Hills Covenant Church South Campus Improvement Project (proposed project). The city of Rolling Hills Estates is acting as the Lead Agency under the California Environmental Quality Act (CEQA) for this project. The proposed project consists of construction of a new 2-story, 15,286-square foot administration building; remodel of the facility's existing administration building to create a new entry and Welcome Center; construction of a new 2-story, 946-square foot maintenance shed; reconfiguration of the existing parking lot; and landscape and hardscape improvements. The proposed project would be located at 2222 Palos Verdes Drive North in the City of Rolling Hills Estates, Los Angeles County, California. The site lies along the south side of Palos Verdes Drive North approximately 2,000 feet east of the intersection of Palos Verdes Drive North and Palos Verdes Drive East. This letter contains Metropolitan's response to the Public Notice as a potentially affected public agency.

MWD-1

Metropolitan owns and operates facilities adjacent to the proposed project site. Metropolitan's Palos Verdes Reservoir is located to the west of the proposed project site immediately south of Palos Verdes Drive North. Metropolitan is concerned with the potential impacts to the reservoir and associated conveyances resulting from future excavation, construction, utilities or any redevelopment that may occur as a result of proposed project activities. Development and redevelopment associated with the proposed project must not restrict any of Metropolitan's day-to-day operations and/or access to its facilities. Metropolitan must be allowed to maintain its rights-of-way and requires unobstructed access to its facilities and properties at all times in order to repair and maintain its system. Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564. To assist in preparing plans that are compatible with Metropolitan's facilities,

MWD-2

700 N. Alameda Street, Los Angeles, California 90012 • Mailing Address: P.O. Box 54153, Los Angeles, California, 90054-0153 • Telephone: (213) 217-6000

Ms. Niki Cutler  
 Page 2  
 January 6, 2010

easements and properties, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and /or Easements of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

MWD-2  
(cont.)

Our review of the MND revealed that the site plan on page eight was not sufficiently detailed to allow a determination of any possible impact on our facilities resulting from the proposed project. In order to avoid potential conflicts with Metropolitan's facilities and rights-of-way, Metropolitan requires that detailed design plans for the proposed project be submitted prior to construction for review and written approval. Approval of the proposed project where it could impact Metropolitan's property should be contingent on Metropolitan's approval of design plans for the proposed project.

MWD-3

In addition, our review of the MND indicates a proposed change in the use of Metropolitan's property currently leased by the Rolling Hills Covenant Church (Church) on a year-to-year basis as an ancillary parking lot. This change in use would not be acceptable to Metropolitan and would constitute a violation in the terms of the lease agreement between Metropolitan and the Church.

The proposed change involves use of Metropolitan's property to satisfy the City of Rolling Hills Estates code requirements for parking spaces. The City requires a parking ratio of one space for every 33 square feet of public seating area for chapels and sanctuaries. The proposed total sanctuary area would be expanded to 20,614 square feet, necessitating the use of 120 spaces of the 167 leased spaces on Metropolitan's property to satisfy the code requirements. As a matter of policy, Metropolitan does not allow its property to be included in city code requirements for development. Metropolitan's lease document (R. L. 1882) with the Church (enclosed) only allows the use of the leased property for secondary, non-code parking. Therefore, the use of Metropolitan's leased property to satisfy the City's required parking ratio is not acceptable.

MWD-4

We appreciate the opportunity to provide input to your planning process and we look forward to receiving future environmental documentation and design plans regarding this proposed project. If you have any questions, please contact Dr. Debbie Drezner at (213) 217-5687.

MWD-5

Very truly yours,



John Shamma  
 Manager, Environmental Planning Team

DD/dd  
 (E:\Environmental Planning-Compliance\COMPLETED JOBS\December 2010\Job No. 2010121710)

Enclosures: Guidelines  
 Existing lease (R.L. 1882)

Note: Due to its length, the enclosure *Guidelines for Developments in the Area of Facilities, Fee Properties, and/or Easements of the Metropolitan Water District of Southern California* is included in the project file and available upon request.

## RESPONSES

**MWD-1:** The commenter provides opening remarks. No response is required.

**MWD-2:** The Metropolitan Water District's (MWD's) concerns are duly noted and the presence of their facilities in relation to the project site is acknowledged. As a condition of project approval, the City of Rolling Hills Estates will require that any work in the vicinity of MWD facilities must be first approved by MWD.

**MWD-3:** Comment noted. See response to comment MWD-2.

**MWD-4:** The MWD incorrectly interprets the Initial Study and states that the Church's sanctuary is proposed for expansion. No expansion of the sanctuary is proposed. For church facilities, the amount of parking required by the City's Municipal Code is based on sanctuary square footage. This is also intended to account for all ancillary uses on a church facility (e.g., bible study, Sunday school, etc.). Since no change in the sanctuary is proposed, the facility's parking requirement would not be affected by the proposed project. Additionally, the supply of onsite parking would not be decreased by the proposed project. Thus, since neither the parking requirement nor onsite parking supply would be changed by the project, no change in the Church's parking scenario would occur.

**MWD-5:** The commenter provides closing remarks. No response is required.





CITY OF ROLLING HILLS ESTATES  
PLANNING DEPARTMENT  
4045 Palos Verdes Drive North  
Rolling Hills Estates, CA 90274  
Telephone-(310) 377-1577  
Fax-(310) 377-4468  
www.RollingHillsEstates-Ca.gov

**GRADING APPLICATION**

THIS GRADING PERMIT REVIEW SHALL AUTHORIZE ONLY THE GRADING WORK REQUESTED AND SHALL NOT CONSTITUTE APPROVAL OF OTHER STRUCTURES SHOWN ON THE GRADING PLAN.

OWNER ROLLING HILLS COVENANT CHURCH DATE JANUARY 12, 2011

ENGINEER R. T. QUINN & ASSOCIATES LICENSE # RCE 24988

CONTRACTOR NOT SELECTED LICENSE # ----

LOCATION ROLLING HILLS COVENANT CHURCH (SOUTH CAMPUS)

PROJECT DESCRIPTION FOOTING EXCAVATION FROM NEW ADMINISTRATION BUILDING

CONSTRUCTION WILL BE USED FOR PROPOSED DRIVEWAY AND EQUESTRIAN TRAIL REALIGNMENT

FILL AT THE NORTHEAST CORNER OF CAMPUS.

		YES	NO
<b>EXTENT OF GRADING</b>			
A.	WILL THIS APPLICATION INVOLVE THE IMPORTATION OF ACCEPTABLE FILL MATERIAL?	<u>X</u>	<u>---</u>
1.	IF YES, HOW MANY CUBIC YARDS? <u>250±</u> CUBIC YARDS		
B.	WILL THIS APPLICATION INVOLVE THE EXPORTATION OF EARTH MATERIAL?	<u>---</u>	<u>X</u>
2.	IF YES, HOW MANY CUBIC YARDS? <u>----</u> CUBIC YARDS		
C.	WILL THE AMOUNT OF FILL EQUAL THE AMOUNT OF CUT?	<u>---</u>	<u>X</u>

EXPLANATION \_\_\_\_\_  
\_\_\_\_\_

1

Post-It® Fax Note	7671	Date	1-12-11	# of pages	4
To	<i>Niki</i>	From	<i>Jim Mitchell</i>		
Co./Dept.		Co.			
Phone #		Phone	<i>(310) 320-4125</i>		
Fax #	<i>(310) 377-4468</i>	Fax #			

YES NO

D. WILL THIS PROPOSAL CUT INTO AN EXISTING SLOPE?

\_\_\_ X

1. IF YES, WHAT IS THE MAXIMUM LENGTH AND DEPTH OF CUT SLOPE?

LENGTH \_\_\_\_\_ DEPTH \_\_\_\_\_

2. IF YES, WHAT IS THE RESULTANT RATIO? N/A

3. IF YES, WHAT IS THE TOTAL NUMBER OF CUBIC YARDS BEING REMOVED?

APPROXIMATELY 150 C.Y. OF FOOTING EXCAVATION

E. WILL THIS PROPOSAL FILL AN EXISTING SLOPE?

X \_\_\_

1. IF YES, WHAT IS THE MAXIMUM LENGTH AND DEPTH OF THE FILL SLOPE?

LENGTH 130 FT. DEPTH 10 FT.

2. IF YES, WHAT IS THE RESULTANT SLOPE RATIO? 2:1

3. IF YES, WHAT IS THE TOTAL NUMBER OF CUBIC YARDS BEING FILLED?

APPROXIMATELY 400 C.Y.

HYDROLOGY

A. WILL THIS PROPOSAL ALTER NATURAL DRAINAGE PATTERNS?

\_\_\_ X

B. WILL THIS PROPOSAL RESULT IN CONCENTRATION OF STORM WATER RUN-OFF?

\_\_\_ X

C. WILL STORM WATER BE DISCHARGED INTO AN ACCEPTABLE DRAINAGE FACILITY?

X \_\_\_

D. WILL THIS PROPOSAL RESULT IN FLOW PATTERNS WHICH CAUSE WATER TO BE DIRECTED ONTO ADJACENT PROPERTIES?

\_\_\_ X

1. IF YES, HAS THE WRITTEN APPROVAL OF THESE PROPERTY OWNERS BEEN OBTAINED?

\_\_\_ \_\_\_

E. WILL THIS PROPOSAL INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND IMPROVEMENTS?

X \_\_\_

F. WILL THIS PROPOSAL ADVERSELY AFFECT THE HYDROLOGY OF OTHER PROPERTIES?

\_\_\_ X

YES NO

G. WILL THIS PROPOSAL RESULT IN ANY EROSION?

\_\_\_\_\_ X

1. IF YES, WHAT MEASURES HAVE BEEN TAKEN TO ENSURE EROSION PROTECTION?

EXPLANATION \_\_\_\_\_  
\_\_\_\_\_

GRADING METHODS

A. WILL THIS PROPOSAL REQUIRE THE USE OF HEAVY EQUIPMENT?

X \_\_\_\_\_

1. IF YES, WHAT MACHINERY WILL BE USED?

EXPLANATION D-6 BULLDOZER WITH A SHEEPSFOOT ROLLER.

B. WILL THIS PROPOSAL INVOLVE THE USE OF TRUCK TRANSPORT?

X \_\_\_\_\_

1. IF YES, WHAT CAPACITY OF VEHICLE AND WHAT HAUL ROUTE IS REQUESTED?

CAPACITY: 7 CUBIC YARDS

HAUL ROUTE FROM PROPOSED ADMINISTRATION BUILDING TO N.E. DRIVEWAY  
DRIVEWAY AND EQUESTRIAN TRAIL REALIGNMENT AREA.

C. DESCRIBE METHODS OF DUST CONTROL TO BE EMPLOYED DURING GRADING.

EXPLANATION SPRAYED WATER FROM WATER TRUCK.

GRADING COMPATIBILITY

A. WILL THIS PROPOSAL RESPECT AND PRESERVE NATURAL AMENITIES, INCLUDING TOPOGRAPHY, LANDSCAPING AND NATURAL FEATURES?

X \_\_\_\_\_

YES NO

B. WILL THIS PROPOSAL PRESERVE OPEN SPACE AND RESPECT  
RESPECT THE PRIVACY OF SURROUNDING PROPERTIES? X     

EXPLANATION \_\_\_\_\_  
\_\_\_\_\_

C. WILL THIS PROPOSAL INCORPORATE EXISTING AND/OR ADDITIONAL  
LANDSCAPING TO ENSURE COMPATIBILITY WITH SURROUNDING  
PROPERTIES? X     

EXPLANATION COMPACTED 2:1 FILL SLOPE FOR NEW DRIVEWAY WILL  
BE PLANTED AND IRRIGATED.

D. WILL THIS PROPOSAL RESPECT AND MAINTAIN EXISTING PUBLIC  
AND PRIVATE VIEWS? X     

E. WILL THIS PROPOSAL COMPLY WITH THE OBJECTIVES OF THE  
NEIGHBORHOOD COMPATIBILITY ORDINANCE? X     

EXPLANATION \_\_\_\_\_  
\_\_\_\_\_

F. WILL THIS PROPOSAL COMPLY WITH ALL CONDITIONS AND  
REQUIREMENTS OF THE CITY OF ROLLING HILLS ESTATES  
GRADING ORDINANCE (MUNICIPAL CODE 17.07.010)? X     

forms/grading updated 10/23/07

PREPARED BY:   
JAMES F. MITCHELL  
VICE PRESIDENT

R.T. QUINN & ASSOCIATES  
1907 BORDER AVE.  
TORRANCE, CA 90501  
(310) 320-4125



Print Page

RHE church's expansion plan goes to City Council

By Mary Scott, Peninsula News  
Thursday, January 20, 2011 11:02 AM PST

RHE — The Rolling Hills Estates Planning Commission will recommend approval of Rolling Hills Covenant Church's new expansion plan — a slimmed down version of its contested proposal in 2006.

City staff will bring forth a resolution for adoption at the commission's meeting on Jan. 31. The commission is recommending approval of a Neighborhood Compatibility Determination, minimal grading and a code amendment to permit vehicle parking on a landscaped surface for the church's 16,232-square-foot expansion to its south campus, located at 2222 Palos Verdes Drive North.

The project will then go in front of the City Council.

"It's so refreshing compared to what we went through a few years ago. It's been well planned out; it's been well thought out. You obviously worked with staff extensively, and the staff has worked with the church. So it makes our job so much easier. It's a great project," Commissioner Judith Bayer told a church representative.

RH Covenant's new plan includes the construction of a two-story, 14,890-square-foot administration building and remodel of the existing administration building, creating a new entry, welcome center, and office and conference spaces. It also includes the construction of a two-story maintenance shed, parking lot reconfiguration, expansions of the choir room and Sunday school rooms, and landscape and hardscape improvements. A reconfigured and expanded children's playground is proposed as well.

The church intends to repave the main entry off of PV Drive North and install a right-turn pocket, and realign and widen the easterly access drive. These changes were reviewed and approved by the city's traffic engineer, city staff noted.

The existing horse trail, located at the northeastern part of the project site, will be pushed back and improved for the inclusion of approximately 10 new parking spaces.

Several years ago, RH Covenant proposed a new 20,000-square-foot sanctuary with 1,500 seats and converting its current sanctuary to a Multipurpose Room. It also included two underground parking structures. That project was rejected by City Council and community members.

"Unlike the previous project," the staff wrote in its report, "the current project does not impact level of service at any intersections, involve sanctuary expansion, propose mass site grading, propose more massive buildings than existing site buildings, or propose compact parking stalls. Thus, significant items that were the basis of denial of the previous application have been eliminated in the current proposal."

The point that seemed it would sink the project at the commission level Tuesday night was parking, regarding space allotment and if the church could use "turf block" parking as part of its 30-percent landscape requirement under the institutional zoning code.

Of the 672 requested parking spaces in the new proposal, 505 would be paved at the sanctuary site, and additional 167 spaces would be located on the adjacent property the church leases from the Metropolitan Water District. Turf block, an environmentally friendly driveway and parking material, would be used for 123 of those 167 spaces.

The turf block, which supports the weight of vehicles, allows grass to grow and rainwater to percolate into the underlying soil, reducing water runoff into the street and storm drain system. The church has included the turf block as part of its landscape, hoping to satisfy its parking and 30-percent landscape requirements.

However, current city code does not allow for parking on grass at institutional sites.

Current city code requires that all parking spaces in the city shall be "surfaced with a minimum of 5 inches of imported base materials and a double application of asphalt and gravel to the city engineer's approval, so as to be graded and drained so as to dispose of all surface water accumulated within the area."

However, the code was written decades ago and is not current with today's standards for the quality of water runoff, Planning Director David Wahba said.

"[It's] a typical, conventional 1960s way of doing business. ... From a drainage standpoint, in the old days you wanted water to get away from structures ... get it on the streets as quickly as possible. Now, you have to maintain a lot of water on-site or at least slow it down before it gets to the street. In some cases you have to treat the water, filter it, before it goes out to the street. The ideal way is to keep it on-site."

"The parking we're addressing with percolated pavers [is] to get rid of some of that asphalt. ... It's not a shopping center where you need to have asphalt reflecting heat and pushing off water all day long, because it's only used on Sundays. We can turn a lot of those parking spaces into something that's green and landscaped, and accepts water," said Craig Knickerbocker, the applicant on behalf of the church.

A code amendment would allow RH Covenant and other projects in the city to use alternative solutions, such as turf block, as well as allow a credit for landscaping.

The commission agreed that the code was "archaic" and suggested the city look into updating it or at least include a variance for the RH Covenant project.

As for the number of parking spaces, which is determined by the square footage of the sanctuary, newly installed commission Chair Tim Scott did not agree 672 spaces were adequate for the church's use.

Per city code, the number of spaces exceeds the requirement, 625, for the project.

During the environmental review, the city's consultant said there will be an estimated 43 new trips for the expanded Sunday school, both incoming and outgoing, that would be generated. The surplus 47 spaces are sufficient for that additional traffic.

Scott, who has been working with the church on this project for approximately 15 years, said there has been, historically, a need for more parking.

"That's why the MWD parking is there; that's why the north campus parking is there," he said.

"I'm not sure that I agree that the only thing we need to count is the square-footage of the sanctuary plus some marginal child-care addition," he continued.

Scott wanted the north campus parking included in the project's proposal.

[mscott@pvnews.com](mailto:mscott@pvnews.com)



The Rolling Hills Estates Planning Commission will adopt a resolution recommending Rolling Hills Covenant Church's new expansion plan. The project, which includes a remodel of the current sanctuary, is smaller than the church's previous proposal.

December 13, 2010

Dora De La Rosa  
President  
Board of Trustees  
Palos Verdes Peninsula Unified School District  
375 Via Almar  
Palos Verdes Estates, CA 90274

Re: Lights at Palos Verdes Peninsula High School

Dear Dora:

I am writing to you as one member of the City Council of Rancho Palos Verdes and not on behalf of the City or the entire Council. I am writing to ask that if the school district elects to proceed with installing lights at the Palos Verdes Peninsula High School, it subject the project to the planning process through the City of Rolling Hills Estates. I understand that the school district's decision to do so would be voluntary. I also understand that the high school is entirely within the boundaries of the City of Rolling Hills Estates. Nonetheless, many of my constituents are concerned about the project and have shared their concerns with me. I enclose several dozen letters which I have received over the past few weeks.

I do not share all of the concerns set forth in the letters. Nor am I presuming to tell the school district what decision it should make. However, I believe that the concerns are expressed in good faith and represent the kinds of concerns that often emerge when a significant project is proposed. The best way to deal with such concerns, in my opinion, is to subject the project to the normal planning process. In this case, that process would likely include an application for a conditional use permit ("CUP"). The CUP would provide a means for regulating lighting and noise at the high school in a way that would respond to many of the concerns articulated in the attached correspondence. In particular, a CUP could require the lights to be accompanied by a new public address system and regulate the decibel output on that system for night games. A CUP could also limit the number of night games for which lighting could be used and could provide requirements regarding security and parking. All of these steps could go a long way toward mitigating the concerns that have been expressed.

I firmly believe that the most responsible course for the school district to follow, if it elects to pursue the lighting program, would be to subject the program to the planning process of the City of Rolling Hills Estates. I know that the City Council of Rancho

Dora Delarosa  
December 13, 2010  
Page 2

Palos Verdes previously expressed its view that the school district should do exactly that and I ask that the school board give us a favorable response to this request.

Please do not hesitate to contact me if you have any questions. I appreciate your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Long', with a long, sweeping underline that extends downwards and to the right.

Thomas D. Long  
Mayor of Rancho Palos Verdes

TDL/mms  
Enclosures

cc: All Rancho Palos Verdes Council Members  
Ms. Carolyn Lehr, RPV City Manager  
Mayor Steven Zuckerman, Rolling Hills Estates

**Kit Fox**

---

**From:** Carolynn Petru [carolynn@rpv.com]  
**Sent:** Monday, January 17, 2011 3:24 PM  
**To:** 'Kit Fox'  
**Cc:** 'Joel Rojas'  
**Subject:** FW: Friday Night Lights on the Hill

Hi Kit –

FYI – Border Issues.

CP

---

**From:** Earl Veits [mailto:eveits@gmail.com]  
**Sent:** Monday, January 17, 2011 1:53 PM  
**To:** cc@rpv.com  
**Subject:** Friday Night Lights on the Hill

To: Rancho Palos Verdes City Council

From: Earl and Nancy Veits, RPV Residents

Subject: Friday Night Lights on the Hill

Dear Council Members;

I hope that Council members will support their constituents and assist in all possible ways to overturn the Board's decision in this matter.

It recently came to my attention that the Board has given a local community group the right to raise funds for purchasing lighting equipment for the athletic field at Peninsula High School. Apparently the Board did not understand the community's concerns related to the recently defeated Marymount referendum that threatened the property and privacy rights of local Marymount residents. I would have thought that Board members would have been more sensitive to the issues that were raised during that referendum. Apparently not, since the Board of Education has ignored the concerns of homeowners in the Silver Spur area. The issues are the same – a group of individuals forcing their personal interests on others who will bear the brunt of glaring lights, excessive noise, and declining property values. There is one difference -- residents in the Silver Spur area do not have a voice in the matter. At least those who proposed and supported the Marymount project asked voters for their approval. In this case, board members chose to ignore the democratic process and made the decision themselves.

The Board has failed the school and the community by not considering the needs of all students, parents and residents within its district. Board members do not just represent the athletic team, but they have a responsibility to represent all who live within the school community. The Board's decision has not brought the community and school closer together, but has increased the divisiveness within our community. It has pitted nearby homeowners against the Board and the School – a school that we have taken great pride in, but has now become a symbol of antagonism and insensitivity toward its neighbors.

Many of us have voted for and contributed additional tax dollars to maintain needed district programs. It was just last year that the District announced that it would be releasing preliminary layoff notices for 25.5 K-5 Elementary School teaching positions; 10.8 Intermediate School teaching positions; 13 High School teaching positions; 4 Special Education teaching positions; 3.2 Counseling positions; 2 Speech Therapist positions; and 1 Nurse position. In addition to the above notices, approximately 30 certificated temporary employees were issued a notice of release. Also, all certificated administrators received a letter indicating they may be reassigned, have their work year reduced and/or have a reduction in salary for 2010-11. Now it's asking that we provide additional funding to support lights on the athletic field. Where are the District's priorities? Since when has the athletic program taken precedent over the educational needs of the children? How can district and school personnel expend their valuable school resources to push students and parents to raise money this project. Every school email about any event also mentions the lights; there are students walking around with t-shirts highlighting the project; there is a big banner in front of the school. How can the District possibly feel that it's ok to mobilize the students at Peninsula High for the purpose of placing lights on the athletic field and do nothing to replace the lost positions and salary cuts of its personnel? Board members, your priorities are totally out of whack. You need to go back and reread your mission statement for the district.

The Board did not exercise due diligence in allowing individuals to proceed with fund raising. Have Board members given any thought to the following concerns?

1. What studies have you conducted regarding parking along our residential and main streets? These streets are already heavily impacted because of inadequate parking on the school grounds.
2. How will Silver Spur, Hawthorne, Crenshaw and Palos Verdes Dr. North be impacted with large numbers of cars coming to night games when many local residents are returning to their homes at rush hour? Traffic already moves at a snails' pace during rush hours.
3. As a former school administrator for the LAUSD, I can assure Board members that security and weapons screening need to be conducted to ensure the safety of school personnel and students. Has there been thought regarding the procedures and personnel needed for this increased security?
4. The group advocating the stadium lights argues that local businesses will benefit by the activity. Clearly they must be anticipating that more fast food will be sold for those attending the game. Has consideration been given to determine who will clean the debris along our city streets and parking areas?
5. How will school officials assure that those attending the game will not be using alcohol or other substances and then leave to drive through our local neighborhoods? Will there be adequate police cars to patrol our streets and assure that intoxicated drivers will be not behind the wheel.
6. Have there been any environmental impact studies on how these activities will affect the above concerns? If not, why hasn't the Board insisted that the studies be conducted before any fund raising was approved?
7. Have there been any studies on just how far the sound carries and how many residents are affected by events from present afternoon athletic events? I live ¼ mile away and can attest that the noise level is considerable from not only the amplified voice of the announcer, but also from the unamplified sound of the band and spectators. I know that residents can hear the noise generated from several miles away. If you don't live in the nearby area, you have no idea of just how

annoying the noise level can be in the afternoon. Now consider the effect of the noise level in the evening until 9 or 10 pm.

8. Have there been any studies on the impact on the home values of residents who live nearby the school? Clearly those living even a quarter to half mile away will see a decrease in their valuations. We've all seen our property values dropping from the current financial crises. Those of us living in areas affected by the additional noise and disturbances from the night activities will now have to endure additional declines in our home prices.

Our community now consists of many older residents who no longer have children attending the local schools. We all want our children to have healthy and wholesome athletic experiences while attending school. But adding stadium lights will not "bring the community together to spend Friday nights experiencing the magic of night games" in a wholesome, healthy manner. On the contrary, it will divide the community in ways that few have considered.

The Board does not seem to understand that the limits of its power end at the tip of the other man's nose. This is not simply a case of putting up lights on the field. This decision deeply affects rights of privacy, the value and financial loss of our homes, and psychological impact of hundreds of residents in the nearby area. This decision is an abuse of the Board's power, and Board members have sent a very clear message that they are not concerned about the impact of late night sporting events on the residents living nearby the school. I for one will not be supporting their efforts to raise additional funding either through voluntary donations, parcel tax revenues or bond issues.

The Board could, of course, rescind its decision regarding lights on the athletic field. But, does it have the courage to do so? I hope it does, but if not, I hope that community has the courage to tell Board members that they no longer represent the entire school community and that it's time to step down.

RECEIVED

DEC 17 2010

December 13, 2010

PLANNING, BUILDING AND  
CODE ENFORCEMENT

Mr. Kit Fox  
Associate Planner  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd  
Rancho Palos Verdes, CA 90275-5391

Dear Mr. Fox,

Since May 2009, Rancho LPG Holdings (Rancho) has held a number of regular meetings with community and neighborhood leaders to continue to keep open the lines of communication regarding our LPG facility located at 2110 North Gaffey Street in San Pedro.

Rancho remains committed to continue meeting with elected community representatives to maintain open communications, and our upcoming meeting will feature an in-depth presentation of the Risk Analysis for the North Gaffey Street facility.

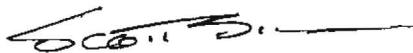
This letter is an invitation to you for our next meeting on Tuesday, January 11<sup>th</sup>, 2011 at 1:30 pm at the Crowne Plaza, located at 601 South Palos Verdes Street, San Pedro.

Due to the safety-sensitive nature of the risk analysis information being presented, this meeting will not be open to the general public or to the media, but will be by invitation only. RSVP by January 4, 2011 by phone, e-mail or letter is required, and attendees are asked to check in at the door prior to the meeting.

Please RSVP to Sandra Tetoff at [Sandra.Tetoff@plainsmidstream.com](mailto:Sandra.Tetoff@plainsmidstream.com) or 403-451-1011.

We look forward to hearing from you.

Rancho LPG Holdings



Scott Sill  
Vice President LPG Operations

January 6, 2011

Councilwoman Janice Hahn, 15<sup>th</sup> District  
City of Los Angeles  
200 N. Spring St., Room 435  
Los Angeles, CA 90012

**SUBJECT: City of Rancho Palos Verdes' Concerns regarding the Rancho LPG Butane Storage Facility, 2110 North Gaffey Street, San Pedro**

Dear Councilwoman Hahn:

As you may be aware, residents in San Pedro and Rancho Palos Verdes have been concerned for many years about the Rancho LPG (formerly AmeriGas) butane storage facility at North Gaffey Street and Westmont Drive. Recently, these concerns have returned to the forefront, particularly in the aftermath of the catastrophic gas pipeline failure in the Bay Area community of San Bruno in September 2010.

We understand that plans were made several years ago for this facility to be re-located to Pier 400 in the Port of Los Angeles—away from homes, schools and local business—plans that (for some reason) have never come to fruition. The facility was approved for this site more than thirty (30) years ago, at a time when less-rigorous environmental review and public participation processes were in effect than is the case today.

Earlier this year, the Northwest San Pedro Neighborhood Council (NWSPNC) commissioned a quantitative risk assessment of the Rancho LPG facility. The risk assessment—released in September 2010—identified a variety of possible accident scenarios for the facility. These ranged from a relatively small, on-site mishap with impacts mainly contained to the site, to a sudden, catastrophic failure of the butane storage tanks with impacts extending for a 5- to 7-mile radius from the facility.

The facility's operator, Rancho LPG Holdings, LLC, has refuted the conclusions of the NWSPNC risk assessment, and the assessment's authors have not (to the City's knowledge) responded publicly to questions about how the risk assessment was prepared or how its conclusions were reached. Although Rancho LPG has stated that it intends to prepare its own risk assessment of the facility and to publicly release its findings, there remain today many unanswered questions about the safety of this facility for residents living nearby.

**Councilwoman Janice Hahn**  
**January 6, 2011**  
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Ideally, the City of Rancho Palos Verdes and its residents would like to see this facility relocated to another site that does not pose such a significant "risk of upset" to surrounding property and neighborhoods. Failing that, however, we wish to be assured that the facility is operated as safely as possible, and in complete accordance the regulations of all local, State and Federal agencies having jurisdiction over this site and these types of facilities. To these ends, we respectfully request your assistance in the fulfilling the following community objectives:

- Regularly monitor the Rancho LPG site and facility, and enforce (to the maximum extent possible) the City of Los Angeles' land use regulations and the State's environmental review processes (i.e., CEQA) with respect to the on-going operation of the facility and any possible future proposals for its modification, renovation and/or expansion; and,
- Provide to the general public a transparent and accountable clearinghouse for the dissemination of information and the discussion of issues about the Rancho LPG site and facility.

Our Planning Staff continues to monitor issues related to the Rancho LPG site and facility, and to report these issues regularly to our City Council. We look forward to working with you and the facility's owner/operator to ensure the future safety and tranquility of our respective communities and residents.

Sincerely yours,

  
**Thomas D. Long**  
Mayor

cc: Rancho Palos Verdes City Council  
Carolyn Lehr, City Manager  
✓ Joel Rojas, Community Development Director  
✓ Kit Fox, Associate Planner