



NOTICE OF PREPARATION

Lead Agency:

Agency Name: City of Rolling Hills Estates
Street Address: 4045 Palos Verdes Drive North
City/State/Zip: Rolling Hills Estates, CA 90274
Contact: Jeannie Naughton, AICP, Planning Manager
Telephone: (310) 377-1577 ext. 115

Consulting Firm:

Name: Michael Baker International
Street Address: 3760 Kilroy Airport Way, Suite 270
City/State/Zip: Long Beach, CA 90806
Contact: John Bellas, EIR Project Manager
Telephone: (562) 200-7170

SUBJECT: Notice of Preparation of Draft Environmental Impact Report and Notice of Public Scoping Meeting for the City of Rolling Hills Estates General Plan Update

The City of Rolling Hills Estates (City) intends to prepare an Environmental Impact Report (EIR) for the City's General Plan Update (GPU). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation (NOP) to provide the public, property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the proposed GPU. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the proposed GPU.

PROJECT LOCATION:

The City of Rolling Hills Estates is located in the center of the Palos Verdes Peninsula in the southwestern portion of the County of Los Angeles, as shown in **Figure 1**. The General Plan Planning Area (Planning Area) is the land area addressed by the City of Rolling Hills Estates (City) General Plan Update (Proposed Project), which encompasses approximately 2,378 acres, including all of the land within City limits (84 percent) and the unincorporated Sphere of Influence (SOI) (16 percent). As shown in **Figure 2**, the boundaries of the Planning Area generally follow the borders of the City. The City is bounded by the City of Rancho Palos Verdes on the west and south, the City of Rolling Hills on the south, the City of Palos Verdes Estates on the north, the City of Torrance on the north and northeast, the City of Lomita on the north and east, and unincorporated Los Angeles County on the south and southeast.

PROJECT DESCRIPTION:

The Rolling Hills Estates General Plan is a guidance document that describes the City's vision as a livable community with excellent services, a strong identity, healthy business opportunities, and a strong and efficient government. Future land use, circulation, housing, conservation, and other decisions in the City are guided by goals and policies set forth in the General Plan. The General Plan is a State-required legal document (Government Code Section 65300) that provides guidance to decision-makers regarding the conservation of resources and the future physical form and character of development in the City. It is the jurisdiction's official statement regarding the extent and types of development of land and infrastructure that will achieve the community's physical, economic, social, and environmental goals. The General Plan expresses the City's goals and articulates the City's intentions with respect to the rights and expectations of the general public, property owners, community interest groups, prospective investors, and business interests. Although the General Plan consists of individual sections, or elements, that address a specific area of concern, it also embodies a comprehensive and integrated planning approach.

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:

- Increasing the allowed residential density in the mixed-use overlay;
- Consideration of form-based code standards; and
- Modernization of parking requirements to utilize land more efficiently.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on an Initial Study prepared by the City, which may be accessed on the City's website (<https://www.ci.rolling-hills-estates.ca.us/departments/administration/city-clerk/public-notice>), the proposed GPU could have potentially significant impacts in the following topic areas, which will be addressed in the EIR: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials (emergency access and wildland fire only), land use and planning, noise, population and housing, public services/recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

HOW TO COMMENT AND NOTICE OF SCOPING MEETING:

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. As such, the comment period for the Notice of Preparation begins on **May 21, 2021** and ends on **June 21, 2021**. Please send your written response to **Jeannie Naughton, AICP, Planning Manager** at the address shown above. We would appreciate the name of a contact person in your agency.

Also, a public scoping meeting will be held in an online format using Zoom to share information regarding the proposed GPU and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. Staff and environmental consultants will be available, and a brief presentation is scheduled. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted during the environmental review period, and verbal comments or public testimony will be taken at the public scoping meeting. No decisions about the proposed GPU will be made at the public scoping meeting. The date, time, and location of the public scoping meeting are as follows:

Date: Thursday, June 3, 2021
Time: 6:00 p.m.
Location: Virtual Meeting via:
<https://us02web.zoom.us/j/82510460014?pwd=ZXYxdDRlYjJlQ2ZhQTY4ZVNoV2NlZz09>
Meeting ID: 825 1046 0014 **Passcode:** 192777
Dial in by phone: +1-408-638-0968 or +1-669-900-6833
Meeting ID: 825 1046 0014 **Passcode:** 192777

This meeting will serve as a public forum to discuss the environmental issues identified for the EIR and any other issues identified by the public that should be included for further analysis within the EIR for the proposed GPU.

Date: May 14, 2021



Title: Jeannie Naughton, AICP, Planning Manager
Telephone: (310) 377-1577 ext. 115



Source: City of Rolling Hills Estates, 2017; Los Angeles County GIS Data Portal, 2017; Dyett & Bhatia, 2017



FIGURE 1
Regional Location Map



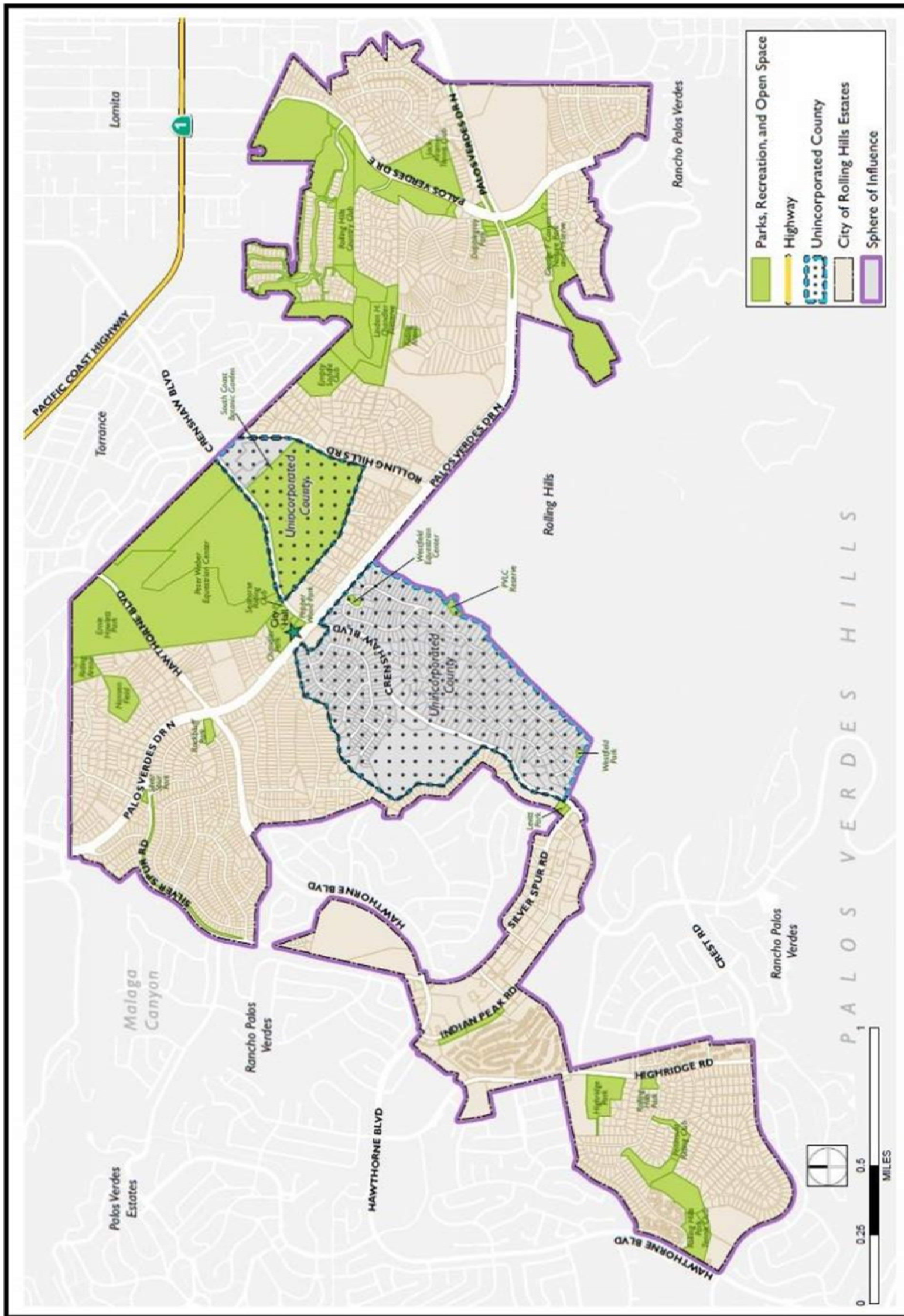


FIGURE 2
Planning Area Map

Michael Baker
INTERNATIONAL

Source: City of Rolling Hills Estates, 2017; Dyett & Bhatia, 2017.

