

4.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

Chapter 4.0 includes an analysis of the project's environmental impacts. It is organized into topical sections, including Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Environmental Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Utilities, Recreation and Open Space, and Transportation/Circulation.

The "existing environmental setting" discussions in Chapter 4.0 describe the environmental conditions of the project site and the vicinity of the site, as the conditions pertain to the environmental issues being analyzed (Section 15125 of the CEQA Guidelines).

The "significance criteria" discussions in Chapter 4.0 list the threshold of significance that the City of Rolling Hills Estates (City), as the Lead Agency, uses in determination of the significance of environmental effects. The City has developed and adopted these thresholds, which are specific to the City's environmental concerns (Section 15064.7 of the CEQA Guidelines).

The Project impact discussions identify and focus on the potentially significant environmental effects of the proposed Project. The direct and indirect significant effects of the Project on the environment are identified and described, given due consideration to both the short-term and long-term effects as necessary (Section 15126.2[a] of the CEQA Guidelines). Impact significance criteria are identified to provide a standard or threshold for gauging the significance of impacts. Impacts of the proposed project are evaluated against the existing setting as well as compared to the existing Mixed-Use Overlay designation.

Cumulative impacts are based on the build out of the Project and the surrounding area, including all other known Projects in the surrounding area.

The discussions of mitigation measures identify and describe feasible measures that could minimize or lessen significant adverse impacts for each significant environmental effect identified in the EIR (Section 15126[c] of the CEQA Guidelines). The mitigation measures identified require site-specific evaluation that is required of future development within the PVOZ. If, during preparation of site-specific analysis, unknown conditions or the severity of impacts identified in the PEIR arise, additional documentation beyond this PEIR may be required. The level of significance after mitigation is reported in each section. Unavoidable adverse effects are identified where mitigation is not expected to reduce the effects to less than significant levels.

PROJECTS CONSIDERED TO HAVE CUMULATIVE IMPACTS

Table 4.A lists the approved and pending projects within the City of Rolling Hills Estates which are considered under the cumulative discussion within this EIR where the City boundaries are the

cumulative Study Area. Projects in **bold** are projects within the Peninsula Village Overlay Zone (PVOZ). The projects within the PVOZ are accommodated within the overall density being considered for the PVOZ and are not analyzed as part of the cumulative condition.

Table 4.A: Cumulative Projects within the City of Rolling Hills Estates

Name of Project	Type of Project	Location	Description	Status
627 Deep Valley Drive	Residential	627 Deep Valley Drive Rolling Hills Estates	5,810 sf of commercial space and 58-unit residential condominiums	Approved
Butcher Ranch Subdivision	Single Family Homes and Commercial Recreation	Northeast corner of Palos Verdes Drive North and Palos Verdes Drive East	The 7.55-acre project site would be subdivided into 16 lots. Thirteen of the lots would be for single-family residential and equestrian uses.	Pending
Rolling Hills Villas	Residential	901 Deep Valley Drive: South side of Deep Valley Drive (across the street from the rear of the Town & Country Shopping Center) between 827 and 927 Deep Valley Drive	41-unit active senior condominium project	Approved
Silver Spur Court	Residential	981 Silver Spur Road on the northwest corner of Crenshaw Boulevard and Silver Spur Road	18-unit condominium project including three live/work units	Approved
Crest Road Project	Office/retail	5883 Crest Road on the northeast corner of Crest Road and Highridge Road	5,760 sf office/retail building	Approved
Tanglewood Subdivision	Residential	Northeasterly of Tanglewood Lane and Rolling Hills Road	3 single-family residences	Pending
Mediterranean Village	Mixed-use commercial/ condominium	927 Deep Valley Drive	120-unit condominium with 10,000 sf commercial project	Pending
827 Deep Valley Drive	Residential	To the rear of 827 Deep Valley Drive	16-unit condominium project	Pending
Silverdes	Medical condominium	828 Silver Spur Road	39,800 sf of office condominium building	Pending
655–683 Deep Valley Drive and 924–950 Indian Peak Road	Mixed-Use commercial/ condominium	655–683 Deep Valley Drive and 924–950 Indian Peak Road	176-unit condominium complex	Pending
Town and Country Shopping Center	Commercial	901 Silver Spur Road	10,472 sf expansion and new drive- through pharmacy	Pending

Name of Project	Type of Project	Location	Description	Status
2901 Palos Verdes Drive North	Residential	2901 Palos Verdes Drive North	4-lot subdivision	Pending

Source: City of Rolling Hills Estates Website, <http://www.ci.rolling-hills-estates.ca.us/comm-issues/index.htm>.