



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

OFFICE OF THE
CITY MANAGER



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Tim Gallagher, Director

**SECOND REVISED
NOTICE OF AVAILABILITY**

DRAFT ENVIRONMENTAL IMPACT REPORT

**New South Coast County Golf Course Project
Rolling Hills Estates, California**

The County of Los Angeles Department of Parks and Recreation has prepared a Draft Environmental Impact Report (EIR) for the New South Coast County Golf Course Project proposed to be located at 25706 Hawthorne Boulevard in the City of Rolling Hills Estates, California. The proposed project site is bounded by Hawthorne Boulevard on the northwest, Rolling Hills Road on the northeast, Palos Verdes Drive on the southwest, and Crenshaw Boulevard on the southeast. The proposed project site is 173 acres in size and is the location of the former (closed) Palos Verdes Landfill (PVLf). While it was still operating, portions of the PVLf were permitted to accept Class I materials, although it is estimated that only 4 to 5 percent of the total waste disposed of at the proposed project site were classified as hazardous. For this reason, the proposed project site (PVLf site) is included on the list of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites, and others, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of Section 65962.5.

The Project Proponent (Meritage Rolling Hills Golf, LLC) and the County Department of Parks and Recreation seek to develop the PVLf site for recreational use, specifically as an attractive yet affordable public golf course. The scope of this proposed project is limited to development of the former landfill site for recreational use, together with related upgrades to the landfill cover and gas collection systems, and relocation of the existing Equestrian Center operated by the City of Rolling Hills Estates to accommodate the golf course.

The Draft EIR considered the environmental impacts associated with several environmental issue areas. The impact analysis identified four significant unavoidable impacts that would need to be considered by the decision makers. These significant impacts are as follows:

- Estimated daily average construction emissions would exceed significance thresholds set by the South Coast Air Quality Management District (SCAQMD).
- Construction of the proposed project would temporarily create noise that exceeds the significance thresholds set by the Noise Control Ordinance of the County of Los Angeles.
- On a cumulative basis, when considered with other related projects in the area, operation of the proposed project would exceed the County of Los Angeles criteria for significant transportation impacts at four intersections during the weekday a.m. peak period (7 a.m. to 9 a.m.) and at five intersections during the weekday p.m. peak period (4:30 p.m. to 5:30 p.m.); however, operation of the proposed project would not exceed the City of Rolling Hills Estates' criteria and, on a project basis, would not create significant impacts.
- There would be a potential temporary unavoidable adverse impact on recreation to the extent that there is a delay in the City's construction of the new, relocated Equestrian Center.

Three community comment meetings on the Draft EIR were held on October 22, 30, and November 1, 2003. These community meetings were held for the convenience of the public. Responses to the comments made at the community comment meetings, together with written comments received prior to the closing of the comment period, will be contained in the Final EIR. In addition, the Park and Recreation Commission of the County of Los Angeles held a public meeting on December 8, 2003 to ensure the public had an opportunity to directly present their input related to the proposed project to the Commission members.

A summary list of comments received during the three community comment meetings can be accessed on-line via the Internet at the following site:

<http://parks.co.la.ca.us/publicinfo.html>

The document is available for a 155-day review period between October 2, 2003 and March 4, 2004. The document is available for review at the City Hall office of Rolling Hills Estates. The document is also available at public libraries in these cities as follows:

Peninsula Center Library
650 Deep Valley Drive
Rolling Hills Estates, CA 90274
City of Torrance Civic Center Library
3301 Torrance Boulevard
Torrance, CA 90503

Miraleste Library
29089 Palos Verdes Drive East
Rancho Palos Verdes, CA 90275

Malaga Cove Plaza Library
2400 Via Campesina
Palos Verdes Estates, CA 90274

Walteria Library
3815 W. 242nd Street
Torrance, CA 90505

Lomita Library
24200 Narbonne Blvd.
Lomita, CA 90717

The document can also be accessed on-line via the Internet at the following two independent sites:

<http://parks.co.la.ca.us/publicinfo.html>
<http://www.meritagegolf.com>

In addition, all supporting documents referenced in the Draft EIR are available for review at the County of Los Angeles Department of Parks and Recreation (address below) and the County Sanitation Districts of Los Angeles County (Districts). The Districts' offices are located at 1955 Workman Mill Road, Whittier, CA 90601.

If you would like to comment on this document, please address any and all comments in writing to:

Mr. Larry Hensley
Chief, Planning Division
County of Los Angeles
Department of Parks and Recreation
433 South Vermont Avenue
Los Angeles, CA 90020

Comments must be received by 5 p.m., close of business, March 4, 2003. We look forward to your input. Thank you for your interest.
