
INTRODUCTION TO THE FINAL EIR

PURPOSE OF THE FINAL EIR

This Final Environmental Impact Report (Final EIR or FEIR) has been prepared to meet all of the substantive and procedural requirements of the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City of Rolling Hills Estates' Guidelines and Procedures for Implementing the Provisions of CEQA. The City of Rolling Hills Estates is the Lead Agency for this project, taking primary responsibility for conducting the environmental review and approving or denying the proposed project under consideration. The City of Torrance and the Los Angeles County Local Agency Formation Commission (LAFCO) are Responsible Agencies for this project and each have review and approval authority over certain components of the project.

This EIR will be used by the City of Rolling Hills Estates, the Lead Agency, when considering the following discretionary entitlements:

- Vesting Tentative Tract Map No. 61287;
- Grading Plan;
- Development Agreement;
- Conditional Use Permit for a Residential Planned Development (RPD);
- Conditional Use Permit for a Golf-Course Clubhouse;
- Neighborhood Compatibility Determination;
- Amendment to the Housing Element of the General Plan related to the Chandler Reuse Program;
- Amendments to the Land Use Element of the General Plan to remove the entire project area, except Lot 114, from the Horse Overlay designation and for the redesignation of portions of the project area from:
 - C-R (Commercial Recreation) to Low Density Residential; and
 - Very Low Density Residential to Low Density Residential;
- Zone Changes to amend Sections 17.22.050(D) and 17.22.050(E) of the C-R District related to maximum building coverage and maximum building height respectively; and
- Zone Changes to redesignate portions of the project area from:

- Q (Quarry) to C-R;
- A (Agricultural) to C-R;
- RA-20,000 to C-R;
- Q to RPD; and
- A to RPD;
- Zone Change to remove the Horse Overlay Designation from the entire project area except Lot 114; and
- Approval of an approximately 32-acre annexation/deannexation with the City of Torrance to allow for all residential development to be located within the City of Rolling Hills Estates and golf course and open space use in the City of Torrance.

This EIR will be used by the City of Torrance, a Responsible Agency, when considering the following discretionary entitlements:

- Zone Change to convert the existing A-1 zoned land to P-1 (Open Area – Planting – Parking), and to designate the annexed land as P-1 (Hillside);
- Conditional Use Permit for a Community Service Facility;
- Division of Lot for the tentative tract map action; and
- Approval of an approximately 32-acre annexation/deannexation with the City of Rolling Hills Estates to allow for all residential development to be located within the City of Rolling Hills Estates and golf course and open space use in the City of Torrance.

This EIR will be used by the Los Angeles County Local Agency Formation Commission (LAFCO), a Responsible Agency, when considering the following discretionary entitlements:

- Approval of an approximately 32-acre annexation/deannexation between the Cities of Rolling Hills Estates and Torrance to allow for all residential development to be located within the City of Rolling Hills Estates, with golf course and open space use in the City of Torrance.

CONTENTS OF THE FINAL EIR

Sections 15089 and 15132 of the State CEQA Guidelines identify the requirements for the contents of a Final EIR. Section 15132 states that the Final EIR shall include “the draft EIR or a revision of the draft”. Chapter 8 of this document identifies the revisions to the Draft EIR documents that were made in response to comments received on the documents or as initiated by the Lead Agency. These revisions have also been made to the text in the body of the EIR (Executive Summary and Chapters 1-7). The Executive Summary and Chapters 1-7 of the Draft EIR, with the revisions shown

in the Recirculated Portions of the Draft EIR document and/or Chapter 8 of this document, constitute the Executive Summary and Chapters 1-7 of the Final EIR.

Section 15132 also states that the Final EIR shall include “responses of the Lead Agency to significant environmental points raised in the review and consultation process.” Section 15088 describes the requirements for responding to comments received on the Draft EIR, and for completion of a Final EIR. Chapters 9, 10, and 11 of this document identify the comments received on the Draft EIR, the comments received between public review periods, and the comments received on the Recirculated Portions of the Draft EIR, respectively. These chapters also provide the City of Rolling Hills Estates’ responses to those comments.

In addition, Chapter 12 of this document presents the project’s Mitigation Monitoring Program. Section 21081.6 of CEQA requires the public agency to adopt a monitoring program of mitigations to ensure compliance with the mitigations identified in the CEQA document. The Mitigation Monitoring Program in Chapter 12 has been prepared in accordance with Section 21081.6 of CEQA and Section 15097 of the State CEQA Guidelines, and identifies all required mitigation measures, the party responsible for implementing the mitigation, the timing and method of monitoring, and the format for recording compliance.

This document, combined with the Draft EIR (circulated for public review on April 30, 2009) and the Recirculated Portions of the Draft EIR (circulated for public review on June 21, 2010), constitutes the project’s Final EIR.

PUBLIC REVIEW PROCESS

Sections 15085, 15086, and 15087 of the State CEQA Guidelines describe the requirements for circulation of a Draft EIR for public review. In accordance with these sections, the City of Rolling Hills Estates filed a Notice of Completion (NOC) with the Governor’s Office of Planning and Research (OPR) and simultaneously published a Notice of Availability (NOA) of a Draft Environmental Impact Report for the project and posted both the NOC and NOA at the offices of the Los Angeles County Clerk. The filing of the NOC/NOA began a 60-day review period for the Draft EIR, which commenced on May 1, 2009 and ended on June 30, 2009. During this review period, the Draft EIR was available for review at the following locations:

- City of Rolling Hills Estates, City Hall, 4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274;
- Peninsula Center Library, 701 Silver Spur Road, Rolling Hills Estates, CA 90274; and
- City of Rolling Hills Estates website:
<http://www.ci.rolling-hills-estates.ca.us/comm-issues/chandler/index.htm>.

In addition, copies of the Draft EIR were provided to those parties who had formally requested copies and to potentially interested public agencies.

On July 2, 2009, the OPR's State Clearinghouse and Planning Unit provided confirmation that the Lead Agency complied with the State Clearinghouse review requirements for draft environmental documents (see Figure V-1).

After the close of the public review period on the Draft EIR, the Lead Agency evaluated the comments received on the Draft EIR and decided to modify and recirculate portions of the Draft EIR for public review. The Recirculated Portions of the Draft EIR document was afforded the same public noticing procedures as the original Draft EIR and the document was made available for public review in the same manner as the original Draft EIR. The 45-day public review period for the Recirculated Portions of the Draft EIR commenced on June 21, 2010 and ended on August 4, 2010. On August 5, 2010, the OPR's State Clearinghouse and Planning Unit provided confirmation that the Lead Agency complied with the State Clearinghouse review requirements for draft environmental documents (see Figure V-2).

Figure V-1 Confirmation of Compliance with State Clearinghouse Requirements for the Draft EIR

 ARNOLD SCHWARZENEGGER GOVERNOR	STATE OF CALIFORNIA GOVERNOR'S OFFICE of PLANNING AND RESEARCH STATE CLEARINGHOUSE AND PLANNING UNIT	 CYNTHIA BRYANT DIRECTOR
July 2, 2009	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> RECEIVED JUL - 6 2009 CITY OF ROLLING HILLS ESTATES </div>	
<p>Niki Cutler City of Rolling Hills Estates 4045 Palos Verdes Drive North Rolling Hills Estate, CA 90274</p> <p>Subject: Chandler Ranch/Rolling Hills Country Club Project SCH#: 2008011027</p> <p>Dear Niki Cutler:</p> <p>The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on June 30, 2009, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.</p> <p>Please note that Section 21104(c) of the California Public Resources Code states that:</p> <p style="padding-left: 40px;">"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."</p> <p>These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.</p> <p>This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.</p> <p>Sincerely,</p> <p style="text-align: center;"></p> <p>Terry Roberts Director, State Clearinghouse</p> <p>Enclosures cc: Resources Agency</p>		
1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044 (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov		

**Document Details Report
State Clearinghouse Data Ba**

SCH# 2008011027
Project Title Chandler Ranch/Rolling Hills Country Club Project
Lead Agency Rolling Hills Estates, City of

Type EIR Draft EIR
Description NOTE: Review Per Lead Extended

In brief summary, the proposed project consists of redeveloping/reusing the existing Chandler's facility and the adjacent Rolling Hills Country Club with the following: 114 single family homes (33.77 acres of residential lots), 113 of which would be within a new residential community; A reconfigured/relocated 18 hole golf course (151.86 acres); A new clubhouse complex (10.16 acres) that includes a 61,411 sf structure; and 3.9 acres set aside as natural open space.

In addition to these uses, the proposed project includes: pocket parks and overlook lots within the residential community (1.39 acres); an internal network of residential streets (10.42 acres); maintained slopes (16.45 acres); and internal infrastructure improvements. For stability purposes, the proposed homes would be built on existing golf course land and the displaced portions of the golf course would be relocated atop the reclaimed Chandler's facility.

The proposed project would require a variety of discretionary entitlements, which generally include the following: City of Rolling Hills Estates: Vesting Tentative Tract Map, General Plan Amendments, Zone Changes, Zone Test Amendment, Grading Plan, Development Agreement, Conditional Use Permits, Neighborhood Compatibility Determination, and Annexation/Deannexation; City of Torrance: Zone Change, Division of Lot, Conditional Use Permit, and Annexation/Deannexation; Los Angeles County Local Agency Formation Commission: Annexation/Deannexation.

Note: Blanks in data fields result from insufficient information provided by lead agency.

**Document Details Report
State Clearinghouse Data Base**

Lead Agency Contact

Name Niki Cutler
Agency City of Rolling Hills Estates
Phone 310-377-1577 **Fax**
email
Address 4045 Palos Verdes Drive North

City Rolling Hills Estate **State** CA **Zip** 90274

Project Location

County Los Angeles
City Rolling Hills Estates, Torrance
Region
Lat / Long 33° 46' 58" N / 118° 19' 36" W
Cross Streets Palos Verdes Drive between Pacific Coast Highway and Palos Verdes Drive North
Parcel No. Several
Township 4S **Range** 14W **Section** unsect **Base** Torrance

Proximity to:

Highways SR-1
Airports Torrance Municipal Airport
Railways None
Waterways Palos Verdes Reservoir, machado Lake, and Canada de Palos Verdes
Schools 7 Schools
Land Use PLU: Rolling Hills Country Club, Chandler's Palos Verdes Sand and Gravel facility, vacant land

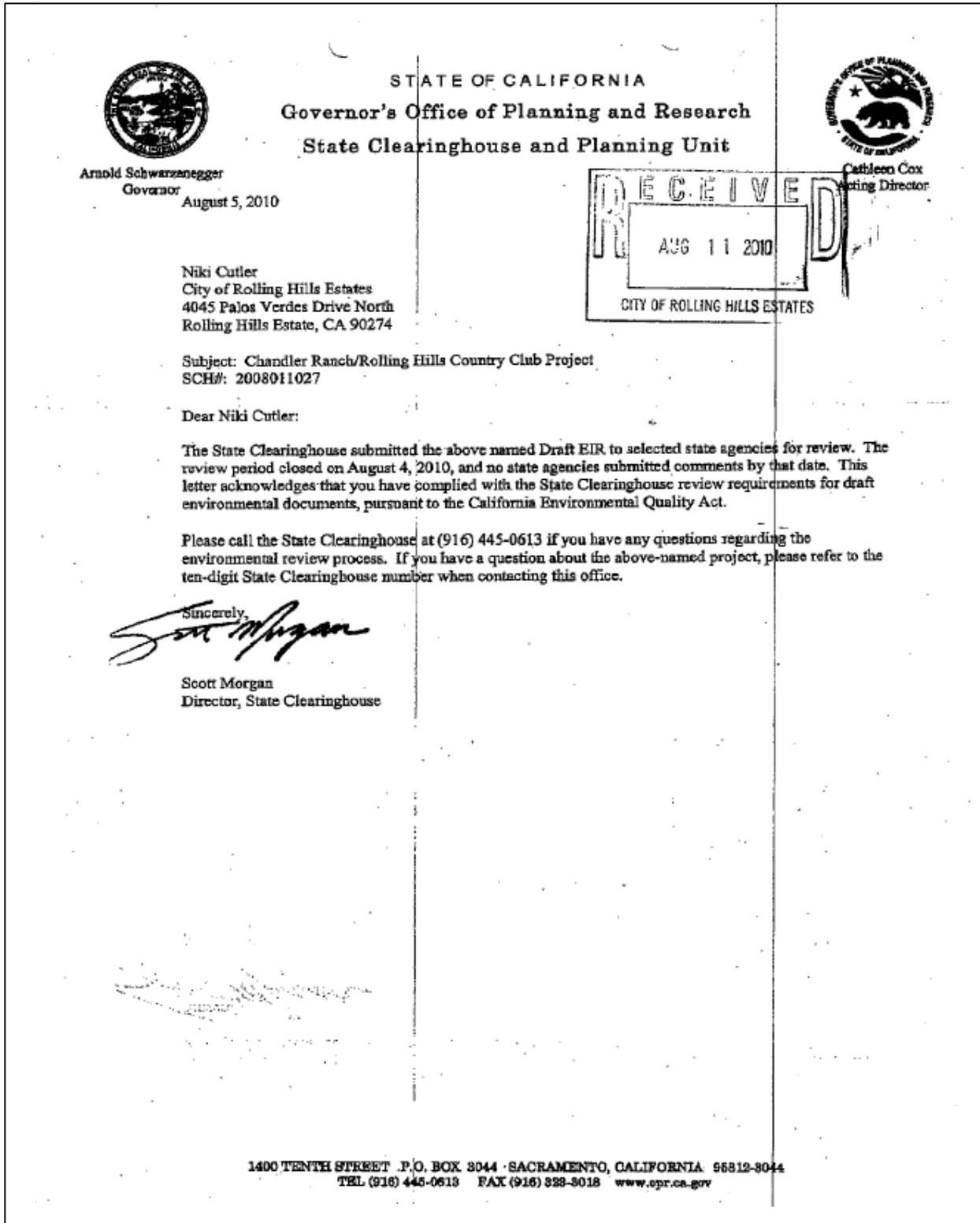
Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Geologic/Seismic; Landuse; Noise; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Santa Monica Bay Restoration

Date Received 05/01/2009 **Start of Review** 05/01/2009 **End of Review** 06/30/2009

Note: Blanks in data fields result from insufficient information provided by lead agency.

Figure V-2 Confirmation of Compliance with State Clearinghouse Requirements for the Recirculated Portions of the Draft EIR



Document Details Report State Clearinghouse Data Base	
SCH#	2008011027
Project Title	Chandler Ranch/Rolling Hills Country Club Project
Lead Agency	Rolling Hills Estates, City of
Type	EIR Draft EIR
Description	<p>NOTE: Recirculated Portions of EIR</p> <p>In brief summary, the proposed project consists of redeveloping/reusing the existing Chandler's facility and the adjacent Rolling Hills Country Club with the following: 114 single family homes (33.77 acres of residential lots), 113 of which would be within a new residential community; A reconfigured/relocated 18 hole golf course (151.86 acres); A new clubhouse complex (10.16 acres) that includes a 61,411 sf structure; and 3.9 acres set aside as natural open space.</p> <p>In addition to these uses, the proposed project includes: pocket parks and overlook lots within the residential community (1.39 acres); an internal network of residential streets (10.42 acres); maintained slopes (16.45 acres); and internal infrastructure improvements. For stability purposes, the proposed homes would be built on existing golf course land and the displaced portions of the golf course would be relocated atop the reclaimed Chandler's facility.</p>
Lead Agency Contact	
Name	Niki Cutler
Agency	City of Rolling Hills Estates
Phone	310-377-1577
email	
Address	4045 Palos Verdes Drive North
City	Rolling Hills Estate
Fax	
State	CA
Zip	90274
Project Location	
County	Los Angeles
City	Rolling Hills Estates, Torrance
Region	
Lat / Long	33° 46' 58" N / 118° 18' 36" W
Cross Streets	26311 & 27000 Palos Verdes Dr between Pacific Coast Hwy & Palos Verdes Dr North
Parcel No.	7536-028-007,008, 010; 7551-101-3007, 3015 thru 3017, 3020 thru 3025, 3037, 3038, 3072 thru 3074
Township	4S
Range	14W
Section	unsect
Base	
Proximity to:	
Highways	SR-1
Airports	Torrance Municipal
Railways	No
Waterways	Palos Verdes Reservoir, Machado Lake, and Canada de Palos Verdes
Schools	7 Schools
Land Use	The project site consists of the existing Rolling Hills Country Club, Chandler's Palos Verdes Sand and Gravel facility (Chandler's) and adjacent vacant land.
Project Issues	Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Geologic/Seismic; Landuse; Noise; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Aesthetic/Visual
Note: Blanks in data fields result from insufficient information provided by lead agency.	

**Document Details Report
State Clearinghouse Data Base**

Reviewing Agencies	Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; Santa Monica Bay Restoration		
Date Received	06/21/2010	Start of Review	06/21/2010
		End of Review	08/04/2010

Note: Blanks in data fields result from insufficient information provided by lead agency.