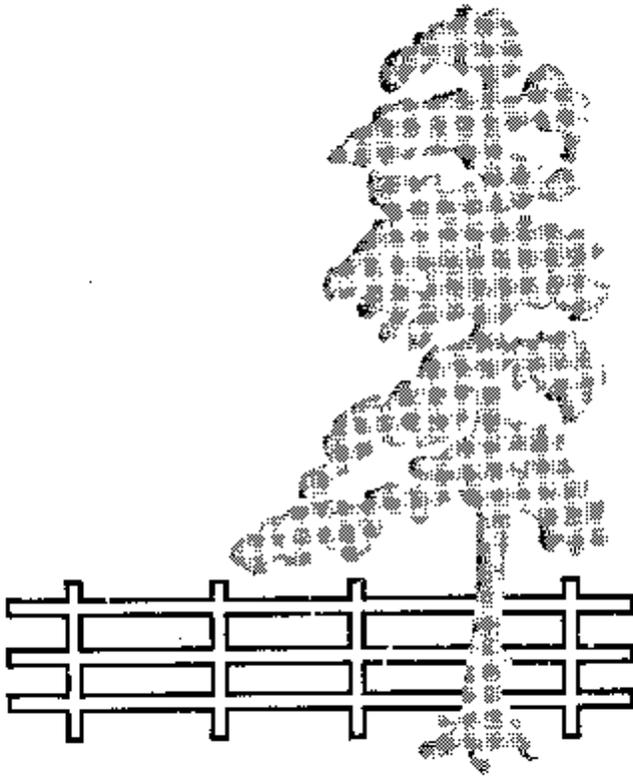


**City of
Rolling Hills Estates**



GENERAL PLAN

1992

**CITY OF ROLLING HILLS ESTATES
GENERAL PLAN 2020**

**Preserve and enhance the rural character and
single family nature of our community.**

Prepared by:

General Plan Advisory Committee
City of Rolling Hills Estates



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SECTION 1
INTRODUCTION TO THE ROLLING HILLS ESTATES GENERAL PLAN

PURPOSE OF THE GENERAL PLAN

The City of Rolling Hills Estates General Plan is a comprehensive, long-range plan designed to serve as a guide for the physical development of the City through this century on into the next. The General Plan consists of an integrated and internally consistent set of goals, policies, and implementation measures. The Plan focuses on those issues of both immediate concern to the community and those that are likely to need consideration in future long-range planning.

The City of Rolling Hills Estates General Plan is in compliance with Section 65302 et seq. of the California Government Code which provides the legal authority for the Plan's preparation and implementation. The City's General Plan contains seven sections or *elements* in accordance with State planning law. These elements include:

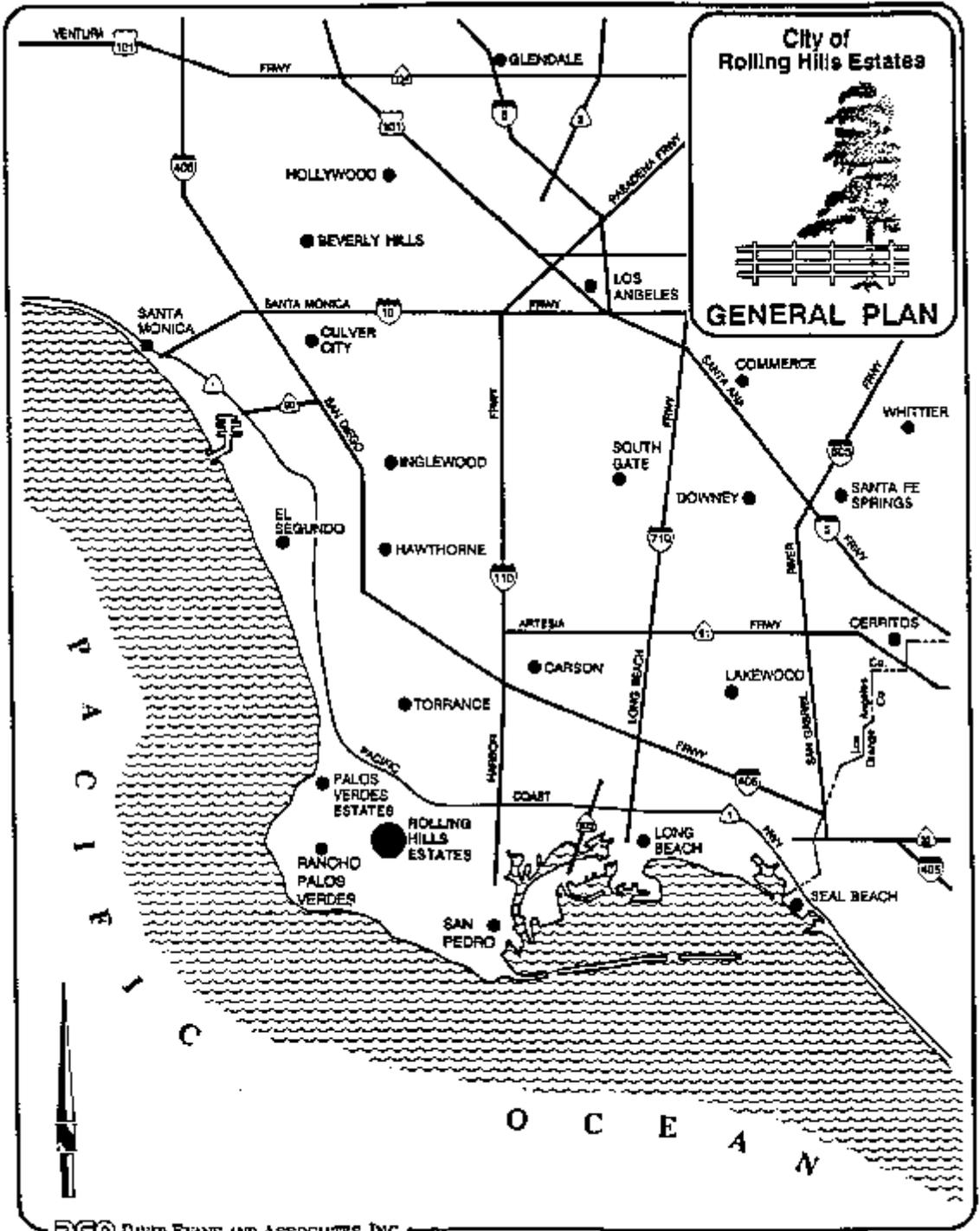
- # **Land Use Element.** The Land Use Element designates the general location, distribution, and extent of the various existing and permitted land uses. The Element also indicates standards for population density and development intensities. Finally, the Land Use Element indicates those constraints that will need to be considered in future land use decisions.

- # **Transportation Element.** The Transportation Element indicates the general location and the extent of the existing and proposed roadways, highways, and public utilities and facilities.

- # **Housing Element.** The Housing Element identifies the existing and projected housing needs for the City and establishes appropriate policies, objectives, and programs for the preservation, improvement, and development of housing.

- # **Conservation Element.** The Conservation Element establishes policies related to the conservation, development, and use of natural resources in the City. The Element's focus is on water conservation, air quality, ecological resources, and cultural resources.

- # **Open Space and Recreation Element.** The Open Space and Recreation Element contains plans and measures related to open space resources as well as the maintenance and development of recreational open space.



REGIONAL LOCATION MAP

- # **Noise Element.** The Noise Element examines the existing and future noise environment in the City. The Noise Element promotes land use policies which will encourage noise-compatible uses and assists in the establishment and subsequent enforcement of a local noise ordinance.

- # **Public Safety Element.** The Public Safety Element establishes standards and plans for the protection of the community from a variety of hazards including earthquake, flood, fire, and geologic hazards.

Together, the seven Elements clearly state the community's goals and policies for the long term development of the City. As a result, this General Plan serves as the Constitution for the City of Rolling Hills Estates.

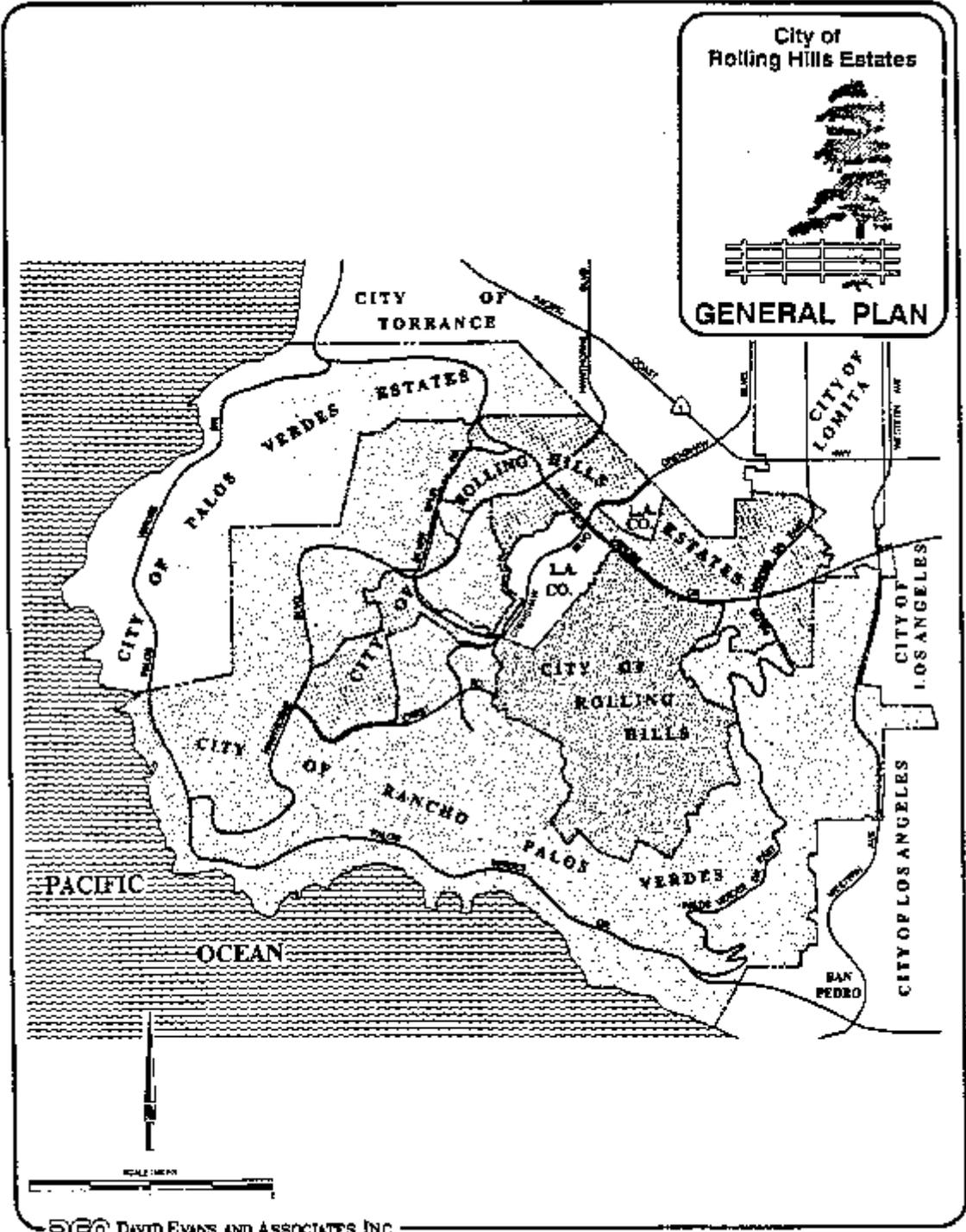
Each element is comprised of four sections. The first section presents a brief overview and introduction to the element. The second section lists the goals and policies relevant to each key issue; the implications of the goals and policies are presented in the third section. Finally, background data necessary for issues identification and plan preparation is included in the Technical Reports that support the various elements.

The Environmental Impact Report (EIR) is the final supporting document of the General Plan. The EIR describes the environmental impacts anticipated to result from the implementation of the plan. The EIR cross-references sections of the elements and technical reports that serve to analyze the environmental impacts of plan policy.

BACKGROUND OF PLANNING

The City of Rolling Hills Estates on the Palos Verdes Peninsula is 23 miles south of Central Los Angeles. The City covers a 4.18 square mile area on the central and northeastern sections of the peninsula. The City of Rolling Hills Estates incorporated on September 18, 1957 in order to preserve and protect a rural community atmosphere. The City's location in a regional and local context is shown in Exhibit 1-1 and Exhibit 1-2 respectively.

The area is almost fully urbanized with lower density residential neighborhoods and scattered concentrations of commercial land uses. Vacant parcels are mostly steep slope areas and canyons. A network of equestrian trails and other equestrian facilities provide a major recreational resource for residents. Growth in the City has been very slow, with the limited increase in single family dwelling units accompanied by a decrease in household sizes.



VICINITY MAP

The public played a vital role in both the preparation and implementation phases of the General Plan. As a result, the General Plan reflects goals and objectives of the community at large through the efforts of the General Plan Advisory Committee.

The General Plan Advisory Committee was instrumental in identifying the issues to be addressed in the Plan, and in drafting goals and policies and the General Plan Land Use Map. The members were chosen from each of the neighborhoods within the City; therefore, a cross section of knowledge and concern surfaced from the meetings with this committee.

GENERAL PLAN POLICY

The City of Rolling Hills Estates General Plan covers a diverse range of issues and establishes policy in response to each issue. Furthermore, specific implementation measures have been identified under each policy providing guidance in how to achieve the directive outlined by the policy. The following sections summarize the policies that are considered in this general Plan.

Land use and development is a major issue of concern in the City of Rolling Hills Estates General Plan. The major land use issues that are the focus of the Land Use Element goals and policies include the following:

- # **Future Development (Land Use Element).** With the City almost completely urbanized, opportunities for new development are limited to scattered undeveloped lots and several key landholdings. Future development should be targeted at enhancing of the environment and the elimination of incompatible uses. The City is also concerned that future development not compromise the existing character of the community.
- # **Rural Residential Character (Housing Element).** City residents have continuously sought to preserve the character of the area as it existed more than 50 years ago. Despite development pressures, Rolling Hills Estates remains a community with lower density, larger lot development, unlike urban areas.
- # **Residential Development (Land Use Element).** The City of Rolling Hills Estates is primarily residential in land use with a variety of housing types at varying densities. The lower density residential character of the peninsula has provided residents with a satisfying and desirable community. The quality of the living environment should be maintained through the development standards as provided for on the General Plan's Land Use Policy.

- # **Commercial Development (Land Use Element).** The commercial areas in the City are limited to the Peninsula Center Area and a few scattered sites. The present locations provide convenient and accessible retail shops and support services to the area. The City should preserve and maintain the existing commercial district.
- # **Public Services (Land Use Element).** In order to maintain a suitable living environment, future planning in the City of Rolling Hills Estates will ensure that adequate support and public services are provided. These include facilities to serve the educational, recreational and domestic needs of residents; water, sewer, power services and other utilities; and police and fire protection services.

A number of key areas of the City are likely to be redeveloped in coming years. The Land Use Element's chief purpose is to indicate the appropriate land uses and the complementary development standards that should apply for future development in the City. The critical redevelopment issues addressed in this General Plan include:

- # **Housing Environment (Housing Element).** City residents are proud of their community and the fact that it is perceived as a very desirable place to live. As a result, the maintenance of the neighborhoods has been part of the City's housing program for past decades and will continue to be emphasized in this General Plan Update.
- # **Scientific Research & Development (Land Use Element).** The scientific research and development district of the City is the site owned by Northrop Corporation on Crest Road. The facility is used for research related to the aerospace industry. Over the life of the General Plan, this site is likely to be redeveloped and the General Plan needs to identify the appropriate uses for this key area.
- # **Chandler Quarry (Land Use Element).** The Quarry District is the site of the old Chandler quarry used for the mining of sand until 1988. The site is currently an engineered landfill with a section used for the manufacture of concrete. A number of studies have been made to plan for the eventual use of the site after landfill operations are complete. This General Plan Update will establish the location and extent of future development in this area.
- # **Palos Verdes Landfill (Land Use Element).** The closed Palos Verdes Landfill covers a large area on the northern limit of the City. The recovery of gases is ongoing with remedial investigation plans under preparation by the Los Angeles County Sanitation District.

Traffic and transportation related problems are a major concern in the City. Much of this traffic is generated from development outside the City. The City's primary goal is to maintain the livability of the City while finding ways to accommodate the increasing volumes of traffic.

- # **Safe Driving Conditions (Transportation Element).** The value of safe driving conditions to the pedestrian and the driver cannot be overestimated. The prevention of accidents and the threat to life and property is a major concern in the City.
- # **Efficient Traffic Flow (Transportation Element).** The main purpose of the circulation system is to provide the most efficient way for individuals to travel between points of activity. In support of the community's needs, the City is determined to keep traffic flows in the area efficient and non-disruptive.
- # **Multi-Use Recreational Trails (Transportation Element).** Alternative ways of travel in the City are provided by equestrian trails, bicycle paths and pedestrian walks. To reduce the dependence on vehicular travel, these means should be promoted and made accessible.
- # **Public Transit (Transportation Element).** Public transportation reduces traffic congestion and provides better utilization of City streets. With increasing energy costs, congestion and pollution, it is prudent to consider the expansion of public transportation in the area.
- # **Parking Areas (Transportation Element).** The provision of adequate parking areas facilitates the onset and completion of vehicular travel. Inadequate parking often leads to congestion and additional traffic delays.

State and regional governments have mandated that every City and County in California make every effort to provide an adequate supply of housing to meet anticipated demands. The City recognizes the importance of maintaining a supply of housing to meet future housing needs while recognizing there are a number of constraints that inhibit the development of significant numbers of new units, particularly, those units that are classified as being affordable. The following Housing-related issues are the focus of this General Plan:

- # **Affordable Housing (Housing Element).** The increasing cost of housing has left many households in the region with inadequate or inappropriate housing. The provision of affordable housing will allow the City to respond to the needs of a special group of households.
- # **Housing Conservation (Housing Element).** The majority of the City's housing stock is over 20 years old with only 4.5% of the stock constructed in the past 10 years. Conservation through rehabilitation and maintenance will extend the life of these units and will keep the environment attractive.
- # **Housing Needs (Housing Element).** As determined from historic growth patterns, the City's household population will increase by 22 units within the five-year planning period (1989-1994). Housing programs should plan for the provision of adequate housing to serve these future residents.
- # **Regional Housing Needs (Housing Element).** The City's housing market is not independent of the regional demand and needs. To address its fair share of regional housing needs, the City is required to consider the provision of housing to meet regional needs as well as local growth (Sections 65581/65584 of the Government Code).
- # **Housing Assistance (Housing Element).** Housing programs should be receptive to the needs of special household groups in the City. These special needs groups include the elderly, the low and moderate income households, minorities, female-headed households, and the handicapped while recognizing that market constraints (land value, development costs, and availability of land) will make this difficult.

The City of Rolling Hills Estates has a rich and varied natural environment. A primary focus of this General Plan is to ensure that these resources are preserved for future generations. The following issues were considered in the formulation of General Plan goals and policies:

- # **Natural Environment (Conservation Element).** Local efforts to preserve the natural environment will promote harmony between nature and man. The City will support the preservation of those significant resources in the Palos Verdes Peninsula which make it unique from the rest of Los Angeles County.
- # **Biological Resources (Conservation Element).** The biological resources of the Peninsula are diverse and some are unique to the Peninsula. Due to existing development, the City should strive to maintain ecological balance through the protection of its remaining biological resources.

- # **Cultural Resources (Conservation Element).** The rich and colorful history of the peninsula provides the area with a sense of importance and historical pride. The preservation of cultural resources will enrich the educational and cultural aspirations of residents and visitors alike.
- # **Air Quality (Conservation Element).** The increasing awareness on air quality issues has prompted the adoption of state and regional legislation governing mobile and stationary air pollution sources. While the City has generally good air quality, the need for standards to control pollution should not be discounted.
- # **Scenic Roadways (Conservation Element).** The aesthetic qualities of the environment should be preserved along with its resources. Attractive vistas, panoramas and views are plentiful along the City's roadways contributing to the City's desirable environment.

Rolling Hills Estates has an abundance of parks, equestrian facilities, and commercial recreational activities. The General Plan establishes clear policies indicating a need to maintain and preserve these resources and examines opportunities for the creation of new facilities. A number of issues discussed in this General Plan includes the following:

- # **Maintain Existing Open Space (Open Space & Recreation Element).** Open space areas in the City characterize the rural character of the area and provide recreational opportunities. Continued growth puts pressure on open space areas for their development to more urban uses.
- # **Recreational Areas (Open Space & Recreation Element).** The recreational needs and interests of a community are served by local parks and facilities. Rolling Hills Estates should continue to provide opportunities for all residents to meet recreational needs.
- # **Development of Open Space, Parks and Recreational Facilities (Open Space & Recreation Element).** Additional development of open space, parks and recreational facilities should accompany growth and development in the City. Preservation efforts will allow the area to maintain its rural character and the quality of the environment.

Public safety and health issues are a focus of a number of General Plan elements:

- # **Acceptable Noise Levels (Noise Element).** Excessive noise levels disrupt human activities and often result in health problems. To support ongoing activities and protect the residents of Rolling Hills Estates, levels of tolerance for noise should be established.
- # **Noise Control (Noise Element).** When noise sources cannot be prohibited without undue hardship, measures for minimizing potential adverse noise impacts on noise-sensitive land uses should be established.
- # **Critical Facilities (Public Safety Element).** Critical facilities refer to those facilities occupied by dependent populations and those that are designed to protect public health and safety. It is important that critical facilities remain functional during disasters and emergencies so that they may continue to serve the rest of the City.
- # **Future Development (Public Safety Element).** The City may prevent the creation of additional hazards in the planning area through the review of proposed developments, making sure that they are not exposed to existing hazards and do not create new ones to adjacent land uses.
- # **Geologic Hazards (Conservation Element).** Grading and construction activities could disrupt the stability of soils and create geologic hazards. The City will make every effort to make sure new development will not result in unstable soils, soil erosion, or landslide.
- # **Disaster Planning (Public Safety Element).** So as to minimize the damage to life and property that natural and man-made disasters may cause, a plan for prevention, preparedness and reconstruction should be developed.
- # **Individual Responsibilities (Public Safety Element).** Individuals and agencies should take on the responsibility of protecting themselves from harm. Also, assistance from other individuals and agencies will provide the City with increased manpower and resources to better protect public health, safety and welfare.
- # **Crime (Public Safety Element).** The City of Rolling Hills Estates and the L.A. County Sheriff's Department will continue to work together to provide residents with safety and security. Criminal activities will be met with measures designed to deter criminal activity.

Hazardous Materials (Public Safety Element). The unhealthful effects of certain chemicals and substances has led to extensive regulation of identified hazardous materials. The City should actively verify that proper regulation of the use, generation, transport and disposal of hazardous materials in the City in order to protect the health and safety of residents.

The following matrix (Table 1-1) lists the major issues and goals under each element and the corresponding policies. As the matrix indicates, a number of policies in other elements will serve as effective mitigation measures.

TABLE 1-1 POLICIES MATRIX							
Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Land Use Element:							
Future Development: Ensure that future development is compatible with the existing character of the City and this development will be sensitive to the local environment.	1.1	2.7	2.3	1.4	3.1	1.4	1.2
	1.2	2.10	2.6	1.5	3.2	1.7	2.1
	1.3		3.1	1.6	3.3	1.8	2.2
	1.4		3.2		3.4	1.9	2.3
	1.5		3.3		3.5		2.5
			5.2	5.5		3.6	
Residential Areas: Growth in the City shall be limited and the objective of future planning shall be directed towards preserving the lower density and rural character of the City.	2.1	2.7	1.5	1.3	1.1	1.9	2.1
	2.2	2.9	1.6	1.4	1.2		2.2
	2.3	2.10	2.1	1.9	1.3		2.9
	2.1	3.1	2.2	6.1	1.4		2.10
	2.5	3.3	2.3	6.3	1.5		
	2.6		2.4		3.7		
	2.7		2.5				
	2.8						

**TABLE 1-1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Commercial Areas: Maintain and preserve the existing land area within the commercial district designated on the General Plan land use map so that the needs of area residents are served.	3.1 3.2	5.2 5.3 5.4 5.5					1.1 3.6 3.8 4.3 6.2
Special Subareas: The City should provide for the future development of the Northrop property to ensure that the future redevelopment is beneficial to the City.	4.1	1.6 2.9 4.2 4.3		3.5		1.8 2.1	1.9
Special Subareas: Control the use and conversion of the existing quarry operations to best serve the needs of the community.	5.1 5.2	1.5 1.6	1.6 3.1 3.2 5.2	1.9 1.12 3.5 6.1		1.2	6.3
Special Subareas: Control the use and conversion of the former Palos Verdes Landfill to protect public health & safety of area residents.	6.1 6.2			1.9			6.3 6.4
Institutional Uses: Control the use, expansion, and recycling of the Dapplegray School site, and other institutional uses so they are able to serve the present and future needs of the community.	7.1 7.2 7.3 7.4 7.5	2.14 5.7		1.9		1.7	

**TABLE 1 --1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Support and Public Services: Maintain areas to serve the educational, recreation, domestic, and other needs of the community and provide necessary public services and infrastructure.	8.1	2.6		1.4			2.7
	8.2	2.14		1.5			2.8
	8.3	3.1					2.9
	8.4	4.6					2.11
	8.5	5.4					
Transportation Element:							
Traffic Safety: Provide for safe driving conditions on all City streets.	1.1	1.1	1.7	1.10			2.4
	1.2	1.2					6.1
	1.3	1.3					
	1.4	1.6					
	1.5	1.7					
	1.6	1.8					
	1.7	1.9					
	1.8	1.10					
	1.9	1.11					
	1.10	1.12					
	1.11	1.14					
	1.12	2.5					
	1.13						
	1.14						
Efficient Traffic Flow: Promote efficient traffic flow on City streets without compromising the lower density character of Rolling Hills Estates.	2.1	2.12	1.7	1.10			
	2.2	2.13					
	2.3	2.14					
	2.4						
	2.5						
	2.6						
	2.7						
	2.8						
	2.9						
	2.10						
	2.11						

**TABLE 1 – 1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Multi-Use Recreational Trails: Provide safe & Comprehensive trail Systems for equestrian, bicycle, and pedestrian use and promote the development of connectors between existing trail systems where feasible.	2.5	3.1		1.1	2.6		
	8.2	3.2			3.6		
	8.3	3.3			3.8		
		3.4					
		3.5					
		3.6					
		3.7					
		3.8					
		3.9					
		3.10					
Transit and Transportation Demand Management: Promote greater use of public transit as an alternative means of transportation.	8.5	4.1					
		4.2					
		4.3					
		4.5					
		4.6					
Parking: Promote efficient, safe and convenient parking facilities within the commercial areas of the City.		5.1					
		5.2					
		5.3					
		5.4					
		5.5					
		5.6					
		5.7					
		5.8					
Housing Element:							
Housing Environment: Maintain a decent and satisfying home environment for Rolling Hills Estates residents.	2.5	1.4	1.1		1.2	1.9	2.6
	3.1	1.6	1.2		1.3	2.2	
	3.2	2.3	1.3		1.5	2.3	
	7.1	2.4	1.4				
	8.5	2.5	1.5				
		2.11	1.6				
		2.12	1.7				
		5.6	1.8				

**TABLE 1 – 1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Rural Residential Character: Require future housing developments to be sensitive to the unique natural environment and rural character of Rolling Hills Estates.	1.1 1.2 2.1 2.2 2.4 2.6 2.8 8.5	2.9 2.10 3.1 5.5	2.1 2.2 2.3 2.4 2.5 2.6	1.4 1.9 1.10 2.3 5.1 6.1 6.2	3.3 3.4 3.7	1.8 1.9	2.1 2.2 2.3 2.9 2.10
Affordable Housing: Provide affordable housing units in the City where appropriate.			3.1 3.2 3.3 3.4				
Housing Conservation: Conserve, preserve and rehabilitate the existing housing stock through the enforcement of standards, regulations, codes and procedures established by the City.	2.3		4.1 4.2 4.3 4.4 4.5				
Housing Needs: The City will work to provide adequate housing to meet the current and anticipated needs of the community.			5.1 5.2 5.3 5.4 5.5				
Regional Housing Needs: Solicit and advocate regional cooperation in realizing regional housing needs.			6.1 6.2				
Housing Assistance: Make Every effort to provide housing assistance to Residents of the City in need of such assistance.			7.1 7.2 7.3 7.4				

**TABLE 1 – 1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Conservation Element:							
Natural Environment: Preserve the natural Environment of the Palos Verdes Peninsula through the conservation of natural resources, the maintenance of a balanced ecology and the prevention of environmental degradation.	1.1 2.4 2.6	1.4	2.5 2.6	1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 1.10 1.11 1.12	1.1 1.2 1.3 1.4 1.5 3.1 3.2	1.1 1.2 1.3	
Biological Resources: Preserve local plant and animal life and their habitats in the Peninsula.	1.1 2.6		2.6	2.1 2.2 2.3 2.4	1.1 1.3 1.4 1.5		2.6
Cultural Resources: Promote the preservation of cultural, historical and natural resources within the City.	1.1 2.4 2.6		2.5 2.6	3.1 3.2 3.3 3.4 3.5	1.1 1.2 1.3 1.4 1.5 3.1 3.2		

**TABLE 1 – 1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Geologic Hazards: Minimize grading and Significant changes in the natural topography and grading activities should be designed to preserve the unique and significant cultural and biologic features to maintain the identity, image and environmental qualities of the City.	1.2 2.2			6.1 6.2 6.3	3.7		2.3 2.5 2.9
Open Space and Recreation Element:							
Maintain Existing Open Space: Maintain existing natural open spaces, parks and recreational facilities.	1.2 1.3 7.4 7.5 8.3 8.5	3.1	2.5 2.6	1.1 1.3 1.9 1.10 5.1 6.3	1.1 1.2 1.4 1.4 1.5	2.3	2.6 2.9
Recreation Areas: Provide for the recreational needs of residents of the City.	7.4 8.3 8.5	3.1		3.3 3.4	2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9		

**TABLE 1 - 1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Development of Open Space, Parks, and Recreational Facilities: Develop additional parks and recreational facilities and preserve open space areas under private ownership.	5.2 8.2 8.5	3.2 3.6 3.7 3.8 3.10	2.5 2.6	1.1 1.3 1.9 1.10 3.2 3.3 6.1	3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8	2.3	2.9
Noise Element:							
Acceptable Noise Levels: Implement acceptable noise level guidelines included in the Noise Element for each land use category.	2.1 2.4 3.2 4.1	1.4 1.11 1.14 2.1 2.9 2.12	1.5 1.7 4.5	1.11	1.1 1.2	1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9	
Noise Control: Promote the control and reduction of traffic noise and stationary noise created on existing and proposed land uses.		1.4 1.11 1.14 2.1 2.2 2.3 2.4 2.5 2.12 2.13 4.1	1.5 1.7 2.5	1.9 1.10 1.11		2.1 2.2 2.3	

**TABLE 1 – 1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	Open Space Policy #	Noise Policy #	Public Safety Policy #
Public Safety Element:							
Critical Facilities: To the Fullest extent possible, the City will work with the County to ensure that Critical structures remain Safe and functional in the Event of a disaster.							1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9
Future Development: Require that the City's Planning and Engineering Departments review future development projects in the city.	1.1 1.2 2.1 2.2 2.4 4.1 5.1 5.2 6.2 7.1	2.7 2.9 2.10	1.5 1.6 2.3 2.6	1.3 1.4 1.9 1.10 5.1 5.2 6.1 6.2	3.7	1.8 1.9	2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 2.10 2.11
Disaster Planning: Plan And provide for the Occurrence of disasters and Emergencies							3.1 3.2 3.4 3.5 3.6 3.7 3.8 3.9 3.10

**TABLE 1 – 1
POLICIES MATRIX**

Issue	Land Use Policy #	Transportation Policy #	Housing Policy #	Conservation Policy #	open Space Policy #	Noise Policy #	Public Safety Policy #
Individual Responsibilities: Assign key individuals in both the public and private sectors the responsibility of implementing public safety programs.							4.1 4.2 4.3 4.4
Crime: Reduce local crime, to the greatest extent possible.							5.1 5.2 5.3
Hazardous Materials: Reduce the potential for hazardous waste contamination in the City.		1.1 1.10 1.12 1.14					6.1 6.2 6.3 6.4 6.5 6.6

Source: