

**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

<b>SCH # 2021050450</b>
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**Project Title:** Rolling Hills 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 AngelesCity/Nearest Community: Rolling Hills EstatesCross Streets: Entire City of Rolling Hills EstatesZip 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 \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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)

The proposed project is a comprehensive update of the City of Rolling Hills Estates General Plan (proposed General Plan Update or GPU). The proposed GPU would update the Land Use, Mobility (formerly Transportation), Housing, Conservation, Open Space and Recreation, Noise, and Safety (formerly Public Safety) Elements and would include new 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. The primary changes included in the proposed GPU include: Apply a new Commercial District Mixed-Use Overlay to the City's Commercial District that would allow for a base residential density of 30 dwelling units per acre with an opportunity for a 50-percent density bonus for projects that provide certain community benefits; Extend the existing Mixed-Use Overlay to the properties designated for Commercial Office; Redesignate the property on the northeastern corner of Highridge Road and Armaga Spring Road from Commercial Office to Neighborhood Commercial; Redesignate of the Seahorse Riding Club parcel along Crenshaw Boulevard from Commercial Recreation to Neighborhood Commercial; Revise allowable land uses in the Institutional designation to include affordable residential uses at 1 to 2 units per acre concentrated in small portions of institutional properties; Adjust the land use designations of several parcels to match their current uses; Envision changing Silver Spur Road from a four-lane street to a two-lane street, narrowing it to a "main street" scale street, with angled parking (instead of parallel parking), buffered bike lanes, and other amenities; Envision removing Bart Earle Way (replaced by a rear entry drive aisle to access parking) and providing the roadway space for development as an addition to existing parcels along the north side of Bart Earle Way; and Envision reconnecting Deep Valley Drive if and when redevelopment of the Promenade Mall site occurs.

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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date October 22, 2021 Ending Date December 6, 2021

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### 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>	

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Signature of Lead Agency Representative: *Jeanne Naughton* Date: 10/18/21

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