

NOTICE OF INTENT TO ADOPT AN INITIAL STUDY AND  
MITIGATED NEGATIVE DECLARATION  
CITY OF ROLLING HILLS, CALIFORNIA

This serves as the City of Rolling Hills' Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Shen Residence Project, prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines and local implementation procedures.

*Name of Project:* Shen Residence Project

*Project Location:* 77 Portuguese Bend Road

*Lead Agency:* City of Rolling Hills

Project Description

The project site consists of an undeveloped 21.14-acre parcel located at 77 Portuguese Bend Road and existing private off-site access drive. The proposed project involves four components: 1) construction of an 8,847-square-foot single-family residence (hereafter referred to as "proposed home"); 2) construction of a 2,427-square-foot guesthouse; 3) construction of a 2,766-square-foot pool area; and 4) the re-alignment and potential modification of an existing road and driveway into the easement area located between residences at 73 and 74 Portuguese Bend Road. The proposed home would include two two-car garages, four bedrooms, four bathrooms and two half-bathrooms. Amenities associated with the proposed home would include an open central courtyard, a gym/workshop, a breakfast nook, a laundry room, and a pantry. The proposed guesthouse would include an open pond courtyard, one bedroom, one bathroom and one half-bathroom. The proposed pool area would include a swimming pool with a pool gate, jacuzzi, walkway, and pool deck. The proposed project would also include a 450-square-foot stable, a 550-square-foot corral, and a trash enclosure near the northern boundary of the project footprint.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt an Initial Study and Mitigated Negative Declaration for the above-referenced project. Such an IS/MND determination is based on the finding that the project will have no significant environmental impacts that would not be reduced to a less-than-significant level with mitigation. The reasons to support such a finding are documented by the environmental document prepared by the City.

The IS/MND and supporting materials are available for review at the following locations:

- **City of Rolling Hills City Hall:**

Planning and Community Services Department  
2 Portuguese Bend Road  
Rolling Hills, CA 90274

Walk-In: Monday to Thursday, 8:00 a.m. to 12:00 p.m.

Appointment: Monday to Wednesday, 12:00 p.m. to 5:00 p.m.; Thursday 12:00 p.m. to 3:30 p.m.

- **City's Website:** [https://www.rolling-hills.org/government/planning\\_and\\_community\\_services/index.php](https://www.rolling-hills.org/government/planning_and_community_services/index.php)

Written comments regarding the proposed IS/MND must be submitted to the Planning and Community Services Department **prior to 5:00 p.m. on the last day of the 48-day public review/comment period (January 31, 2023).** All correspondence and any questions regarding the IS/MND should be directed to John F. Signo, AICP, Director of Planning and Community Services, at the address above, or email [jsigno@cithofrh.net](mailto:jsigno@cithofrh.net).

*Public Review Period:*        **December 15, 2022 to January 31, 2023**

*Public Hearing:*                The date of the public hearing will be posted on the City's website: [www.rolling-hills.org](http://www.rolling-hills.org).

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