



NOTICE OF AVAILABILITY DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

Lead Agency:

Agency Name: City of Rolling Hills Estates
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City/State/Zip: Rolling Hills Estates, CA 90274
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Consulting Firm:

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SUBJECT: Notice of Availability of a Draft Program Environmental Impact Report and Notice of Planning Commission Meeting for the City of Rolling Hills Estates General Plan Update

Pursuant to Section 15085 and 15087(a), Title 14, California Code of Regulations, this notice is provided to announce that the City of Rolling Hills Estates (City) has completed a Draft Program Environmental Impact Report (PEIR) for the City's General Plan Update described below and that it is available for public review.

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 GPU), 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 addresses emerging issues and community priorities, ensures compliance with State law, and revises implementing policy frameworks to focus on present and future goals and policy objectives. The proposed GPU also incorporates new and updated assumptions, data, and analysis, as well as establishes a new vision and blueprint for development and investment through 2040.

The proposed GPU addresses eight 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 includes 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. 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 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
- Envision reconnecting Deep Valley Drive if and when redevelopment of the Promenade Mall site occurs

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

The Draft PEIR analyzes the proposed GPU's environmental impacts with respect to the following topics: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils (landslides and paleontological resources only), 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. The Draft PEIR found that the proposed GPU would result in significant environmental effects with respect to the following topics: air quality (consistency with the Air Quality Management Plan and cumulative considerable increase of non-attainment criteria pollutants); historic resources (potential for demolition or substantial alteration); archaeological resources (potential for destruction of previously undiscovered resources); transportation (vehicle miles traveled); and tribal cultural resources (potential for destruction of previously undiscovered resources).

PUBLIC REVIEW:

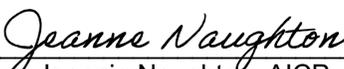
The public review and comment period for the Draft PEIR will be from **October 22, 2021 to December 6, 2021**. The Draft PEIR for the proposed GPU is available for public review on the City's website (<https://www.ci.rolling-hills-estates.ca.us/departments/administration/city-clerk/public-notice>). The Draft PEIR is also available for review (electronically) at the Peninsula Center Library, 701 Silver Spur Road, Rolling Hills Estates, CA 90274 during normal business hours.

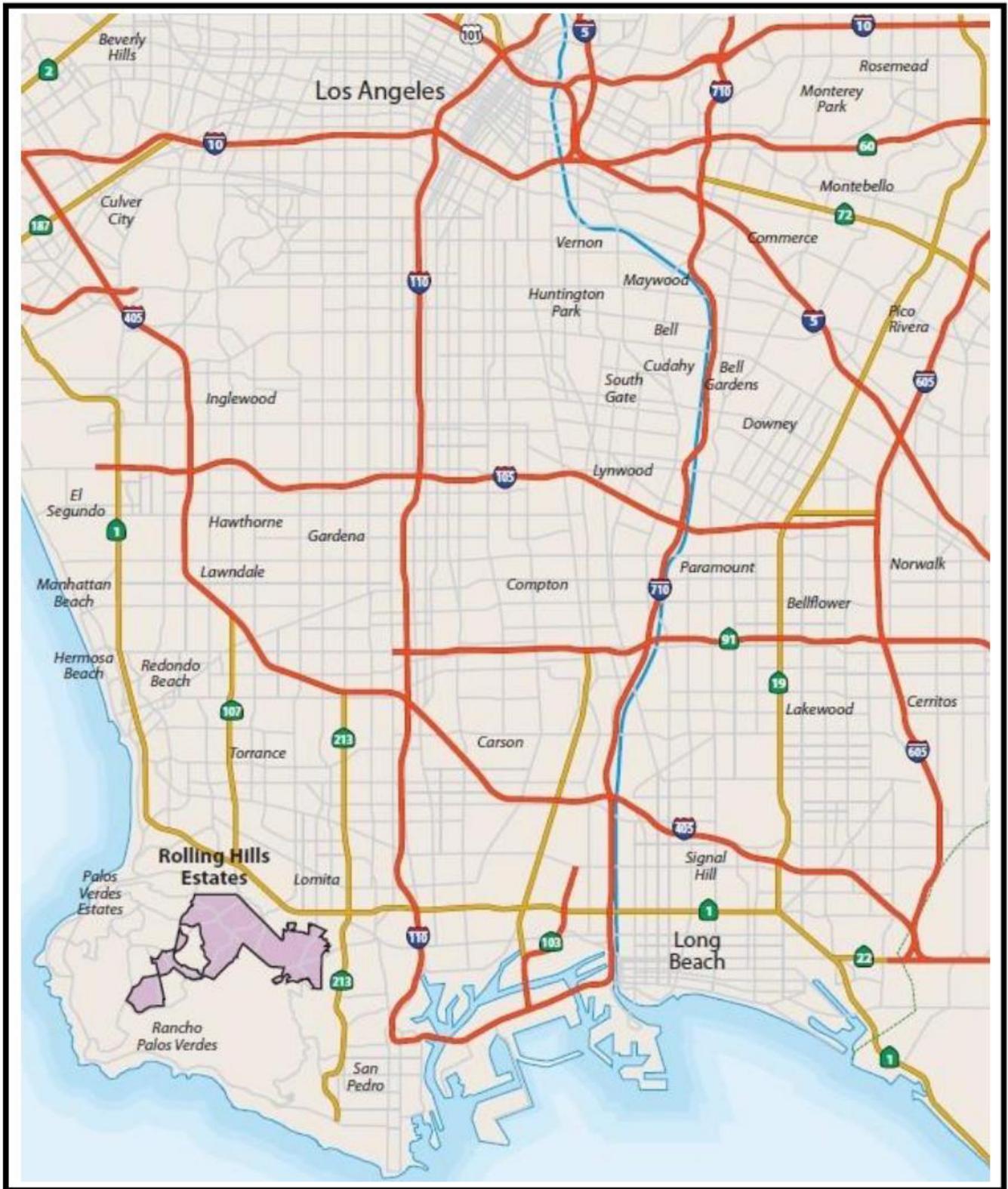
Written comments may be submitted to the City during the public review period to **Jeannie Naughton, AICP, Planning Manager** at the address shown above or via email to jeannien@rollinghillsestatesca.gov.

Also, a Special Joint City Council and Planning Commission meeting will be held in an online format using Zoom to share information regarding the proposed GPU and the impact determination presented in the Draft PEIR and to receive public comments on the Draft PEIR. Staff and environmental consultants will be available, and a brief presentation is scheduled. Written comments may be submitted during the environmental review period, and verbal comments or public testimony will be taken at the Special Joint City Council and Planning Commission meeting. No decisions about the proposed GPU will be made at the Special Joint City Council and Planning Commission meeting. The date, time, and location of the Planning Commission meeting are as follows:

Date: November 9, 2021
Time: 5:00 p.m.
Location: Virtual Meeting via: <https://us02web.zoom.us/j/88455798823?pwd=TXQwN0h0TnNDQ25HNWJZOXNmYnBQU09>
 Dial in by phone: US: +1 669 900 6833 or +1 346 248 7799
 Webinar ID: 884 5579 8823
 Passcode: 066081

Date: October 18, 2021


 Title: Jeannie Naughton, AICP, Planning Manager
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Source: City of Rolling Hills Estates, 2017; Los Angeles County GIS Data Portal, 2017; Dyett & Bhatia, 2017



FIGURE 1
Regional Location Map



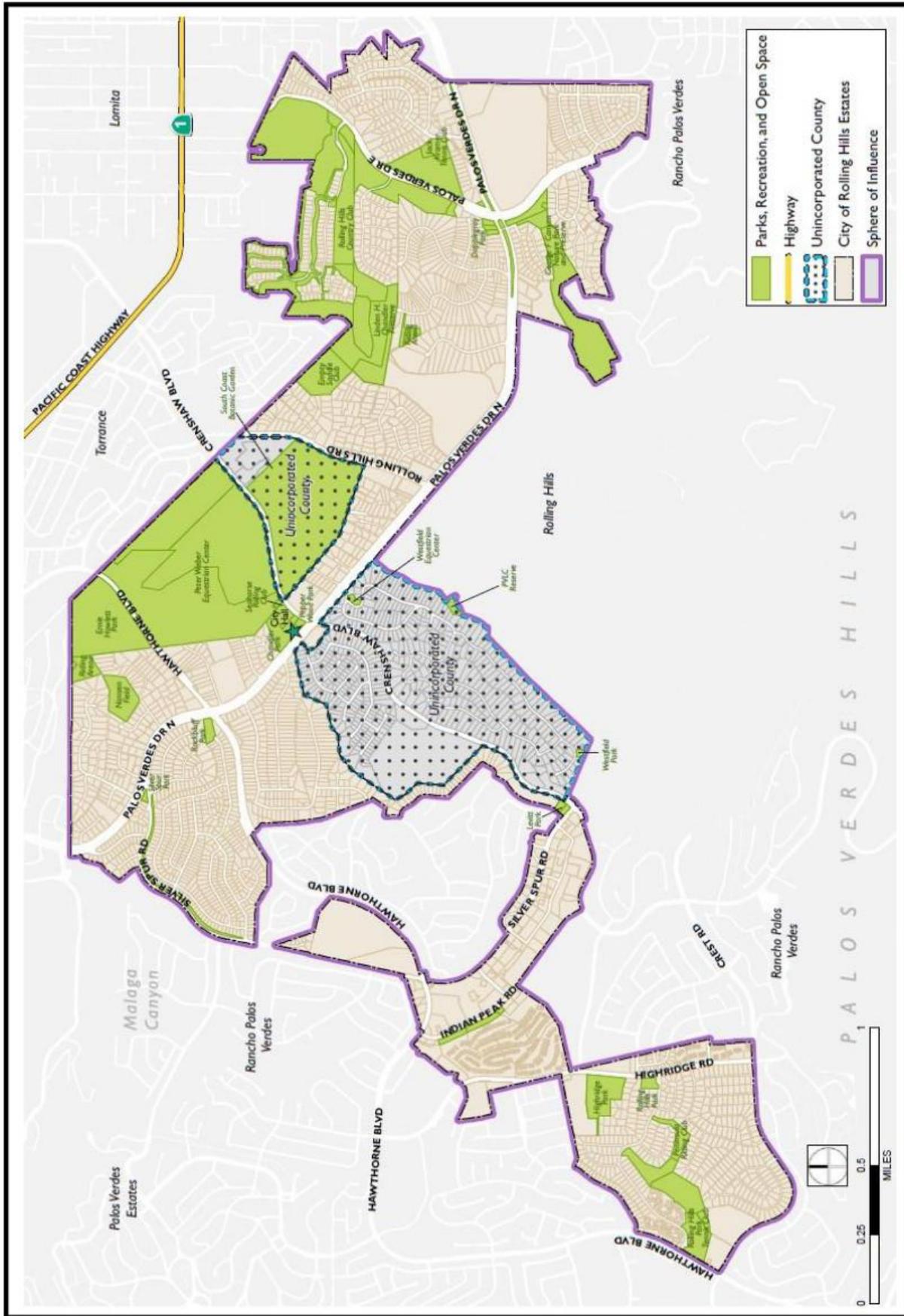


FIGURE 2
Planning Area Map

Michael Baker
INTERNATIONAL

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

