



**LOS ANGELES COUNTY CLERK
CEQA FILING COVER SHEET**

ORIGINAL FILED
APR 27 2022
LOS ANGELES, COUNTY CLERK

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

General Plan Update/City of Rolling Hills Estates

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF DETERMINATION

To: Office of Planning and Research
For U.S. Mail: *Street Address:*
P.O. Box 3044 1400 Tenth Street
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: City of Rolling Hills Estates
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

To: Los Angeles County Clerk
Business Filing & Registration
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Contact: Jeannie Naughton, AICP,
Planning Manager
Phone: (310) 377-1577

SUBJECT: Filing Notice of Determination in compliance with Sections 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2021050450

Project Title/Project Applicant: General Plan Update/City of Rolling Hills Estates

Project Location (include county): 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. The General Plan Planning Area is the land area addressed by the General Plan Update (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). 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. It is the City'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 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 and the residential neighborhoods, as well as the parks and recreation areas, 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
- Redesignate the property on the northwestern corner of Highridge Road and Armaga Spring Road from Commercial Office to Neighborhood Commercial
- Revise allowable land uses for certain Institutional-designated properties 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 part of 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 reconnecting Deep Valley Drive if and when redevelopment of the Promenade Mall site occurs

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