

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rolling Hills Estates General Plan UpdateLead Agency: City of Rolling Hills EstatesContact Person: Jeannie Naughton, AICPMailing Address: 4045 Palos Verdes Drive NorthPhone: (310) 377-1577 ext. 115City: Rolling Hills EstatesZip: 90274County: Los Angeles**Project Location:** County: Los Angeles City/Nearest Community: Rolling Hills EstatesCross Streets: Entire City of Rolling Hills Estates Zip Code: 90274

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR-1 Waterways: _____Airports: Zamperini Field Railways: _____ Schools: _____**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG emissions

Present Land Use/Zoning/General Plan Designation: Residential is the most common land use in the Planning Area, accounting for approximately 60% of uses in the Planning Area (PA). Most commercial land uses in the PA, including offices, mixed commercial and office uses, and general commercial, are located along Silver Spur Road, forming the City's primary retail and office corridor. Public and community facilities, including churches, City administrative buildings, schools, medical facilities, and land used for utilities, account for 11 percent of all land uses in the PA. Parks and recreational uses represent approximately 20% of land in the Planning Area and include City-managed parks, open spaces, and horse arenas, as well as private properties not managed by the City.

Project Description: (please use a separate page if necessary) In 2017, the City initiated a multi-year process to update the City's General Plan, referred to as "General Plan Update" or GPU. If adopted, this General Plan Update would be the overarching policy document that guides land use, housing, transportation, infrastructure, community design, and other policy decisions through the anticipated plan horizon year of 2040. The General Plan Update would serve as the City's "blueprint" for future development, providing the policy guidance for achieving the community's vision. The City's current General Plan dates back to 1992 and is in need of an update as new opportunities, challenges, and approaches have emerged in recent years. The proposed GPU will address emerging issues and community priorities, ensure compliance with State law, and revise implementing policy frameworks to focus on present and future goals and policy objectives. The proposed GPU will also incorporate new and updated assumptions, data, and analysis, as well as establish a new vision and blueprint for development and investment through 2040. The proposed GPU will address nine General Plan elements, seven of which are required by State law (i.e., circulation, conservation, housing, land use, noise, open space, and safety). In addition to these seven elements, the proposed GPU will establish a Sustainability Element. Rolling Hills Estates is essentially a built-out City with only two vacant parcels (other than those designated for open space), a low-density residential parcel and a commercial use parcel. The residential neighborhoods, as well as the parks and recreation areas, in the City are well-established and are not expected to change during the timeline of this proposed GPU. It is anticipated that the GPU will adjust the land use designations of certain parcels to match their current uses, including certain open space areas and parcels built out with high-density residential uses as these uses are not envisioned to change during the GPU timeline. The institutional properties (e.g., schools) are also envisioned to remain during the planning horizon. However, depending on the availability of the space, the proposed GPU may allow certain institutional uses to create opportunities for on-site affordable workforce housing. In addition, the existing mixed-use overlay that allows for residential development in the Commercial District may be extended to parcels designated for commercial office use. In addition to citywide planning direction, the GPU is expected to include focused long-range planning direction and visioning for the Commercial District. Potential changes to the Commercial District include revising development standards to reflect market needs and incentivize development/redevelopment in a manner consistent with the City's vision for the District (to be developed as part of the GPU). Examples of potential revisions to development standards include: (1) increasing the allowed residential density in the mixed-use overlay; (2) consideration of form-based code standards; and (3) modernization of parking requirements to utilize land more efficiently.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>South Coast</u> <u>Region</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 21, 2021 Ending Date June 21, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International, Inc.</u>	Applicant: <u>City of Rolling Hills Estates</u>
Address: <u>3760 Kilroy Airport Way, Suite 270</u>	Address: <u>4045 Palos Verdes Drive North</u>
City/State/Zip: <u>Long Beach, CA 90806</u>	City/State/Zip: <u>Rolling Hills, CA 90274</u>
Contact: <u>John Bellas, EIR Project Manager</u>	Phone: <u>(310) 377-1577 ext. 115</u>
Phone: <u>(562) 200-7170</u>	

Signature of Lead Agency Representative: *Jeanne Naughton* Date: May 14, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.