

CITY OF ROLLING HILLS ESTATES
ADDENDUM TO THE CHANDLER RANCH/
ROLLING HILLS COUNTRY CLUB
PROJECT EIR

SCH No. 2008011027

Prepared for:

CITY OF ROLLING HILLS ESTATES
4045 PALOS VERDES DRIVE NORTH
ROLLING HILLS ESTATES, CA 90274

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LONG BEACH, CA 90806

MAY 2014

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1.0 INTRODUCTION

1.1 INTRODUCTION

This document is an Addendum to the EIR for the Chandler Ranch/Rolling Hills Country Club Project, which was certified by the City of Rolling Hills Estates on July 26, 2011. This Addendum has been prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines (Article 11, Sections 15162 and 15164).

1.2 PROJECT HISTORY AND BACKGROUND

The City of Rolling Hills Estates (City) published the Chandler Ranch/Rolling Hills Country Club Project (project; proposed project) Draft Environmental Impact Report (EIR) (SCH No. 2008011027) on April 30, 2009, and made the document available for public review from April 30 until June 30, 2009. Portions of the EIR were then subsequently recirculated as a result of comments received during the public review period for the Draft EIR. The Recirculated Draft was prepared to (1) identify the portions of the Draft EIR that were modified with notable new information; (2) recirculate/disclose that notable new information to interested persons, organizations, and agencies; and (3) accept comment on the recirculated portions of the Draft EIR. The Recirculated Draft EIR was then made available for public review from June 21 to August 4, 2010. Following the public review period, the Final EIR was prepared. The Final EIR included responses to comments received on the Draft EIR and Recirculated Draft EIR. On July 26, 2011, the City of Rolling Hills Estates City Council adopted Resolution 2258 certifying the EIR and adopting findings, a statement of overriding considerations, and the mitigation monitoring program for the Chandler Ranch/Rolling Hills Country Club Project.

The project consists of redeveloping/reusing the existing Chandler's Palos Verdes Sand and Gravel facility (Chandler's) and the adjacent Rolling Hills Country Club with the following:

- 114 single-family homes, 113 of which would be within a new residential community
- A reconfigured/relocated 18-hole golf course
- A new clubhouse complex that includes a 61,411-square-foot structure
- 3.9 acres set aside as natural open space

As a part of the project, an even swap of 32.71 acres of land was to be annexed/detached between the cities of Rolling Hills Estates and Torrance. This annexation/detachment required the approval of the Local Agency Formation Commission (LAFCO) of Los Angeles County. LAFCO determined that in order to make the boundary changes more consistent with LAFCO policies, an additional 8.07 acres should be added to the land swap area. As such, the land swap was increased to 40.78 acres.

Additionally, originally 3.9 acres of land owned by the project applicant, and previously identified as Lot 124, was to be deeded to the City of Torrance and preserved as open space. Since certification of the EIR, the City of Torrance has determined that this lot should continue to be owned by the project applicant with the condition that the parcel would have an open space easement in perpetuity. The project applicant has agreed with this stipulation. The City of Torrance will make this open space easement requirement a condition of approval for pre-zoning. Additionally, Lot 124 will no longer be a part of the Vesting Tentative Map, which will reduce the project size by 3.9 acres.

1.0 INTRODUCTION

The revised annexation/detachment details and new conditions for Lot 124 are the reasons for this Addendum to the Chandler Ranch/Rolling Hills Country Club EIR. No other components of the Chandler Ranch/Rolling Hills Country Club Project have been changed. **Figure 1** shows the change in boundaries and the location of the formerly proposed Lot 124.

The analysis provided in this Addendum (see Section 3.0 for the technical analysis) provides substantial evidence supporting the City's determination that the proposed change in land swap acreage and revisions to Lot 124 do not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162 and is consistent with the provisions of CEQA Guidelines Section 15164.

1.3 ORGANIZATION AND SCOPE

Section 1.0 – Introduction

Section 1.0 provides an introduction and overview describing the intended use of the EIR Addendum.

Section 2.0 – Project Description

This section provides a detailed description of the proposed expanded land swap area.

Section 3.0 – Environmental Analysis

Section 3.0 provides substantial evidence to support the conclusion that none of the circumstances set forth in CEQA Guidelines Section 15162 would result from approval of the proposed project. CEQA Guidelines Section 15162 and the Addendum's consistency with these guidelines are addressed.

2.0 PROJECT DESCRIPTION

2.1 REVISIONS TO PROPOSED PROJECT

As discussed previously, the proposed Chandler Ranch/Rolling Hills Country Club Project EIR was certified by the City on July 26, 2011. At that time, the project consisted of:

- 114 single-family homes, 113 of which would be within a new residential community;
- A reconfigured/relocated 18-hole golf course;
- A new clubhouse complex that includes a 61,411-square-foot structure; and
- 3.9 acres set aside as natural open space

These project attributes remain the same and are not proposed to be physically changed as a part of this EIR Addendum.

The components of the project that are proposed to be changed and are the subject of this EIR Addendum are the proposed "land swap" between the cities of Rolling Hills Estates and Torrance and the ownership of the 3.9-acre open space set aside. The land transfer was previously proposed to be an even swap of 32.71 acres of land that were to be annexed/detached between the cities. This swap would also result in a city boundary adjustment for Rolling Hills Estates and Torrance, which was agreeable to both cities. The annexation/detachment required the approval of the Local Agency Formation Commission (LAFCO) of Los Angeles County. LAFCO determined that in order to make the boundary changes more consistent with LAFCO policies, an additional 8.07 acres should be added to the land swap. As such, the land swap is now proposed to be increased to 40.78 acres. The additional 8.07 acres are contiguous with the original land swap areas. This adjustment would not require any revisions to the proposed Chandler Ranch/Rolling Hills Country Club Project nor would it result in the potential for additional growth, as both areas are to remain part of the existing or future golf course area. The expanded land swap area would not require any additional public services or utilities not already identified in the Chandler Ranch/Rolling Hills Country Club Project EIR. **Table 1** identifies the existing and proposed land use designations and zoning districts. **Figure 1** shows the change in boundaries.

TABLE 1
EXISTING AND PROPOSED LAND USE AND ZONING

Receiving City	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning District	Proposed Zoning District
Rolling Hills Estates (part of existing golf course)	Public/Quasi Public/Open Space (Torrance)	Commercial Recreation (Rolling Hills Estates)	P-1 Hillside (Torrance)	Commercial Recreation (C-R)
Torrance (part of future golf course)	Commercial Recreation (Rolling Hills Estates)	Public/Quasi Public/Open Space (Torrance)	Commercial Recreation (C-R) (Rolling Hills Estates)	P-1 Hillside (Torrance)

In addition to the change in land swap, there is a proposed change in the conditions involving the proposed 3.9-acre natural open space set aside. In the certified EIR, this acreage was identified as Lot 124 on the proposed tract map and identified to be deeded to the City of

2.0 PROJECT DESCRIPTION

Torrance. Since certification of the EIR, the City of Torrance has determined that this lot should continue to be owned by the project applicant with the condition that the parcel would have an open space easement in perpetuity. The project applicant has agreed with this stipulation. The City of Torrance will make this open space easement requirement a condition of approval for pre-zoning. Additionally, Lot 124 will no longer be a part of the Vesting Tentative Map, which will reduce the project size by 3.9 acres.

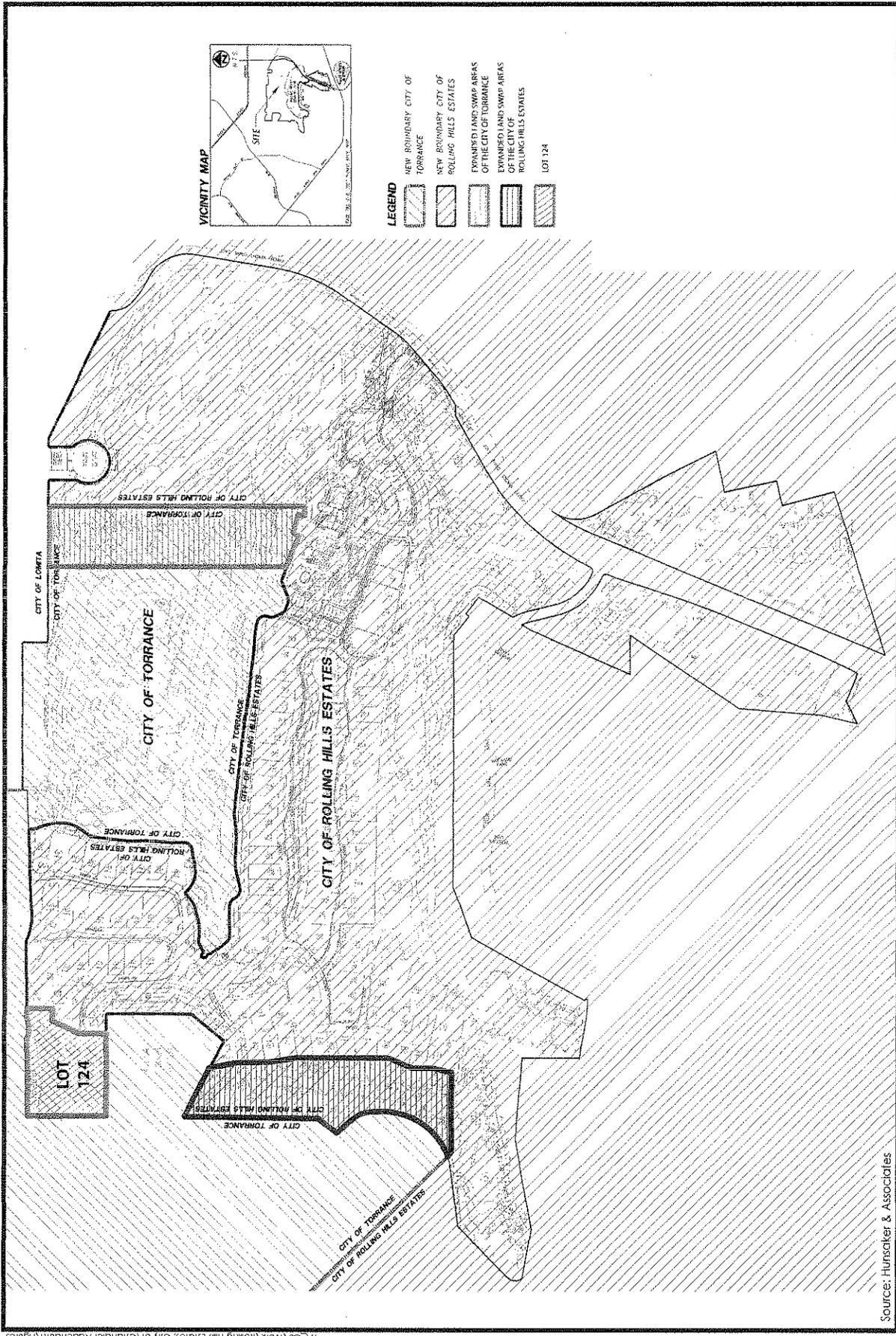


Figure 1

Expanded Land Swap Areas



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3.0 ENVIRONMENTAL ANALYSIS

3.0 ENVIRONMENTAL ANALYSIS

3.1 BASIS FOR DECISION TO PREPARE ADDENDUM

When an environmental impact report (EIR) has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation should be prepared in support of further agency action on the project. In determining whether an addendum is the appropriate document to analyze the modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states, "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Under the CEQA Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met. Text in italics is from the CEQA Guidelines, while the text following each quoted subsection provides the substantial evidence supporting the City's decision to prepare an addendum.

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

The addition of 8.07 acres to the land swap area and the retention of ownership of Lot 124 by the project applicant does not result in any changes to existing land uses that were not already identified in the project EIR, nor does the addition of 8.07 acres of land swap area result in any changes to impacts or mitigation measures identified in the Draft EIR, Recirculated Draft EIR, certified Final EIR, or adopted EIR Findings. None of the changes result in physical changes to the environment nor raise any new environmental areas of concern and therefore do not affect the impact analysis contained in the Chandler Ranch/Rolling Hills Country Club Project EIR.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

The Chandler Ranch/Rolling Hills Country Club Project EIR was certified by the City of Rolling Hills Estates City Council on July 26, 2011. Since that time, neither the project impact area nor the physical project components have changed in any way. The additional 8.07 acres of land swap area were taken from areas that were previously analyzed as a part of the proposed project. The addition of 8.07 acres of land swap area only results in an adjustment of the proposed city boundaries and does not include areas that were not previously analyzed in the certified Chandler Ranch/Rolling Hills Country Club Project EIR. Also, the project applicant's retention of ownership of Lot 124 does not change the fundamental use of the parcel because it would still be reserved as an open space area. The proposed expansion of the land swap area and conditions involving Lot 124 are consistent with the land use assumptions and analysis of the

certified EIR. Additionally, no changes to the environmental conditions or circumstances have occurred that would affect the analysis or conclusions of the certified EIR.

(3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

As discussed in this Addendum, the proposed increase in land swap area and ownership of Lot 124 do not increase the level of any environmental impact identified in the certified Chandler Ranch/Rolling Hills Country Club Project EIR. The proposed additional 8.07 acres to the land swap area align with LAFCO policies. The changes in land swap acreage would not affect the existing or future environment, as existing and proposed land uses are not proposed to be changed. Furthermore, the proposed change would not result in significant effects not discussed in the certified EIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

The proposed increase in land swap area and ownership of Lot 124 do not increase the severity of any of the environmental impacts identified in the certified Chandler Ranch/Rolling Hills Country Club Project EIR, as the proposal does not cause changes to the existing or proposed land uses.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

No new mitigation measures are proposed as a result of the increased land swap area or ownership of Lot 124. The changes in city boundaries would not result in infeasible mitigation or new feasible mitigation. Furthermore, no mitigation measures or alternatives previously found to be infeasible are now feasible.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed expanded land swap area and the retention of ownership of Lot 124 do not make any changes to the land uses of the Chandler Ranch/Rolling Hills Country Club Project, and there is no need to modify the mitigation measures contained in the Chandler Ranch/Rolling Hills Country Club Project EIR. No new mitigation measures or alternatives are necessary and none have been identified.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

3.0 ENVIRONMENTAL ANALYSIS

As summarized above and further discussed in this Addendum, neither the proposed expanded land swap area nor the retention of ownership of Lot 124 include changes to the proposed project that would require a substantial revision to the EIR. Additionally, circumstances have not changed significantly since certification of the Chandler Ranch/Rolling Hills Country Club Project EIR in July 2011 that would require revision of the EIR.

3.2 DISCUSSION OF FINDINGS

As demonstrated in this Addendum, the addition of 8.07 acres to the land swap area and the retention of ownership of Lot 124 do not meet the criteria for preparing a supplemental or subsequent EIR. First, these revisions do not propose substantial changes to the existing Chandler Ranch/Rolling Hills Country Club Project. The increase in land swap area was suggested by LAFCO of Los Angeles County in order to make the change in city boundaries more consistent with LAFCO policies, and the conditions regarding Lot 124 involve only ownership of the land. None of the proposed changes result in physical changes to the environment and therefore do not affect the impact analysis contained in the certified Chandler Ranch/Rolling Hills Country Club Project EIR. Adoption of the expanded land swap area and conditions involving Lot 124 would not result in an increase in severity of any previously identified significant impact from the certified Chandler Ranch/Rolling Hills Country Club Project EIR that would require major revisions to the EIR (CEQA Guidelines Section 15162[a][1]).

The EIR evaluated the environmental impacts of the Chandler Ranch/Rolling Hills Country Club Project and determined that the majority of impacts from the proposed project could be mitigated to a less than significant level. However, implementation of the Chandler Ranch/Rolling Hills Country Club Project would result in significant and unavoidable impacts on air quality during construction and significant and unavoidable noise impacts related to construction, operations, and traffic. The City of Rolling Hills Estates City Council determined that the benefits of the project outweighed the environmental impacts. The expansion of the land swap area and conditions involving Lot 124 would not increase the impacts nor change this determination.

Second, neither the increase in land swap area nor the conditions involving Lot 124 propose changes in physical circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). Therefore, there have been no changes in the environmental conditions not contemplated and analyzed in the Chandler Ranch/Rolling Hills Country Club EIR that would result in new or substantially more severe environmental impacts.

Third, as documented in this Addendum, there is no new information of substantial importance (which was not known or could not have been known at the time of Chandler Ranch/Rolling Hills Country Club Project EIR certification by Rolling Hills Estates in 2011) that identifies a new significant impact (condition "A" in CEQA Guidelines Section 15162[a][3]); there would not be a substantial increase in the severity of a previously identified significant impact (condition "B" in CEQA Guidelines Section 15162[a][3]); and there are no mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the proposed project, or mitigation measures or alternatives that are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment (conditions "C" and "D" in CEQA Guidelines Section 15162[a][3]). The proposed increase in land swap area and conditions involving Lot 124 do not change any physical components of the Chandler Ranch/Rolling Hills Country Club Project other than reducing the total project area by 3.9 acres because Lot 124 would no longer be a part of

the Vesting Tentative Map. None of the "new information" conditions listed in CEQA Guidelines Section 15162[a][3] would be caused by the proposed change that would require a subsequent or supplemental EIR.

3.0 ENVIRONMENTAL ANALYSIS

TABLE 3.0-1
CHANDLER RANCH/ROLLING HILLS COUNTRY CLUB PROJECT EIR IMPACT DETERMINATION

Potential Impact	EIR Determination	Impact Determination – Expanded Land Swap Area and Revised Ownership Plan for Lot 124
Aesthetics		
Impact AES-1 Visual Resources Within a City-Designated View Corridor or Visible from Public Viewpoints	Less than significant with mitigation	Does not change the impact
Impact AES-2 Potential to Conflict with Development Standards, Neighborhood Compatibility Standards	Less than significant with mitigation	Does not change the impact
Impact AES-3 Potential to Create Light or Glare	Less than significant with mitigation	Does not change the impact
Impact AES-4 Aboveground Electrical Service Boxes and Utility Lines	Less than significant with mitigation	Does not change the impact
Cumulative Impacts to Aesthetics and Light and Glare	Less than cumulatively considerable	Does not change the impact
Air Quality (as revised in the Recirculated Draft EIR)		
Impact AQ-1 Potential to Exceed SCAQMD Standards and Cumulative Contribution to Criteria Air Pollutants – Construction: Regional Ambient Air Quality Conditions	Significant and unavoidable	Does not change the impact
Impact AQ-2 Potential to Exceed SCAQMD Standards and Cumulative Contribution to Criteria Air Pollutants – Construction: Localized Air Quality	Significant and unavoidable	Does not change the impact
Impact AQ-3 Potential to Exceed SCAQMD Standards and Cumulative Contribution to Criteria Air Pollutants – Construction: Toxic Air Contaminants	Less than significant	Does not change the impact
Impact AQ-4 Potential to Exceed SCAQMD Standards and Cumulative Contribution to Criteria Air Pollutants – Operational: Regional Ambient Air Quality Conditions	Less than significant	Does not change the impact
Impact AQ-5 Potential to Exceed SCAQMD Standards and Cumulative Contribution to Criteria Air Pollutants – Operational: Localized Air Quality	Less than significant	Does not change the impact
Impact AQ-6 Potential to Exceed SCAQMD Standards and Cumulative Contribution to Criteria Air Pollutants – Operational: Toxic Air Contaminants	Less than significant	Does not change the impact

3.0 ENVIRONMENTAL ANALYSIS

	Potential Impact	EIR Determination	Impact Determination – Expanded Land Swap Area and Revised Ownership Plan for Lot 124
Impact AQ-7	Potential to Create Objectionable Odors Affecting a Substantial Number of People	Less than significant	Does not change the impact
Impact AQ-8	Generation of Greenhouse Gas Emissions	Less than significant with mitigation	Does not change the impact
	Cumulative Impacts to Air Quality and Climate Change	Significant and unavoidable	Does not change the impact
Biological Resources (as revised in the Recirculated Draft EIR)			
Impact BIO-1	Potential to Adversely Affect Candidate, Sensitive, or Special-Status Species, 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	Less than significant with mitigation	Does not change the impact
Impact BIO-2a	Potential to Adversely Affect Sensitive Natural Communities, Riparian Habitat, and Wetlands – Loss of 1.5 Acres of Potential Habitat	Less than significant with mitigation	Does not change the impact
Impact BIO-2b	Potential to Adversely Affect Sensitive Natural Communities, Riparian Habitat, and Wetlands – Impact to 0.3444 Acres of Potentially Jurisdictional Waters	Less than significant with mitigation	Does not change the impact
Impact BIO-3	Potential to Interfere with the Movement of Native Residents, Migratory Fish, or Wildlife Species or to Impede the Use of Wildlife Corridors or Wildlife Nursery Sites	Less than significant with mitigation	Does not change the impact
Impact BIO-4	Potential to Conflict with General Plan Policies for Protecting Biological Resources	Less than significant with mitigation	Does not change the impact
	Cumulative Biological Impacts	Less than cumulatively considerable	Does not change the impact
Cultural Resources (as revised in the Recirculated Draft EIR)			
Impact CULT-1	Potential to Cause a Substantial Adverse Change in the Significance of a Cultural Resource – Cultural Sensitivity	Less than significant with mitigation	Does not change the impact
Impact CULT-2	Potential to Cause a Substantial Adverse Change in the Significance of a Cultural Resource – Archaeological Resources	Less than significant with mitigation	Does not change the impact

3.0 ENVIRONMENTAL ANALYSIS

Potential Impact	EIR Determination	Impact Determination – Expanded Land Swap Area and Revised Ownership Plan for Lot 124
Impact CULT-3 Potential to Cause a Substantial Adverse Change in the Significance of a Paleontological Resource	Less than significant with mitigation	Does not change the impact
Impact CULT-4 Potential to Disturb Human Remains	Less than significant with mitigation	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Geology/Soils		
Impact GEO-1 Slope Stability, Liquefaction, Landslides	Less than significant with mitigation	Does not change the impact
Impact GEO-2 Soil Erosion	Less than significant	Does not change the impact
Impact GEO-3 Seismic Safety – Palos Verdes Fault	Less than significant	Does not change the impact
Impact GEO-4 Seismic Safety – Ground Shaking	Less than significant	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Hazards and Hazardous Materials		
Impact HAZ-1 Hazards Management Overlay Zone	Less than significant	Does not change the impact
Impact HAZ-2 Hazardous Materials	Less than significant	Does not change the impact
Impact HAZ-3 Methane Gas Deposits and Surface Water Contamination	Less than significant	Does not change the impact
Impact HAZ-4 Abandoned Oil Wells	Less than significant with mitigation	Does not change the impact
Impact HAZ-5 Wildfire Hazard	Less than significant	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Hydrology and Water Quality (as revised in the Recirculated Draft EIR)		
Impact HYD-1 Water Quality Standards, Existing Drainage Patterns, and Water Quality Degradation	Less than significant with mitigation	Does not change the impact
Impact HYD-2 Groundwater Supply and Quality	Less than significant with mitigation	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact

3.0 ENVIRONMENTAL ANALYSIS

Potential Impact	EIR Determination	Impact Determination – Expanded Land Swap Area and Revised Ownership Plan for Lot 124
Land Use and Planning		
Impact LU-1 Potential to Conflict with Applicable Land Use Plans, Including the General Plan Land Use Map, Zoning Ordinance, Zoning Map, and Allowable Densities– General Plan Policies	Less than significant	Does not change the impact
Impact LU-2 Potential to Conflict with Applicable Land Use Plans, Including the General Plan Land Use Map, Zoning Ordinance, Zoning Map, and Allowable Densities – Horse Overlay Zone District	Less than significant with mitigation	Does not change the impact
Impact LU-3 Potential to Conflict with Applicable Land Use Plans, Including the General Plan Land Use Map, Zoning Ordinance, Zoning Map, and Allowable Densities – Amendments to Municipal Code Sections 7.22.050(D) and 17.22.050(E)	Less than significant	Does not change the impact
Impact LU-4 Potential for Inconsistencies with Neighborhood Compatibility Requirements and Detracting from the City's Rural Character – Neighborhood Compatibility Ordinance	Less than significant with mitigation	Does not change the impact
Impact LU-5 Potential for Inconsistencies with Neighborhood Compatibility Requirements and Detracting from the City's Rural Character – View Protection Regulations	Less than significant	Does not change the impact
Impact LU-6 City of Torrance – Potential to Conflict with Applicable Land Use Plans	Less than significant	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Mineral Resources		
Impact MIN-1 Loss of Known Valuable Mineral Resources and Loss of Important Mineral Resource Recovery Site	Less than significant	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Noise		
Impact NOI-1 Exposure of Persons to or Generation of Excessive Noise Levels – Construction Noise	Significant and unavoidable	Does not change the impact

3.0 ENVIRONMENTAL ANALYSIS

	Potential Impact	EIR Determination	Impact Determination – Expanded Land Swap Area and Revised Ownership Plan for Lot 124
Impact NOI-2	Exposure of Persons to or Generation of Excessive Noise Levels – Traffic Noise Levels	Less than significant	Does not change the impact
Impact NOI-3	Exposure of Persons to or Generation of Excessive Noise Levels – Operational Noise Levels	Significant and unavoidable	Does not change the impact
Impact NOI-4	Exposure of Persons to or Generation of Excessive Noise Levels – Golf Course Maintenance Noise	Significant and unavoidable	Does not change the impact
Impact NOI-5	Exposure of Persons to or Generation of Excessive Noise Levels – Vibration and Groundborne Noise During Construction	Less than significant	Does not change the impact
	Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Population and Housing			
Impact PH-1	Potential to Induce Population Growth	Less than significant	Does not change the impact
	Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Public Services			
Impact PS-1	Fire Protection	Less than significant with mitigation	Does not change the impact
Impact PS-2	Police Protection	Less than significant	Does not change the impact
Impact PS-3	Schools	Less than significant with mitigation	Does not change the impact
Impact PS-4	Other Public Facilities	Less than significant with mitigation	Does not change the impact
	Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Recreation and Open Space			
Impact REC-1	City Designated Areas for Hiking, Bike Riding, and Horse Riding	Less than significant with mitigation	Does not change the impact
Impact REC-2	Potential to Reduce the Resident-to-Parkland Ratio and Increase Usage of Park and Recreational Facilities	Less than significant with mitigation	Does not change the impact
Impact REC-3	Potential to Result in a Loss of Existing Parkland, Open Space, Private or Public Recreational Facilities, and/or the Replacement of Privately Owned Public Recreational Facilities – Chandler Quarry	Less than significant	Does not change the impact

3.0 ENVIRONMENTAL ANALYSIS

Potential Impact	EIR Determination	Impact Determination – Expanded Land Swap Area and Revised Ownership Plan for Lot 124
Impact REC-4 Potential to Result in a Loss of Existing Parkland, Open Space, Private or Public Recreational Facilities, and/or the Replacement of Privately Owned Public Recreational Facilities – Golf Course	Less than significant	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Transportation and Circulation		
Impact TRAF-1 Potential to Result in a Traffic Impact	Less than significant with mitigation	Does not change the impact
Impact TRAF-2 Potential to Trigger One or More Signal Warrants	Less than significant	Does not change the impact
Impact TRAF-3 Potential to Cause Traffic Hazards Due to Design Features, Uses, or Traffic Volumes or Result in an Additional Access Point on an Arterial Street	Less than significant with mitigation	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact
Utilities and Service Systems		
Impact USS-1 Solid Waste Statutes/Regulations and Landfill Capacity	Less than significant with mitigation	Does not change the impact
Impact USS-2 Wastewater	Less than significant	Does not change the impact
Impact USS-3 Water Supply	Less than significant	Does not change the impact
Cumulative Impacts	Less than cumulatively considerable	Does not change the impact

3.0 ENVIRONMENTAL ANALYSIS

3.3 SUMMARY

The proposed expanded land swap area and the project applicant's retention of ownership of Lot 124 would result in land uses and development consistent with those assumed and analyzed in the certified EIR. In addition, the expanded land swap area would not result in development of any additional uses that could contribute to impacts beyond those analyzed in the EIR. The requirement maintaining Lot 124 as open space in perpetuity would not change this aspect of the Chandler Ranch/Rolling Hills Country Club project, as ownership of the parcel, whether it be the City of Torrance or the project applicant, would not remove this requirement. Since the expanded land swap area and revised ownership plan for Lot 124 are consistent with the development identified for the Chandler Ranch/Rolling Hills Country Club Project in the certified EIR, no additional area is proposed for urban development, and no changes are proposed to the project's permitting and approval process, the proposed project revisions would not result in new or more severe impacts beyond those analyzed and mitigated in the Chandler Ranch/Rolling Hills Country Club Project EIR.

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4.0 REFERENCES

- City of Rolling Hills Estates. 2009. *Chandler Ranch/Rolling Hills Country Club Project Draft Environmental Impact Report* (SCH No. 2008011027).
- . 2010. *Rolling Chandler Ranch/Rolling Hills Country Club Project Recirculated Portions of the Draft Environmental Impact Report* (SCH No. 2008011027).
- . 2011. *Rolling Hills Estates City Council Resolution No. 2258*.

4.0 REFERENCES

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