



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

AGENDA
Regular Council Meeting

CITY COUNCIL
Monday, February 22, 2021

CITY OF ROLLING HILLS
7:00 PM

SUPPLEMENTAL AGENDA

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020.

All Councilmembers will participate by teleconference. The meeting agenda is available on the City's website. A live audio of the City Council meeting will be available on the City's website. Both the agenda and the live audio can be found here: <https://www.rollinghills.org/government/agenda/index.php>.

Members of the public may observe and orally participate in the meeting via Zoom and or submit written comments in real-time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information that you do not want to be published.

Zoom access: <https://us02web.zoom.us/j/87227175757?pwd=VzNES3Q2NFprRk5BRmdUSktWb0hmUT09>

Or dial (669) 900-9128
meeting ID: 872 2717 5757 passcode: 780609

Audio recordings to all the City Council meetings can be found here:
<https://cms5.revize.com/revize/rollinghillsca/government/agenda/index.php>

While on this page, locate the meeting date of interest then click on AUDIO. Another window will appear. In the new window, you can select the agenda item of interest and listen to the audio by hitting the play button. Written Action Minutes to the City Council meetings can be found in the AGENDA, typically under Item 4A Minutes. Please contact the City Clerk at 310 377-1521 or email at cityclerk@cityofrh.net for assistance.

Next Resolution No. 1272

Next Ordinance No. 370

1. CALL TO ORDER

2. ROLL CALL

PLEDGE OF ALLEGIANCE

3. OPEN AGENDA - PUBLIC COMMENT WELCOME

*This is the appropriate time for members of the public to make comments regarding the items on the consent calendar or items **not** listed on this agenda. Pursuant to the Brown Act, no action will take place on any items not on the agenda.*

4. CITY COUNCIL MEETING MINUTES

4.A. MINUTES: REGULAR MEETING OF FEBRUARY 8, 2021.

RECOMMENDATION: Approve as presented.

[2021-02-08_CCMinutes_v6.pdf](#)

5. CONSENT CALENDAR

Matters which may be acted upon by the City Council in a single motion. Any Councilmember may request removal of any item from the Consent Calendar causing it to be considered under Council Actions.

5.A. PAYMENT OF BILLS.

RECOMMENDATION: Approve as presented.

[Check Voucher Register - Council Report Expenditures from 2-22-2021.pdf](#)

[Check Voucher Register 2nd - Council Report Expenditures from 2-22-2021.pdf](#)

[SUPPLEMENTAL Check run.pdf](#)

5.B. PROGRESS UPDATE ON THE ENGINEERING DESIGN OF THE 8" SEWER MAIN LINE ALONG PORTUGUESE BEND ROAD AND ROLLING HILLS ROAD.

RECOMMENDATION: Receive and file.

[2020-12-24_Rolling Tech Memo_65%.pdf](#)

[201215 Cost Estimate 65%.pdf](#)

5.C. PROGRESS UPDATE ON THE CAL-OES/FEMA HAZARD MITIGATION GRANT PROJECTS.

RECOMMENDATION: Receive and file.

[Rolling Hills_Safety Element_Existing Conditions Report_Admin Draft.pdf](#)

[Crest Road Utility Undergrounding Maps.pptx](#)

[Rolling Hills SOW_2_10_21.docx](#)

[RH_FX_w_Canyon_020921 \(1\).pdf](#)

[losangelescounty \(4\) \(1\).pdf](#)

[VegetationManagementGrantProjectLocationPresentation2021-02-16_v2.pptx](#)

5.D. ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE HOUSING AND TO AMEND SECTION 17.08.010 (ZONES ESTABLISHED) OF CHAPTER 17.08 (ESTABLISHMENT OF ZONES AND BOUNDARIES) TO IDENTIFY THE OVERLAY ON THE ZONING MAP; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPT A RESOLUTION

OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING GENERAL PLAN AMENDMENT NO. 2020-01, AMENDING THE LAND USE ELEMENT AND LAND USE POLICY MAP TO ACCOMMODATE HOUSING; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: Adopt Ordinance No. 369, an ordinance amending Title 17 (Zoning) of the City of Rolling Hills Municipal Code and approving the Negative Declaration 2020-01 in accordance with the California Environmental Quality Act (CEQA); and

Adopt Resolution No. 1270 of the City Council of the City of Rolling Hills, adopting General Plan Amendment 2020-01 and approving Negative Declaration 2020-01 in accordance with CEQA.

[CEQA.pdf](#)

[Ordinance No. 369 RDMO.pdf](#)

[CC Resolution 1270.pdf](#)

6. **COMMISSION ITEMS**

NONE.

7. **PUBLIC HEARINGS**

NONE.

8. **OLD BUSINESS**

- 8.A. CONSIDER AND APPROVE RESOLUTION NO. 1271 TO AMEND RESOLUTION NO. 1263 THAT ACCEPTED STATE DEPARTMENT OF PARKS AND RECREATION PER CAPITA PROGRAM GRANT ALLOCATION IN THE AMOUNT OF \$177,952 FROM THE OFFICE OF GRANTS AND LOCAL SERVICES (OGALS) TO INCLUDE THE URBAN COUNTY PER CAPITA ALLOCATION IN THE AMOUNT OF \$1,156; AND AMEND RESOLUTION NO. 1265 THAT TRANSFERREDÂ THE STATE DEPARTMENT OF PARKS AND RECREATION PER CAPITA PROGRAM GRANT ALLOCATION OF \$177,952 TO ROLLING HILLS ESTATES FOR IMPROVEMENTS TO THE GEORGE F. CANYON NATURE CENTER TO INCLUDE THE URBAN COUNTY PER CAPITA ALLOCATION IN THE AMOUNT OF \$1,156.

RECOMMENDATION: Approved as presented

[ResolutionNo1271AMENDMENT_TO_Transfer_of_Per_Capita_Grant_Program_Funds-c1.DOC](#)

[ResolutionNo1263-Approving_Application_for_Per_Capita_Grant_Program_Funds-c1.PDF](#)

[ResolutionNo1265-Transfer_of_Per_Capita_Grant_Program_Funds-c1.PDF](#)

- 8.B. PENINSULA CITIES JOINT LETTERS TO STATE REPRESENTATIVE OPPOSING SENATE BILLS 9 AND 10.

RECOMMENDATION: Authorize the Mayor to sign joint letters of opposition to Senate Bill 9 and 10 and discuss whether to support League of California Cities' letter.

[CALIFORNIA LEGISLATURE SB 9.pdf](#)

[CALIFORNIA LEGISLATURE SB 10.pdf](#)

[League of Cities Sample Letter.docx](#)

9. **NEW BUSINESS**

- 9.A. CONSIDER A REQUEST FROM ROLLING HILLS COMMUNITY ASSOCIATION (RHCA) TO COST SHARE THE RESURFACING OF TENNIS COURTS 2 AND 3 PER THE PROVISIONS OF THE LEASE AGREEMENT.

RECOMMENDATION: Staff recommends that the City Council receive a presentation from the RHCA on the proposed tennis courts resurfacing project and approve RHCA's request to cost share the improvements.

[RHCALeaseAgreement2018-2028.pdf](#)

[RHCA_LtrRequestTennisCourtResurface2021-02-17.pdf](#)

- 9.B. CONSIDER AND APPROVE A PROJECT BASED PROFESSIONAL SERVICES AGREEMENT WITH JIMENEZ CONSULTING SOLUTIONS, LLC. TO COMPLETE THREE ON-GOING TECHNOLOGY PROJECTS.

RECOMMENDATION: Staff recommends that the City Council approve a professional services agreement with Jimenez Consulting Solutions, LLC.

[Agreement with Jimenez - 2021-c1_2021-02-19.pdf](#)

[Rolling Hills - SJ and JW time Nov and Dec 2020.pdf](#)

[Rolling Hills - Resident Portal - Design Master - 2020.12.24 - Send_2020-12-29.pdf](#)

- 9.C. CONSIDER AND APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH BARRY MILLER CONSULTING TO PROVIDE CONSULTANT SERVICES TO PREPARE THE CITY'S 6TH CYCLE HOUSING ELEMENT TO COMPLY WITH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S (HCD) REQUIREMENTS.

RECOMMENDATION: Authorize the City Manager, or her designee, to execute an agreement, and any subsequent amendments, with Barry Miller Consulting, in an amount not to exceed \$42.410 for the proposed scope of work to prepare the 6th Cycle Housing Element.

[Barry Miller Consulting Contract 2021.pdf](#)

[RollingHills6thCycleHousingProposal-BMiller.pdf](#)

- 9.D. CONSIDER RECOMMENDATION FROM THE PERSONNEL COMMITTEE FOR APPOINTMENTS TO THE PLANNING COMMISSION AND TRAFFIC COMMISSION.

RECOMMENDATION: The City Council Personnel Committee recommends the re-appointment of Charlie Raine to the Traffic Commission for a four-year term effective March 1, 2021 and Jana Cooley for a four-year term effective March 1, 2021. The Personnel Committee also recommends the appointment of Abby Douglas to the Planning Commission to serve the remaining term vacated by Commissioner Matt Seaburn.

10. **MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS**

- 10.A. UPDATE ON THE PALOS VERDES PENINSULA EMERGENCY PREPAREDNESS COMMITTEE AND REGIONAL LAW ENFORCEMENT COMMITTEE MEETINGS HELD ON NOVEMBER 12, 2020 AND FEBRUARY 11, 2021 (VERBAL REPORT).

RECOMMENDATION: Receive and file.

11. MATTERS FROM STAFF

NONE.

12. CLOSED SESSION

12.A. CONFERENCE WITH LABOR NEGOTIATOR

GOVERNMENT CODE SECTION 54957.6

CITY'S DESIGNATED REPRESENTATIVE: MAYOR JEFF PIEPER
UNREPRESENTED EMPLOYEE: CITY MANAGER ELAINE JENG

RECOMMENDATION: None.

13. ADJOURNMENT

Next regular meeting will be held on Monday, MARCH 8, 2021 at 7:00 p.m. via Zoom. Zoom access:

Join Zoom Meeting

<https://us02web.zoom.us/j/87227175757?pwd=VzNES3Q2NFprRk5BRmdUSktWb0hmUT09>

Meeting ID: 872 2717 5757

Passcode: 780609

Notice:

Public Comment is welcome on any item prior to City Council action on the item.

Documents pertaining to an agenda item received after the posting of the agenda are available for review in the City Clerk's office or at the meeting at which the item will be considered.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting due to your disability, please contact the City Clerk at (310) 377-1521 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.A

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: DELIA ARANDA,

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: MINUTES: REGULAR MEETING OF FEBRUARY 8, 2021.

DATE: February 22, 2021

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[2021-02-08_CCM Minutes_v6.pdf](#)

**MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, FEBRUARY 08, 2021**

1. CALL TO ORDER

The City Council of the City of Rolling Hills met via Zoom Teleconference on the above date at 7:00 p.m. via teleconference.

Mayor Pieper presiding.

2. ROLL CALL

Present: Mayor Pieper, Dieringer, Mirsch, Wilson, and Black.
Absent: None
Staff Present: Elaine Jeng, City Manager
Meredith T. Elguira, Planning & Community Services Director
Jane Abzug, Assistant City Attorney
Terry Shea, Finance Director

3. OPEN AGENDA-PUBLIC COMMENT WELCOME

NONE.

4. CONSENT CALENDAR

4A MINUTES 1) REGULAR MEETING OF JANUARY 25, 2021.

MOTION: Mayor Pro Tem Dieringer called for a motion to approve the minutes with edits summarized by the City Manager and the motion was seconded by Council Member Wilson.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, and Wilson
NOES: COUNCILMEMBERS: Black
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

4B PAYMENT OF BILLS

4C CAL RECYCLE 2019 ANNUAL REPORT

4D UPDATED FY 2020-2021 CITY COUNCIL COMMITTEE ASSIGNMENTS.

**4E PLANNING AND COMMUNITY SERVICES DEPARTMENT RECORDS
MANAGEMENT UPDATE**

MOTION: Council Member Mirsch called for a motion to approve consent items 4B, 4C, 4D and 4E and the motion was seconded by Mayor Pro Tem Dieringer.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black and Wilson
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

5. COMMISSION ITEMS

NONE.

6. PUBLIC HEARINGS

6A CONSIDER ORDINANCE NO. 369, AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (RANCHO DEL MAR HOUSING OPPORTUNITY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE AFFORDABLE HOUSING AND AMENDING SECTION 17.08.010 OF CHAPTER 17.08 (ESTABLISHMENT OF ZONES AND BOUNDARIES) TO IDENTIFY THE OVERLAY ON THE ZONING MAP AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA QUALITY ACT; AND CONSIDER RESOLUTION NO. 1270 OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, ADOPTING GENERAL PLAN AMENDMENT NO. 2020-01 TO THE CITY OF ROLLING HILLS GENERAL PLAN, AN AMENDMENT TO THE GENERAL PLAN TO ADOPT THE LAND USE ELEMENT AMENDMENT AND LAND USE POLICY MAP AMENDMENT; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

MOTION: Council Member Mirsch called for a motion to introduce first reading of Ordinance 369, waive the first full reading of Ordinance 369, and bring back Ordinance 369 for second reading on consent calendar at the next City meeting, add verbiage to the Housing Element as suggested by Barry Miller; and bring back the revised resolution No.1270 on the consent calendar at the next City Council meeting. The motion was seconded by Mayor Pro Tem Dieringer.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, and Wilson
NOES: COUNCILMEMBERS: Black
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS

7. OLD BUSINESS

NONE.

8. NEW BUSINESS

8A REVIEW OF FISCAL YEAR 2019/2020 AUDITED FINANCIAL STATEMENTS.

MOTION: Council Member Wilson called for motion to receive and file and the motion was seconded by Council Member Mirsch.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black and Wilson
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

NONE.

10. MATTERS FROM STAFF

10A FIRE FUEL ABATEMENT ENFORCEMENT CASES QUARTERLY REPORT FOR THE 4TH QUARTER OF 2020(OCTOBER 1 THROUGH DECEMBER 31, 2020).

Mr. Alfred Visco suggested that the Fire Department provide a copy of the 410 inspection reports to the City. Mr. Visco also requested more information on a fire fuel abatement code case.

MOTION: Council Member Mirsch called for motion to receive and file and the motion was seconded by Council Member Wilson.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black and Wilson
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS

10B UPDATE ON WATER QUALITY MONITORING IN THE SEPULVEDA CANYON. (VERBAL REPORT)

MOTION: It was motioned by Pro Tem Mayor Dieringer to receive and file the report and the motion seconded by Council Member Mirsch.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black and Wilson
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS

11. CLOSED SESSION

NONE.

12. ADJOURNMENT

Hearing no further business before the City Council, the meeting adjourned at 9:15 PM. Next regular meeting: Monday, February 22, 2021 at 7:00 p.m. via City's website's **link** at: **<https://www.rolling-hills.org/government/agenda/index.php>**

Zoom access:

<https://us02web.zoom.us/j/87227175757?pwd=VzNES3Q2NFprRk5BRmdUSktWb0hmT9> or dial (669) 900-9128, meeting ID: 872 2717 5757, passcode: 780609

Respectfully submitted,

Elaine Jeng, P.E.
Acting City Clerk

Approved,

Jeff Pieper
Mayor



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 5.A

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEPHANIE GRANT , ADMINISTRATIVE CLERK

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PAYMENT OF BILLS.

DATE: February 22, 2021

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[Check Voucher Register - Council Report Expenditures from 2-22-2021.pdf](#)

[Check Voucher Register 2nd - Council Report Expenditures from 2-22-2021.pdf](#)

[SUPPLEMENTAL Check run.pdf](#)

The City of Rolling Hills
Invoices Selected for Payment - Council Check Report

Vendor ID	Invoice/Credit Description	Cash Required
BENNETT	Repairs sprinklers 11-11-20	4.26
	Tree and shrubbery trimming	985.00
	Landscape Maintenance Services February 2021	660.00
	Fallen Tree branches removed 2 Portuguese Bend Road	275.00
	Landscape miantenance service December 2020	660.00
	Landscape maintenance service January 2021	660.00
FirstCall	Kirsten Orler week ending 01-24-21	870.40
	Kirsten Orler Week Ending 01-31-21	1,088.00
	Kirsten Orler Week Ending 01-17-21	680.00
McGowan	November 2020 Storm Water Consulting	5,032.20
NV5	Project management for November 1, 2020 to December 31, 2020	3,345.00
Pitney	Postage	1,510.00
RHE	Executive disaster training 8-26-20	375.00
RINCON	Tasks 3.2 Workshop Study Sessions Safety Element	3,295.50
SCE	Electricity from 12-23-20 to 01-25-21	720.29
Report Total		20,160.65

Date: 2/11/21
01:11:24 PM


 2/18/2021

Page: 1

CITY OF ROLLING HILLS

02/22/21 Check Run B

<u>Check No.</u>	<u>Check Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
26862	02/22/21	Abila	Accounting software for March 2021	\$ 192.94
26863	02/22/21	Daily Breeze	Classified Advertising for January 2021	579.20
26864	02/22/21	First Call Staffing	Staffing services Kirsten Orlor week ending 02-07-21	1,060.80
26865	02/22/21	Gas Company	Gas charges for 01-08-21 to 02-08-21	293.55
26866	02/22/21	Honeycutt Companies	Refund deposit for 7 Reata Lane	750.00
26867	02/22/21	John L Hunter	Machado Lake trash monitoring for December 2020	1,265.00
26868	02/22/21	Konica Minolta	Maintenance Agreement for 01-11-21 to 2-10-2021	383.55
26869	02/22/21	LA County Sheriff	Sheriff services for January 2021	31,324.59
26869	02/22/21	LA County Sheriff	Traffic Enforcement 01-05-21 to 01-13-21	738.02
26870	02/22/21	Opus Bank	Credit Card Charges 01-06-21 to 02-02-21	1,216.97
26871	02/22/21	Sun Electric	Repairs and Maintenance at City Hall	658.29
				<u>\$ 38,462.91</u>

 2/19/2021

CITY OF ROLLING HILLS

02/22/21 Check Run A & B

<u>Check No.</u>	<u>Check Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
26854	02/15/21	Bennett Landscape	Fallen tree branches 2 Portuguese Bend Rd	\$ 275.00
26854	02/15/21	Bennett Landscape	Landscape Maintenance December 2020	660.00
26854	02/15/21	Bennett Landscape	Landscape Maintenance January 2021	660.00
26854	02/15/21	Bennett Landscape	Landscape Maintenance February 2021	660.00
26854	02/15/21	Bennett Landscape	Trees & Shrubbery Trimming/Repairs	989.26
26855	02/15/21	First Call Staffing	Kirsten, weeks ending 1/17, 1/24/ & 1/31	2,638.40
26856	02/15/21	McGowan Consulting	November 2020 Stormwater Consulting Services	5,032.20
26857	02/15/21	NV5, Inc.	Project Management 11/1/20 to 12/31/20	3,345.00
26858	02/15/21	Pitney Bowes	Postage	1,510.00
26859	02/15/21	Rolling Hills Estates	Executive Disaster Training 8-26-20	375.00
26860	02/15/21	Rincon Consultants	Tasks 3.2 Workshop Study Sessions Safety Element	3,295.50
26861	02/15/21	SCE	Electricity 12-23-20 to 01-25-21	720.29
26862	02/22/21	Abila	Accounting software for March 2021	192.94
26863	02/22/21	Daily Breeze	Classified Advertising for January 2021	579.20
26864	02/22/21	First Call Staffing	Staffing services Kirsten Orler week ending 02-07-21	1,060.80
26865	02/22/21	Gas Company	Gas charges for 01-08-21 to 02-08-21	293.55
26866	02/22/21	Honeycutt Companies	Refund deposit for 7 Reata Lane	750.00
26867	02/22/21	John L Hunter	Machado Lake trash monitoring for December 2020	1,265.00
26868	02/22/21	Konica Minolta	Maintenance Agreement for 01-11-21 to 2-10-2021	383.55
26869	02/22/21	LA County Sheriff	Sheriff services for January 2021	31,324.59
26869	02/22/21	LA County Sheriff	Traffic Enforcement 01-05-21 to 01-13-21	738.02
26870	02/22/21	Opus Bank	Credit Card Charges 01-06-21 to 02-02-21	1,216.97
26871	02/22/21	Sun Electric	Repairs and Maintenance at City Hall	658.29
* LINK	02/12/21	PR LINK - PAYROLL PROCESSING	Payroll Processing Fee	48.30
* LINK	02/12/21	PR LINK - PAYROLL & PR TAXES	Pay Period - January 13 to January 26, 2021	15,194.94
				<u>\$ 73,866.80</u>
				58,623.56

I, Elaine Jeng, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of \$73,866.80 for the payment of above items.

Elaine Jeng, P.E., City Manager

2/22/2021



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 5.B

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ALAN PALERMO, PROJECT MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PROGRESS UPDATE ON THE ENGINEERING DESIGN OF THE 8" SEWER MAIN LINE ALONG PORTUGUESE BEND ROAD AND ROLLING HILLS ROAD.

DATE: February 22, 2021

BACKGROUND:

At the August 24, 2020 City Council Meeting, City Council considered and approved a Professional Services Agreement with NV5 to prepare the Sewer Improvement Plans to upgrade the existing sewer in Rolling Hills Road and for new sewer for a sewer connection to City of Rolling Hills terminating at City Hall. The contract with NV5 was executed on September 28, 2020 and a kick-off meeting was held October 7, 2020.

NV5 proceeded with research and gathering the required information needed to prepare design plans (construction documents) and prepare a CEQA Memorandum discussing an overview of the CEQA Process and options for the City to consider for environmental clearances the project may require.

This sewer improvement project crosses several jurisdictions (Rolling Hills Estates and City of Torrance) in addition to the City of Rolling Hills. Approval from these jurisdictions will be required for both the construction documents and CEQA Process. The CEQA Memorandum discussing the CEQA Process was received December 16, 2020. Upon reviewing this memorandum, the City of Rolling Hills proposed pursuing the Statutory Exemption. This exemption requires the other jurisdictions to agree with this finding.

The CEQA Memorandum was routed to Rolling Hills Estates and City of Torrance in January 2021. In early February 2021, both agencies responded and concurred with the City of Rolling Hills proposal to pursue the Statutory Exemption.

NV5 submitted the 65% Design Plan and Specifications on December 24, 2020. The City of Rolling Hills reviewed the 65% design plans and returned comments to NV5 on February 9, 2021 to address and take the plans to a 90% design level. The 90% design plans will be routed to and reviewed by Rolling Hills Estates, City of Torrance, and City of Rolling Hills.

DISCUSSION:

NV5 is currently reviewing the City of Rolling Hills comments on the CEQA Memorandum and the 65% design plans and will be meeting with City staff the week of February 22, 2021 to review any issues before they complete the 90% design plans. The 90% design plans and package will be submitted Mid-March 2021 (exact date to be discussed at meeting the week of February 22, 2021). The follow up steps for the CEQA Process will also be discussed at the upcoming meeting.

Upon review by all agencies of the 90% design plans and package, NV5 will address all comments to complete the design to a 100% design level for final review by all agencies. The project is currently scheduled for all design to be completed in May 2021 and then bid for construction.

FISCAL IMPACT:

In the approved budget for FY2020-20201, \$85,000 is budgeted in the Utility Fund for the engineering design of the 8" sewer main. The budgeted amount is sufficient to fund the proposed fee of \$81,196. There have been no contract amendments to date for this project.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[2020-12-24_Rolling Tech Memo_65%.pdf](#)

[201215 Cost Estimate 65%.pdf](#)

TECHNICAL MEMORANDUM

To:	City of Rolling Hills Alan Palermo, P.E.	Date:	12/24/2020
From:	David Maher, P.E. Project Manager	Project:	8-inch Sewer Main Portuguese Bend/ Rolling Hills Rd.
CC:			
Subject:	65% Submittal		

The intent of this Technical Memorandum is to describe NV5's 65% design for the 8-inch sewer main in Portuguese Bend/ Rolling Hills Road. The following Technical Memorandum will briefly summarize the proposed design and provide additional recommendations and observations in this preliminary stage.

SEWER MAIN DESIGN

A. UPSIZING EXISTING 8" VCP TO 12"

i. ABANDONED STORM DRAIN

NV5 would like to bring attention that the 30% design has a bend between "Torrance Manhole #8" and "Torrance MH #9" there is a bend to avoid n "existing 54" CMP storm drain. A provided Torrance as-built WP-291 calls out that this storm drain is actually abandoned. For this 65% design we have kept the bend, but recommend adding language to the plans and specification that the contractor should pothole at this location to confirm if the storm drain is actually abandoned. If the storm drain is abandoned then the sewer line can avoid having a bend and can be built directly from manhole to manhole.

ii. PIPE BURSTING

Pipe bursting is a common trenchless method of replacing buried pipelines without the need for traditional construction trench. NV5 would like to discuss with the City of Rolling Hills if this would be a method that the City would like to pursue for the upsizing section within the City of Torrance. . If this is a method the City would like to pursue we will update the design accordingly.

The general steps for pipe bursting are as follows:

- Obtain as much history as possible about the pipe's construction and repair. Use closed circuit TV to view the pipe.
- Install the bypass.
- If necessary, construct access pits.

- Disconnect services.
- Cut or remove possible impediments (e.g., ductile iron repair couplings, steel repair couplings, valves, thick concrete encasement).
- Burst the old pipe (a typical rate is 100 ft per hour) and pull the new pipe.
- Pressure-test the pipe.
- Tie the pipe into the existing system.
- Reconnect services and remove the bypass.

COORDINATION

After review of this 65% submittal NV5 will prepare and submit the 90% plans for review to the City of Rolling Hills as well as to the required coordinating parties, including City of Torrance, Los Angeles County Sanitation District, and City of Rolling Hills Estates.

Enclosed:

- Appendix A: Preliminary Plans
- Appendix B: Utility Research Log

APPENDIX A
Preliminary Plans

8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD

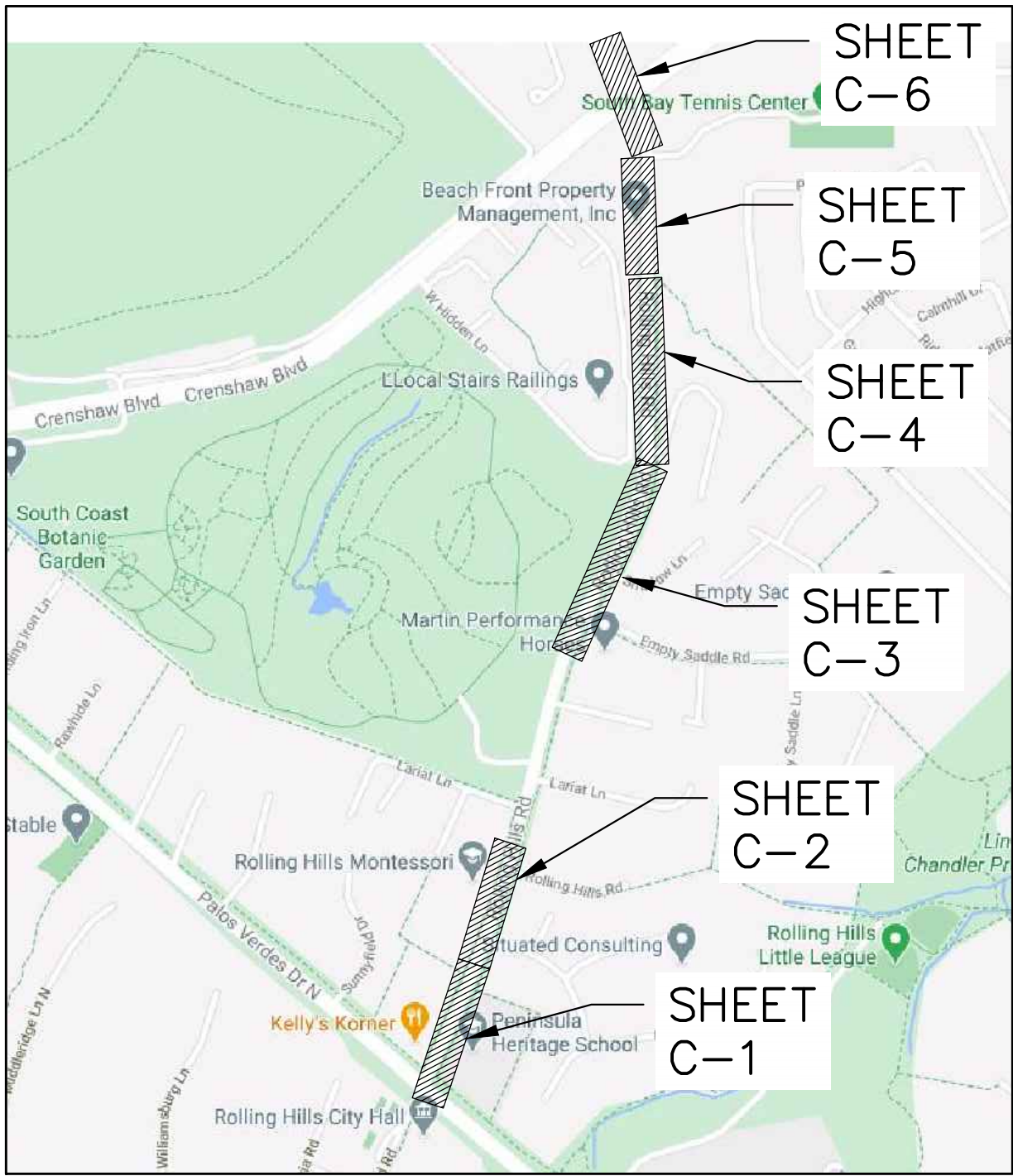
IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES

DECEMBER 2020



SHEET INDEX

SHT. NO.	DWG. NO	DESCRIPTION
1	T-1	TITLES SHEET, VICINITY MAP, LOCATION MAP AND SHEET INDEX
2	T-2	GENERAL NOTES ABBREVIATIONS AND LEGEND
3	C-1	ROLLING HILLS RD SEWER MAIN PLAN STA. 10+00 TO STA. 15+00
4	C-2	ROLLING HILLS RD SEWER MAIN PLAN STA. 15+00 TO STA. 17+55±
5	C-3	ROLLING HILLS RD SEWER MAIN PLAN STA. 40+00 TO STA. 44+50
6	C-4	ROLLING HILLS RD SEWER MAIN PLAN STA. 44+50 TO STA. 49+50
7	C-5	ROLLING HILLS RD SEWER MAIN PLAN STA. 49+50 TO STA. 54+00
8	C-6	ROLLING HILLS RD SEWER MAIN PLAN STA. 54+00 TO STA. 57+00
9	D-1	DETAILS
10	TC-1	TRAFFIC CONTROL PLAN
11	TC-2	TRAFFIC CONTROL PLAN



LOCATION MAP

NOT TO SCALE

PUBLIC AGENCIES & UTILITIES

AGENCY	CONTACT PERSON	TELEPHONE NO.
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65% SUBMITTAL

Z:\CS PROJECTS\Rolling Hills\8 -inch Sewer Main Portuguese Bend\Plans\CAD\SHT T-1.dwg 12/24/20 2:43pm

CALL
TOLL FREE



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2								
1								
NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE			



PLANS PREPARED BY: NV5 WWW.NV5.COM		
DAVID A. MAHER, PE CIVIL ENGINEER:	C86136 LICENSE NO.	9/30/22 EXP. DATE

CITY OF ROLLING HILLS PUBLIC WORKS DEPARTMENT	
8-INCH SEWER MAIN PORTUGUESE BEND/ROOLING HILLS ROAD	
TITLES SHEET, VICINITY MAP, LOCATION MAP AND SHEET INDEX	

DWG. NO. T-1
SHEET 1 OF 11

8-INCH SEWER PORTUGUESE BEND PROJECT

19

1. ALL WORK SHALL CONFORM TO THE "STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (GREENBOOK), LATEST EDITION, INCLUDING SUPPLEMENTS, AND TO THE CITY OF LAGUNA BEACH PUBLIC WORKS DEPARTMENT'S STANDARD CONSTRUCTION DRAWINGS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD THE EXACT LOCATION OF EXISTING UTILITIES, SIZE, QUANTITIES, AND SITE CONDITIONS
3. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, OR STRUCTURES SHOWN ON PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THE PLANS BY THE CITY OF LAGUNA BEACH DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY, COMPLETENESS, LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY, PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.
4. THE CONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEANS TO PROTECT UTILITY LINES. THE CONTRACTOR SHALL HAVE A COPY OF THE PROJECT PLANS AND SPECIFICATIONS ON THE JOB AT ALL TIMES.
5. THE ENGINEER SHALL BE NOTIFIED AT LEAST (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION FOR OBSERVATION OF CONSTRUCTION. NO FACILITIES SHALL BE BACKFILLED UNTIL OBSERVED BY THE ENGINEER.
6. ALL EXISTING IMPROVEMENTS INCLUDING CONCRETE CURB AND GUTTER, AC OR PCC PAVING WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE ENGINEER, OWNER, AND/OR OWNER'S REPRESENTATIVE INCLUDING NECESSARY SAW CUTTING, REMOVAL, REPLACEMENT AND CAPPING. ALL CONCRETE SIDEWALKS OR CURBS TO BE REMOVED AND REPLACED SHALL BE SAW CUT TO THE NEAREST TRANSVERSE SCORE MARK OR ADJUSTABLE CONTROL, JOINT OR WEAKENED PLANE JOINT.
7. CONTRACTOR SHALL MAINTAIN THE WORK AREAS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY. STREETS SHALL BE KEPT CLEAR OF DEBRIS, DUST AND OTHER NUISANCE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANUP OF ADJACENT STREETS AFFECTED BY CONSTRUCTION.
8. TRAFFIC CONTROL DURING CONSTRUCTION OF CITY STREETS SHALL CONFORM TO THE STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS, SPECIAL PROVISIONS, CITY PERMIT, AND THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH).
9. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS BEFORE BEGINNING ANY CONSTRUCTION WORK AT (800) 422-4133.
10. SEWER LENGTHS SHOWN ARE HORIZONTAL DISTANCES AND MAY VARY FROM ACTUAL DISTANCES. CONTRACTOR'S PRICING SHALL BE BASED UPON ACTUAL DISTANCE REQUIRED TO INSTALL THE PIPES IN ACCORDANCE WITH CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER FOR THE DURATION OF THE PROJECT WITHOUT LAPSES.
11. CONTRACTOR SHALL POSSESS A VALID CALIFORNIA CLASS "A" CONTRACTORS LICENSE.
12. WORK SHOWN OR INDICATED ON THESE PLANS, OR CALLED FOR IN THE SPECIFICATIONS BUT NOT INCLUDED AS PAY QUANTITY ITEMS, SHALL BE CONSIDERED INCIDENTAL WORK. THE COST OF WHICH SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR PAY QUANTITY ITEMS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, PAVEMENT, CURBS, TRAFFIC STRIPING AND MARKINGS, TRAFFIC SIGNAL EQUIPMENT (INCLUDING DETECTOR LOOPS), STRUCTURES (GARDEN WALLS, IRRIGATION SYSTEMS, AND OTHER EXISTING IMPROVEMENTS, AS A RESULT OF CONTRACTOR'S OPERATIONS, AND WILL BE REQUIRED TO REPAIR, REMODEL OR REPLACE SAME TO THE SATISFACTION OF, AS DIRECTED BY THE ENGINEER, OWNER, OWNER'S REPRESENTATIVE OR UTILITY COMPANY AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL FURNISH ALL CONSTRUCTION SURVEYS FOR THE PROJECT AS DESCRIBED IN THE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER. SURVEY POINTS DESCRIBED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO PROVIDE PROPER PROTECTION, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION STAKING, AND REGULATORY AGENCIES AS REQUIRED IN ENCROACHMENT PERMITS.
15. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF OR OTHER WATERS MAY PROCEED UNINTERRUPTED ALONG THE STREET OR DRAINAGE COURSES IN ACCORDANCE WITH CONTRACTOR'S APPROVED WATER POLLUTION CONTROL PLAN AND FEDERAL/STATE/LOCAL REGULATORY REQUIREMENTS AND GUIDELINES.
16. STATIONING OF REMOVALS AND WIDTHS OF REMOVALS INDICATE SCOPE OF WORK AND ARE APPROXIMATE ONLY. ACTUAL REMOVALS SHALL BE DIRECTED BY THE ENGINEER. CONSTRUCTION SITE SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN UNANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. SUCH "DISCHARGES" OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES, AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
17. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, IF ANY SURVEYING MONUMENTS ARE DISTURBED OR DESTROYED, THE CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO RE-ESTABLISH AND RECORD THE MONUMENT CHANGE PER STATE LAW.
18. ALL LANDSCAPING AND IRRIGATION WHICH IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN-KIND, AND SHOULD BE INCLUDED IN THE BID PROCESS FOR WHICH THESE ITEMS ARE A PART OF. TREES WHICH ARE TEMPORARILY REMOVED SHALL BE REPLACED AT LOCATIONS DIRECTED BY THE CITY OF LAGUNA BEACH.
19. CONTRACTOR SHALL FILL ABANDONED PIPES WITH 2 SACK SLURRY GROUT. CONTRACTOR TO PROVIDE CITY REPRESENTATIVE OR ENGINEER OF RECORD THEORETICAL VOLUME WITH ACTUAL GROUT VOLUME PLACED IN ABANDONED PIPES.
20. MATERIALS AND WORKMANSHIP TO CONFORM TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

1. GROUNDWATER MAY BE HIGH AND SEASONALLY VARIABLE AT EXCAVATIONS. DEWATERING SYSTEMS SHALL EFFECTIVELY INTERCEPT AND REMOVE WATER FROM SURROUNDING STRATA AND THUS PREVENT ITS ENTRY INTO THE EXCAVATION. THE EMPLOYMENT OF ANY OF THE AVAILABLE ALTERNATIVES TO ACHIEVE THIS OBJECTIVE MAY BE REQUIRED. RELIANCE SHALL NOT BE PLACED SOLELY ON SHEETING TO PROTECT WORK AREAS. THE ALTERNATIVE USE OF SYSTEM OF INTERLOCKING SHEET PILING WITH BRACES OR ANCHORAGE SUPPLEMENTED BY DEWATERING MEASURES OR OTHER MEANS WHICH MAY BE SUITABLE, SHALL BE PERMITTED.
2. PROVIDE ALL EQUIPMENT, LABOR, MATERIALS, TOOLS, AND INCIDENTALS NECESSARY TO DESIGN, CONSTRUCT, INSTALL, AND OPERATE DEWATERING FACILITIES FOR CONSTRUCTION OF THIS WORK SUCH THAT ALL UNDERGROUND AND BELOW-GRADE WORK IS PERFORMED OR INSTALLED IN DRY EXCAVATIONS.
3. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING AC PAVEMENT AND PAVEMENT STRIPING IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, BASED ON THE CONTRACTOR'S MEANS & METHODS OF REMOVAL. ALL REMOVAL AND DISPOSAL OF AC PAVEMENT SHALL BE INCLUDED IN BID PRICING.

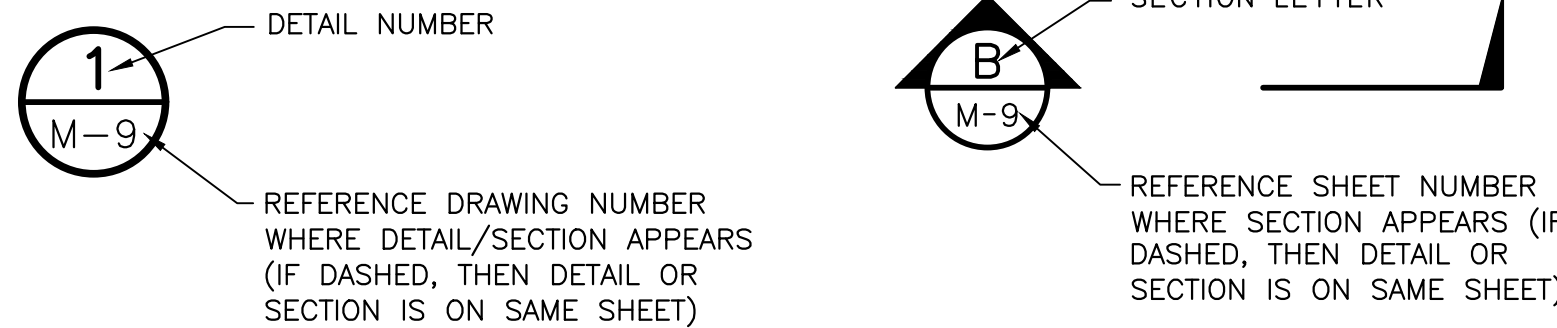
NOTES:

1. REMOVED SEWER PIPES SHALL BE LEGALLY DISPOSED OF OFFSITE.
2. THE LOCATION OF EXISTING SEWER LATERALS SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL CCTV THE EXISTING SEWER MAIN PRIOR TO CONSTRUCTION AND VERIFY LOCATION OF ALL ACTIVE LATERALS AND CLEAN SEWER MAIN LINE AS NECESSARY TO HAVE A FUNCTIONAL SEWER SYSTEM BEFORE ANY CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SEWER FLOWS AT ALL TIMES DURING CONSTRUCTION. SEWER BYPASS PLAN TO THE CITY OF ROLLING HILLS FOR APPROVAL.
4. EXACT LOCATION AND DEPTH OF EXISTING UTILITIES ARE UNKNOWN AND SHOWN ACCORDING AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES WHICH REQUIRED (I.E. POTHOLING UTILITY LOCATION, ETC.) TO DETERMINE THE LOCATION OF THE UTILITIES PRIOR TO PROCUREMENT OF MATERIALS OR CONSTRUCTION OF THE PIPELINE. WHEN MORE THAN 12-INCH CLEARANCE IS AVAILABLE, PIPE TRENCH SHALL BE SLURRY BACKFILLED, 2'-6" SIDE OF CROSSING UTILITY.
5. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES IN PLACE.
6. CONTRACTOR SHALL PROVIDE SUPPORTS AT ALL EXISTING UTILITY CROSSINGS PER SPPWC STANDARD PLAN 224-2.

- ① REMOVE AND LEGALLY DISPOSE OF EXISTING 8" VCP SEWER PIPE.
- ② CONSTRUCT 8" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER DETAIL NO. 1 ON SHEET D-1.
- ③ CONSTRUCT 10" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER DETAIL NO. 1 ON SHEET D-1.
- ④ CONSTRUCT 12" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER DETAIL NO. 1 ON SHEET D-1.
- ⑤ RECONNECT ALL LIVE SEWER LATERALS AFFECTED BY CONSTRUCTION.
- ⑥ PRESSURE WASH AND PROTECT EXISTING MANHOLE IN PLACE.
- ⑦ CLEAN EXISTING MANHOLE AND COAT MANHOLE INTERIOR WITH 125 MIL EPOXY/POLYURETHANE LINING SYSTEM INCLUDING THE BASE.
- ⑧ CONSTRUCT NEW 48-INCH DIAMETER PRECAST CONCRETE MANHOLE LINED WITH POLYURETHANE (SANCON 100 OR EQUAL) PER LACSD STD. 2003-2.
- ⑨ REMOVE AND REPLACE IN KIND EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, PCC SIDE WALK, GRASS AND OTHER LANDSCAPING.
- ⑩ JOIN EXISTING MANHOLE, REMOVE CONFLICTING SEWER PIPE, CORE DRILL AND RE-CHANNELIZE EXISTING BASE IF NECESSARY TO MAINTAIN EXISTING SEWER FLOWS DURING CONSTRUCTION PER DETAIL 2 ON SHEET 10.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
3/4 PT.	ANGLE POINT	ID	INSIDE DIAMETER
ABAND.	ABANDONED UTILITY	INT.	INTERSECTION
AB	AGGREGATE BASE	INV.	INVERT
AC	ASPHALT CONCRETE	IRR.	IRRIGATION
ACP	ASBESTOS CEMENT PIPE	LT.	LEFT
APN	ASSESSOR'S PARCEL NUMBER	L	LENGTH
ASPH.	ASPHALT	LAT.	LATERAL
AV	AIR/VAC	L.F.	LINEAL FEET
AWWA	AMERICAN WATER WORKS ASSOCIATION	LG	LIP OF GUTTER
BCR	BEGINNING OF CURB RETURN	MH	MANHOLE
BC	BEGINNING OF CURVE	MAX.	MAXIMUM
BF	BLIND FLANGE	MIN.	MINIMUM
BFV	BUTTERFLY VALVE	N	NORTHERLY
BM	BENCH MARK	OD	OUTSIDE DIAMETER
BO	BLOW-OFF	PVMT	PAVEMENT
BOT.	BOTTOM	P/L	PROPERTY LINE
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CIP	CAST IRON PIPE	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	PE	POLYETHYLENE
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE PLASTIC PIPE
CO	CLEAN OUT	PP	POWER POLE
CLR	CLEARANCE	PSI	PRESSURE PER SQUARE INCH
CONC	CONCRETE	R	RADIUS
CONST	CONSTRUCTION	RR	RAIL ROAD
CMP	CORRUGATED METAL PIPE	RW	RECLAIMED WATER
CML&C	CEMENT MORTAR LINED AND COATED	RCB	REINFORCED CONCRETE BOX
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RT	RIGHT
DWG.	DRAWING	ROW	RIGHT-OF-WAY
E	EASTERLY OR ELECTRICAL	S	SLOPE OR SEWER
ELEC.	ELECTRICAL	SD	STORM DRAIN
ELEV.	ELEVATION	SS	SANITARY SEWER OR STAINLESS STEEL
ENC.	ENCASED	SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
EC	END OF CURVE	SPEC'S	SPECIFICATIONS
EXIST.	EXISTING	STA.	STATION
FBE	FUSION BONDED EPOXY	STD.	STANDARD
FL	FLOW LINE	STL.	STEEL
FLG	FLANGE	TEL	TELEPHONE
FM	FORCE MAIN	TC	TOP OF CURB
FS	FINISH SURFACE	TYP.	TYPICAL
FG	FINISH GRADE	U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	VCP	VITRIFIED CLAY PIPE
G	GAS	VERT	VERTICAL
GB	GRADE BREAK	W	WATER
HORIZ	HORIZONTAL	WV	WATER VALVE
HWL	HIGH WATER LEVEL		


	CABLE TELEVISION VALVE
	DRAIN ARROW
	DRAIN INLET
	EDGE OF PAVEMENT
MHE	ELECTRIC MANHOLE
EM	ELECTRIC METER
	ELECTRIC PULL BOX
FH	FIRE HYDRANT
FP	FLAG POLE
GM	GAS METER
GV	GAS VALVE
	GATE
	GRAVEL BAG
G.P.	GUARD POST
	GUY WIRE
	HANDICAPPED
-X-X-X-	CHAIN LINK FENCE
	IRRIGATION CONTROL VALVE
	LIGHT STD.
PP4759002	POWER POLE
	PP W/TRANS
	RR LIGHT
SCO	SEWER CLEAN OUT
SMH	SEWER MANHOLE
	SIGN
	SLOPE
	STORM DRAIN MANHOLE
	STREET LIGHT
MHT	TELCO MANHOLE
	TELCO PULL BOX
	TRAFFIC SIGNAL
	TREE
	TREE PALM
	VENT RISER
WMH	WATER MANHOLE
WM	WATER METER
WV	WATER VALVE
X-X-X-X	EXISTING FENCE
E	EXISTING POWER CABLE
TEL	EXISTING TELEPHONE CONDUIT
CTV	EXISTING UNDERGROUND T.V. CABLE
G	EXISTING GAS LINE - SIZE AS INDICATED ON PLAN
W	EXISTING WATERMAIN- SIZE AS INDICATED ON PLAN
S	EXISTING SANITARY SEWER-SIZE AS INDICATED ON PLAN
SD	EXISTING STORM DRAIN - SIZE AS INDICATED ON PLAN
UNK	UNKNOWN UTILITY
82.0	CONTOUR LINE
// W //	ABANDONED UTILITY
- - - - -	PROPERTY LINE



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PLANS PREPARED BY:		
		
163 TECHNOLOGY DRIVE #100 IRVINE, CA 92618 TEL. (949) 585-0477 FAX. (949) 585-0433		
WWW.NV5.COM		
<hr/> DAVID A. MAHER, PE		
<hr/> C86136		
<hr/> 9/30/22		
<hr/> CIVIL ENGINEER:		
<hr/> LICENSE NO.		
<hr/> EXP. DATE		

CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT
8-INCH SEWER MAIN PORTUGUESE BEND/ROLLING HILLS ROAD
GENERAL NOTES ABBREVIATIONS AND LEGEND



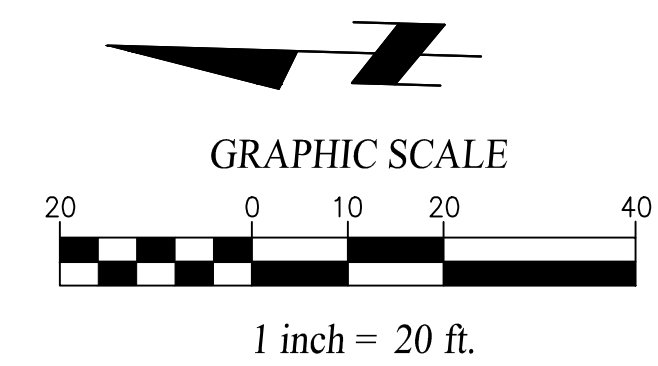
ROLLING HILLS DR

CONSTRUCTION NOTE

- ① REMOVE AND LEGALLY DISPOSE OF EXISTING 8" VCP SEWER PIPE.
- ③ CONSTRUCT 10" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER DETAIL NO. 1 ON SHEET D-1.
- ⑤ RECONNECT ALL LIVE SEWER LATERALS AFFECTED BY CONSTRUCTION.
- ⑥ PRESSURE WASH AND PROTECT EXISTING MANHOLE IN PLACE.
- ⑦ CLEAN EXISTING MANHOLE AND COAT MANHOLE INTERIOR WITH 125 MIL EPOXY/POLYURETHANE LINING SYSTEM INCLUDING THE BASE.
- ⑨ REMOVE AND REPLACE IN KIND EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, PCC SIDE WALK, GRASS AND OTHER LANDSCAPING.
- ⑩ JOIN EXISTING MANHOLE, REMOVE CONFLICTING SEWER PIPE, CORE DRILL AND RE-CHANNELIZE EXISTING BASE IF NECESSARY TO MAINTAIN EXISTING SEWER FLOWS DURING CONSTRUCTION PER DETAIL 2 ON SHEET D-1.



NOTE TO CONTRACTOR

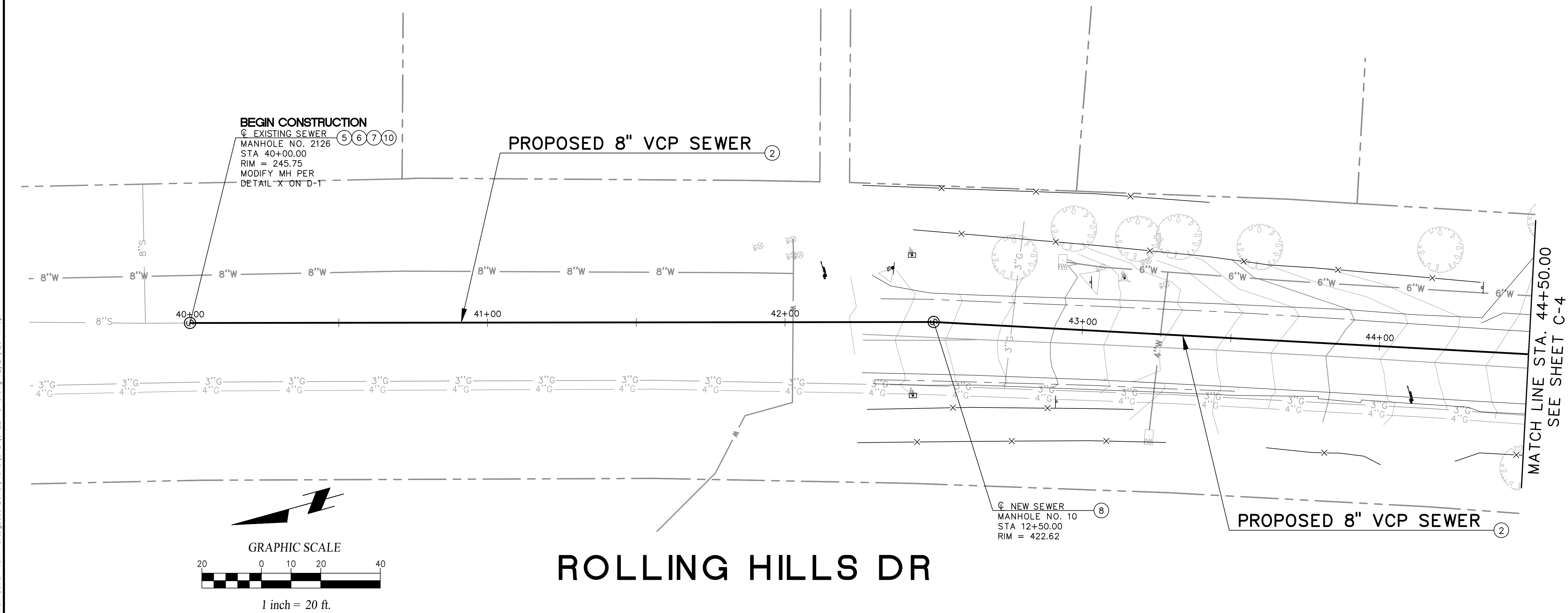
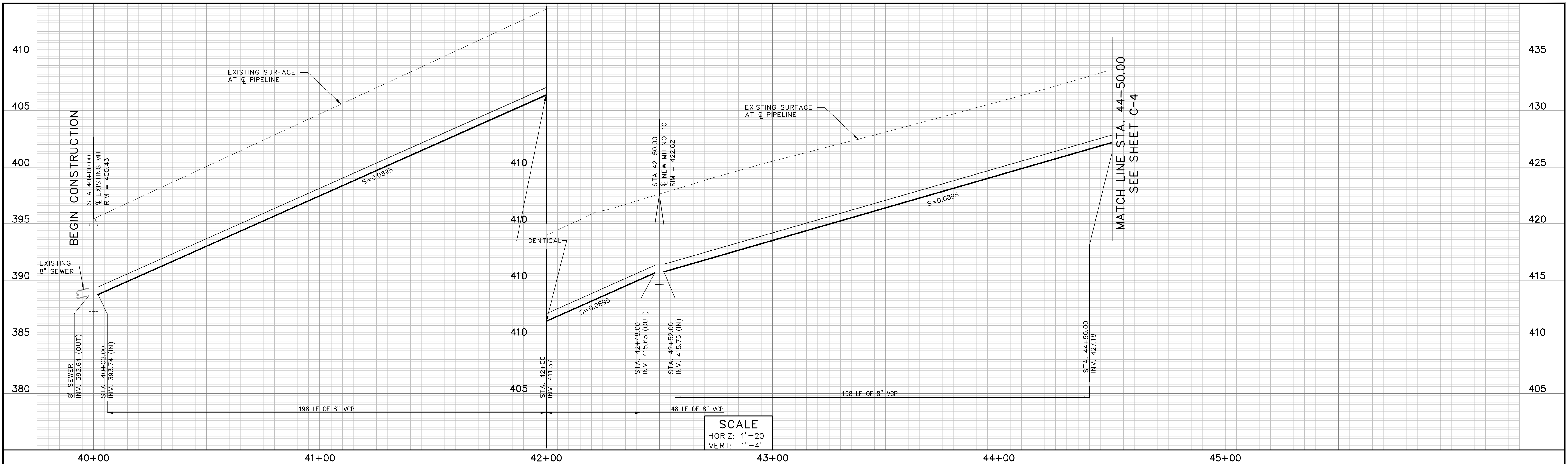
1. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION.
2. CONTRACTOR TO CCTV THE EXISTING SEWER PRIOR TO CONSTRUCTION AND VERIFY THE LOCATION OF ALL ACTIVE LATERS AND CLEAN SEWER MAIN LINE AS NECESSARY TO HAVE A FUNCTIONAL SEWER SYSTEM BEFORE ANY CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN EXISTING SEWER FLOWS AT ALL TIMES DURING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE DEPTH OF GROUNDWATER AND SUBMIT A DEWATERING PLAN IN ACCORDANCE WITH DEWATERING SPECIFICATIONS.



65% SUBMITTAL

CRENSHAW BLVD

<p>CALL TOLL FREE</p>  <p>Know what's below. Call two working before you dig. Underground Service Alert</p>		6						DRAWN BY: RG	DATE DEC-20		PLANS PREPARED BY:	<p>CITY OF ROLLING HILLS PUBLIC WORKS DEPARTMENT</p> <p>8-INCH SEWER MAIN PORTUGUESE BEND/ROOLING HILLS ROAD</p> <p>PLAN AND PROFILE STA. 15+00.00 TO 17+55.06</p>	DWG. NO.	
		5						DESIGNED BY: DAM	DATE DEC-20		NV5		163 TECHNOLOGY DRIVE #100 IRVINE, CA 92618 TEL. (949) 585-0477 FAX. (949) 585-0433	C-2
		4						CHECKED BY: DAM	DATE DEC-20		www.nv5.com		DAVID A. MAHER, PE C86136 9/30/22 CIVIL ENGINEER LICENSE NO. EXP. DATE	SHEET 4 OF 11
		3												
		2												
		1												
		NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE							



CONSTRUCTION NOTE

- ② CONSTRUCT 8" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER DETAIL NO. 1 ON SHEET D-1.
- ⑤ RECONNECT ALL LIVE SEWER LATERALS AFFECTED BY CONSTRUCTION.
- ⑥ PRESSURE WASH AND PROTECT EXISTING MANHOLE IN PLACE.
- ⑦ CLEAN EXISTING MANHOLE AND COAT MANHOLE INTERIOR WITH 125 MIL EPOXY/POLYURETHANE LINING SYSTEM INCLUDING THE BASE.
- ⑧ CONSTRUCT NEW 48-INCH DIAMETER PRECAST CONCRETE MANHOLE LINED WITH POLYURETHANE (SANCON 100 OR EQUAL) PER LACSD STD. 2003-2.
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- ⑩ JOIN EXISTING MANHOLE, REMOVE CONFLICTING SEWER PIPE, CORE DRILL AND RE-CHANNELIZE EXISTING BASE IF NECESSARY TO MAINTAIN EXISTING SEWER FLOWS DURING CONSTRUCTION PER DETAIL 2 ON SHEET D-1.

NOTE TO CONTRACTOR

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65% SUBMITTAL

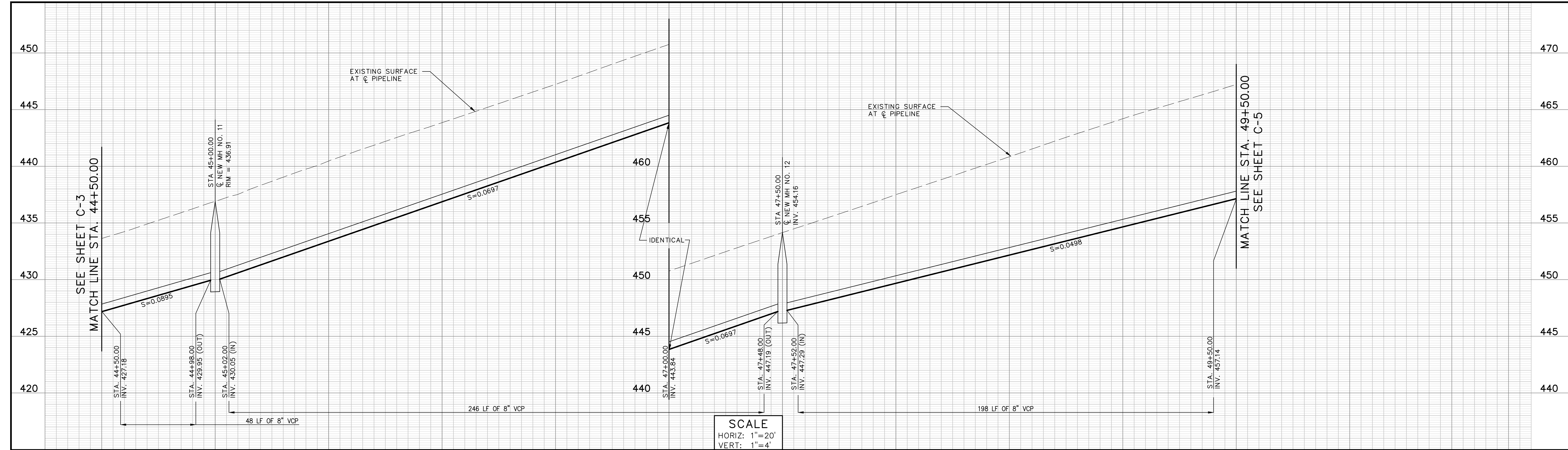
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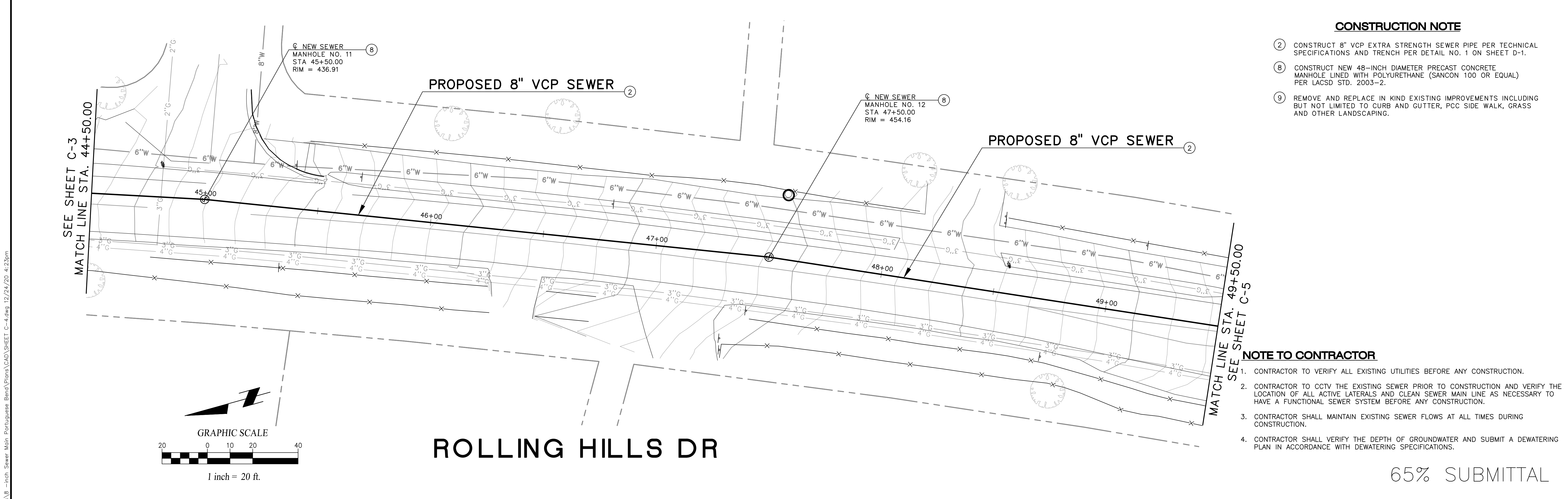
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Underground Service Alert



45+00 46+00 47+00 48+00 49+00 50+00





CONSTRUCTION NOTE

- CONSTRUCT 8" VCP EXTRA STRENGTH SEWER PIPE PER TECHNICAL SPECIFICATIONS AND TRENCH PER DETAIL NO. 1 ON SHEET D-1.
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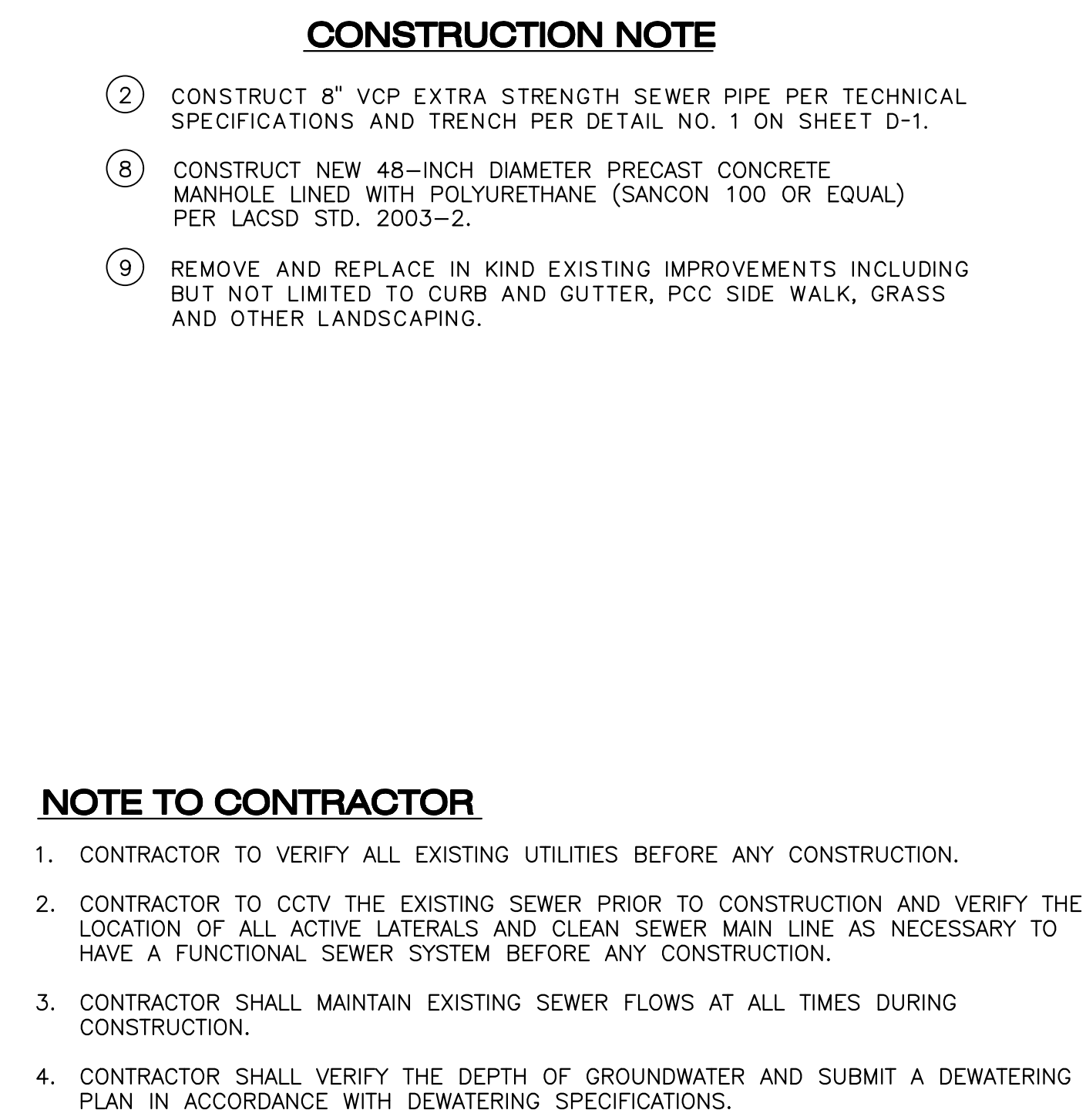
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- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION.
- CONTRACTOR TO CCTV THE EXISTING SEWER PRIOR TO CONSTRUCTION AND VERIFY THE LOCATION OF ALL ACTIVE LATERALS AND CLEAN SEWER MAIN LINE AS NECESSARY TO HAVE A FUNCTIONAL SEWER SYSTEM BEFORE ANY CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN EXISTING SEWER FLOWS AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE DEPTH OF GROUNDWATER AND SUBMIT A DEWATERING PLAN IN ACCORDANCE WITH DEWATERING SPECIFICATIONS.

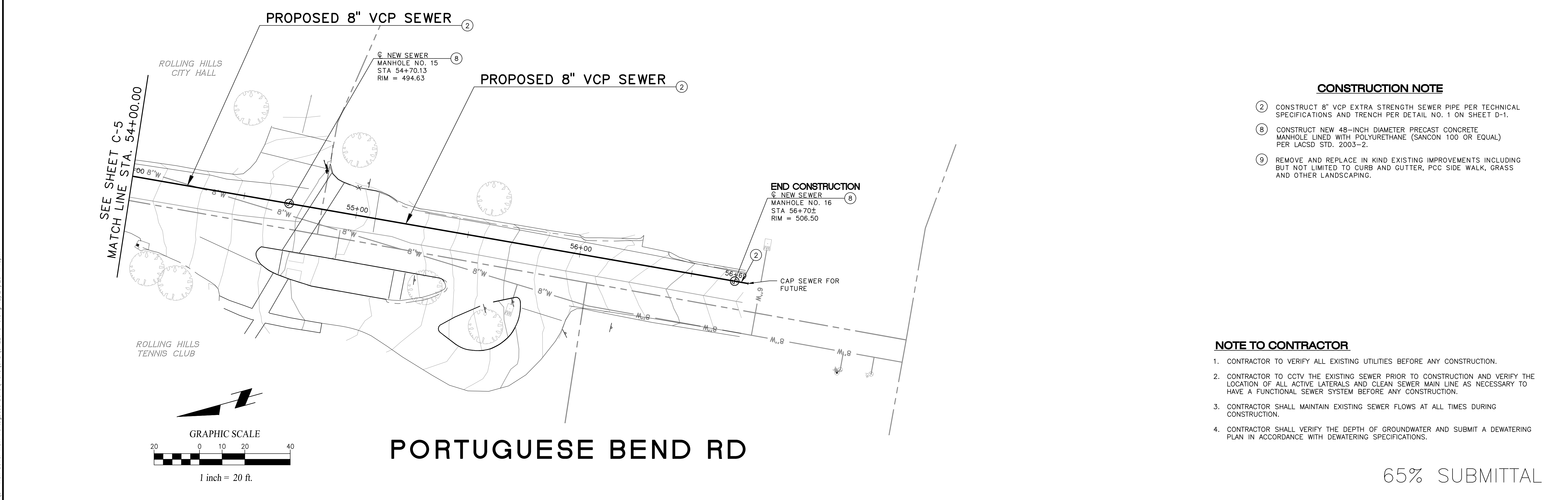
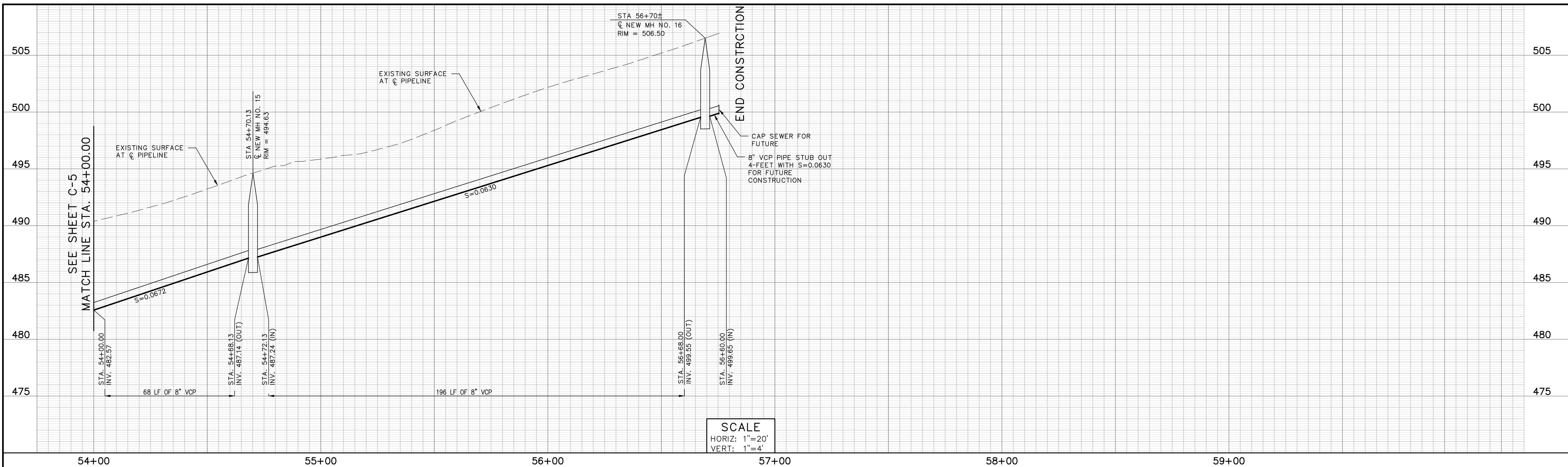
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6						DRAWN BY: RG	DATE DEC-20		PLANS PREPARED BY:  163 TECHNOLOGY DRIVE #100 IRVINE, CA 92618 TEL. (949) 585-0477 FAX. (949) 585-0433 WWW.NV5.COM DAVID A. MAHER, PE C86136 9/30/22 CIVIL ENGINEER: LICENSE NO. EXP. DATE	CITY OF ROLLING HILLS PUBLIC WORKS DEPARTMENT	DWG. NO.	
5							8-INCH SEWER MAIN PORTUGUESE BEND/ROOLING HILLS ROAD				C-4	
4										PLAN AND PROFILE STA. 44+50.00 TO 49+50.00		
3												
2												
1												
NO.	DATE	REVISIONS		ENGR.	APPROV.	DATE						SHEET 6 OF 11

8-INCH SEWER PORTUGUESE BEND PROJECT



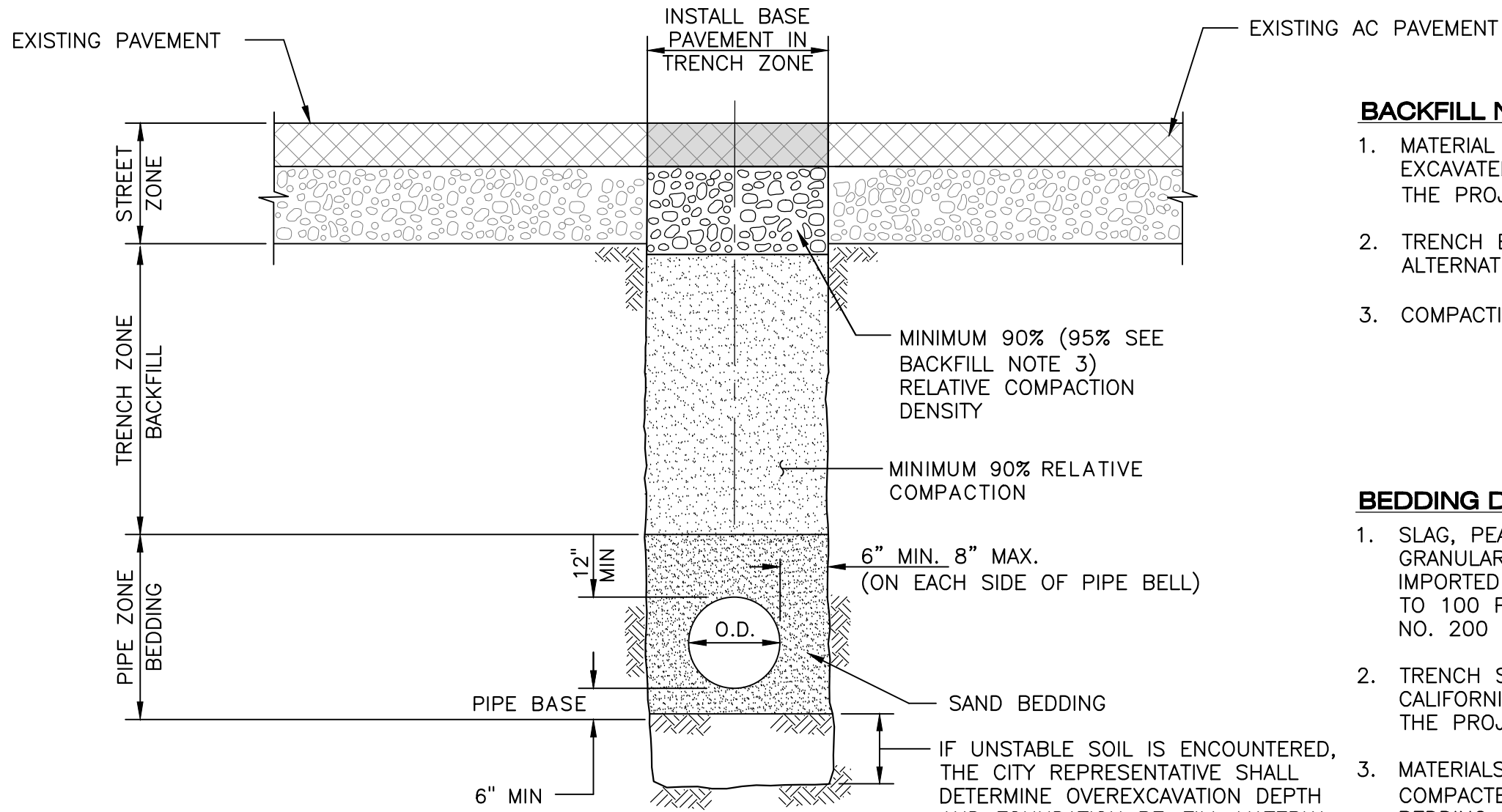
 <p>CALL TOLL FREE</p> <p>Know what's below. Call two working before you dig. Underground Service Alert</p>		6						DRAWN BY: RG	DATE DEC-20		PLANS PREPARED BY:  163 TECHNOLOGY DRIVE #100 IRVINE, CA 92618 TEL. (949) 585-0477 FAX. (949) 585-0433 WWW.NV5.COM	CITY OF ROLLING HILLS PUBLIC WORKS DEPARTMENT 8-INCH SEWER MAIN PORTUGUESE BEND/ROOLING HILLS ROAD PLAN AND PROFILE STA. 49+50.00 TO 54+00.00	DWG. NO.	
		5						DESIGNED BY: DAM	DATE DEC-20		C-5			
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			NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE						SHEET 7 OF 1



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Z:\CS PROJECTS\Rolling Hills\8 -inch Sewer Main Portuguese Bend\Plans\CAD\SH1 D-1.dwg 12/24/20 4:46pm



BACKFILL NOTES

1. MATERIAL FOR COMPACTED BACKFILL WILL CONSIST OF SUITABLE NATIVE EXCAVATED MATERIALS. IMPORTED SOILS, OR GRADED GRAVEL AS DEFINED IN THE PROJECT'S STANDARD SPECIFICATIONS FOR PIPE BEDDING.
2. TRENCH BACKFILL SLAG, PEA GRAVEL, CRUSHED ROCK, OR OTHER ALTERNATIVE MATERIALS ARE NOT ACCEPTABLE.
3. COMPACTION UNDER THE STREET SHALL BE 95% TO 6" BELOW PAVEMENT.

BEDDING DETAIL NOTES

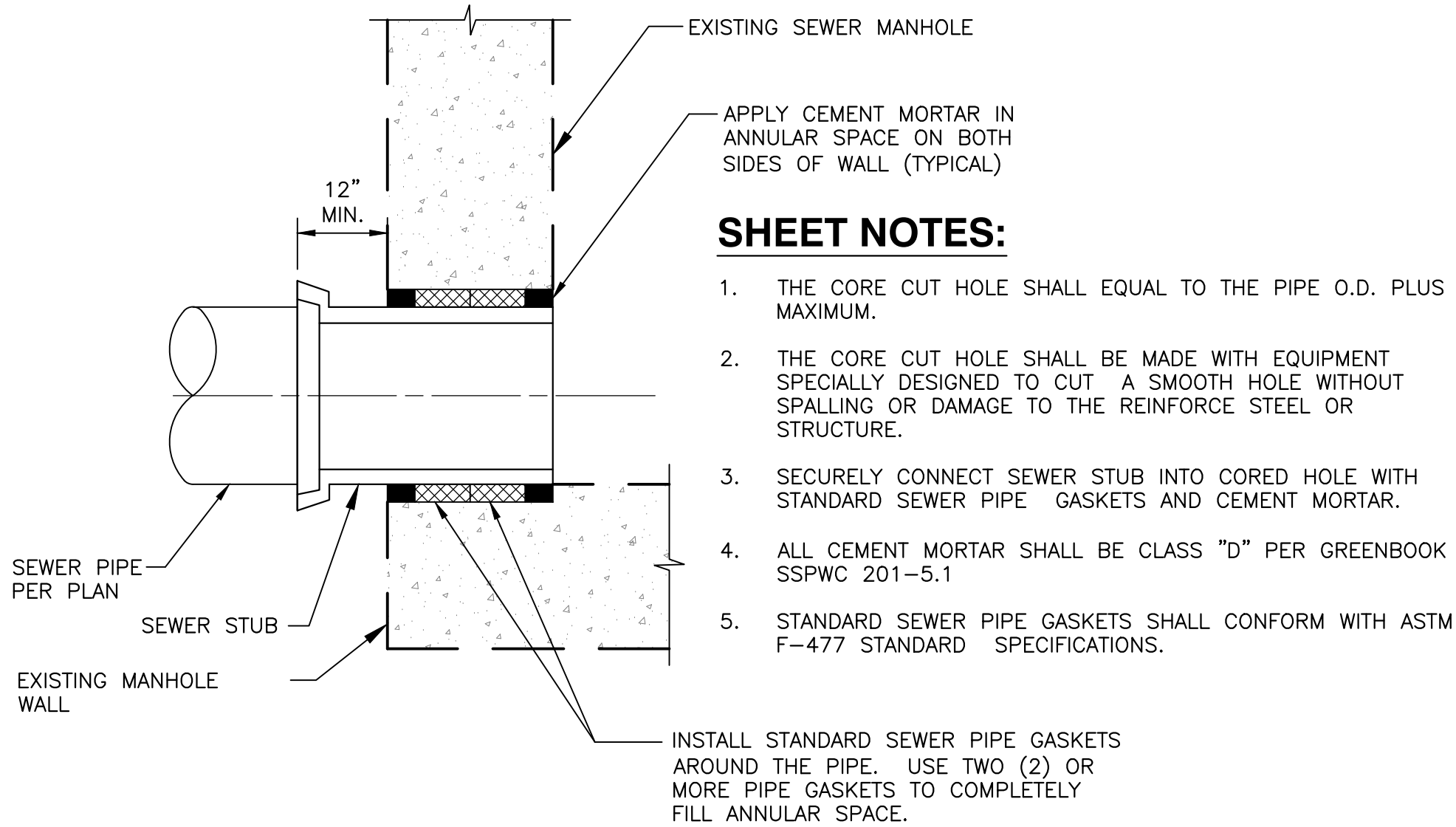
1. SLAG, PEA GRAVEL, OR OTHER ALTERNATIVE MATERIALS ARE NOT ACCEPTABLE IN LIEU OF GRANULAR EMBEDMENT. GRANULAR EMBEDMENT IS COARSE GRAINED NATIVE SOIL OR IMPORTED SAND WITH A MINIMUM SAND EQUIVALENCE OF 30, AND OF SUCH SIZE THAT 90 TO 100 PERCENT WILL PASS A NO. 4 SIEVE AND NO MORE THAN 5 PERCENT WILL PASS A NO. 200 SIEVE.
2. TRENCH SHORING AND TRENCH WALL SLOPING SHALL BE IN CONFORMANCE WITH STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY REQUIREMENTS AND THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
3. MATERIALS, EMBEDMENT, PLACEMENT AND COMPACTIONS OF GRANULAR EMBEDMENT AND COMPACTED BACKFILL WILL CONFORM TO THE CITY'S STANDARD SPECIFICATIONS FOR PIPE BEDDING AND TRENCH BACKFILL.

TYPICAL TRENCH DTAIL

NOT TO SCALE

1

—



SHEET NOTES:

1. THE CORE CUT HOLE SHALL EQUAL TO THE PIPE O.D. PLUS 2" MAXIMUM.
2. THE CORE CUT HOLE SHALL BE MADE WITH EQUIPMENT SPECIALLY DESIGNED TO CUT A SMOOTH HOLE WITHOUT SPALLING OR DAMAGE TO THE REINFORCE STEEL OR STRUCTURE.
3. SECURELY CONNECT SEWER STUB INTO CORED HOLE WITH STANDARD SEWER PIPE GASKETS AND CEMENT MORTAR.
4. ALL CEMENT MORTAR SHALL BE CLASS "D" PER GREENBOOK SSPWC 201-5.1
5. STANDARD SEWER PIPE GASKETS SHALL CONFORM WITH ASTM F-477 STANDARD SPECIFICATIONS.

MANHOLE PENETRATION CONNECTION

NOT TO SCALE

2

—

IN PROGRESS

IN PROGRESS

IN PROGRESS

IN PROGRESS

STA. 10+00 SEWER MANHOLE DETAIL

NOT TO SCALE

3

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STA. XX+00 SEWER MANHOLE DETAIL

NOT TO SCALE

4

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STA. XX+00 SEWER MANHOLE DETAIL

NOT TO SCALE

5

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STA. XX+00 SEWER MANHOLE DETAIL

NOT TO SCALE

6

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IN PROGRESS

IN PROGRESS

IN PROGRESS

STA. XX+00 SEWER MANHOLE DETAIL

NOT TO SCALE

7

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STA. XX+00 SEWER MANHOLE DETAIL

NOT TO SCALE

8

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STA. XX+00 SEWER MANHOLE DETAIL

NOT TO SCALE

9

—

65% SUBMITTAL

CALL
TOLL FREE



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2									
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NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE				



PLANS PREPARED BY:

NV5
WWW.NV5.COM

163 TECHNOLOGY DRIVE #100
IRVINE, CA 92618
TEL. (949) 585-0477
FAX. (949) 585-0433

DAVID A. MAHER, PE C86136 9/30/22
CIVIL ENGINEER LICENSE NO. EXP. DATE

**CITY OF ROLLING HILLS
PUBLIC WORKS DEPARTMENT**

8-INCH SEWER MAIN PORTUGUESE BEND/ROOLING HILLS ROAD

DETAILS

DWG. NO.

D-1

SHEET **9** OF 11

8-INCH SEWER PORTUGUESE BEND PROJECT

27

APPENDIX B
Utility Research Log



8-INCH SEWER MAIN PORTUGUESE BEND CITY OF ROLLING HILLS

N | V | 5

Utility Agencies	Contact Person	Street Address	City, Zip STATE	Telephone Nos.	Email	Status	Comments
AT&T Distribution	Cathy Hurtado (LA County)			714-666-5503	MA2797@att.com	Sent 10/9/2020 Sent 10/27/2020 Received 10/28/2020	No Utilities in Area
AT&T Transmission	Joseph Forkert	22311 Brookhurst St. Suite 203	Huntington Beach, CA 92646	714-963-7964	joef@forkertengineering.com	Sent 10/9/2020 Received 10/15/2020	No Utilities in Area
Cox Communications	Thomas Eldred	29947 Avenida De Las Banderas	Rancho Santa Margarita, CA 92688	800-2906623	coxfacilityinquiries@cox.com	Sent 10/9/2020 Sent 10/27/2020 Sent 12/4/2020	3rd request Sent
California Water Service	-	30940 Hawthorne Boulevard	Rancho Palos Verdes, CA 90275	310-257-1400	Maprequests-RDOM@calwater.com	Sent 10/9/2020 Sent 10/20/2020 Received 11/3/2020	As Builts in project folder
LA County Dept Public Works						Received 10/9/2020	SD Plans pulled from Website
Sanitation Districts of Los Angeles County	Adriana Raza					Sent 10/9/2020 Received 10/22/2020	As Builts in project folder
MCI(Verizon)					Investigations@verizon.com	Sent 10/9/2020 Sent 10/27/2020 Sent 12/4/2020	3rd request Sent
Crown Castle - La and Ven	Nick Belinsky	1500 Corporate Dr.	Canonsburg, PA	888-632-0931	Fiber.dig@crowncastle.com	Sent 10/9/2020 Received Map 10/12/2020	Maps Received 10/12/2020
SC Gas					SoCalGasTransmissionUtilityRequest@semprautilities.com	Sent 10/9/2020 Received No Utility Notification 10/12/2020	No Utilities in Area
Spectrum(Charter)	Brad A. Broullire				DL-socal-charter-engineering@charter.com	Sent 10/9/2020	Maps Received 10/9/2020
SCE	Map Request	14005 S. Benson Ave	Chino, CA 91710		maprequests@sce.com	Sent 10/9/2020 Received follow up email 10/27/2020	Map Received 10/29/2020
Frontier	UTILITY COORDINATOR	624 S Grand Ave	Los Angeles, CA 90017	213-542-0100	mcdonald.stephen@ftr.com; ray.roundtree@ftr.com	Sent 10/9/2020 Sent 12/4/2020	2nd request
City of Torrance	Ted Symons	3031 Torrance Blvd	Torrance, CA 90503	310-618-2831	tsymons@TorranceCA.gov	Sent 10/16/2020 Received 10/26/2020	As Builts in project folder



Preliminary Engineer's Opinion of Probable Construction Cost CITY OF ROLLING HILLS					
65% Submittal		24-Dec-20			
Item No.	Description	Unit Cost	Quantity		Amount
	8-inch Sewer Main Portuguese Bend				
1	Mobilization	60,000	1 LS		\$60,000
2	Temporary Traffic Control Implementation	40,000	1 LS		\$40,000
3	Traffic Striping, Legends, Markers & Pavement Restoration	80,000	1 LS		\$80,000
4	Best Management Practices BMP	25,000	1 LS		\$25,000
5	Furnish, Install and Remove of Temporary Bypass Pumping system with pipes and all Appurtenances	30,000	1 LS		\$30,000
6	Remove Existing 8" VCP sewer and Replace with 10" VCP sewer	500	350 LF		\$175,000
7	Remove Existing 8" VCP sewer and Replace With 12" VCP sewer	520	235 LF		\$122,200
8	Connect 12" VCP sewer main to existing manhole and modify the base	10,000	1 EA		\$10,000
9	Connect 10" VCP sewer main to existing manhole and modify the base	10,000	2 EA		\$20,000
10	Connect 8" VCP sewer main to existing manhole and modify the base	10,000	1 EA		\$10,000
11	Construct 8" VCP sewer main	420	1,215 LF		\$510,300
12	Construct new 48" precast concrete sewer manhole	13,000	3 EA		\$39,000
	Subtotal				\$1,121,500
	Contingency	30%			\$336,450
	ESTIMATED CONSTRUCTION COST TOTAL				\$ 1,457,950

N | V | 5



Preliminary Engineer's Opinion of Probable Construction Cost
CITY OF ROLLING HILLS

65% Submittal

24-Dec-20

Description

Unit Cost

Quantity

Amount



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 5.C

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PROGRESS UPDATE ON THE CAL-OES/FEMA HAZARD MITIGATION GRANT PROJECTS.

DATE: February 22, 2021

BACKGROUND:

To date, the City has been awarded grant funds for three projects from the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant program, administered by the California Office of Emergency Services (CalOES): (1) Safety Element update, (2) Crest Road East Utility Undergrounding, and (2) Vegetation Management/Fire Fuel Breaks.

DISCUSSION:

Safety Element Update

The City's Safety Element addresses a wide range of natural and human caused hazards and consists of goals and policies aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic and social dislocation. The City's Safety Element was adopted in 1990 and is in need of an update. The City applied for grant funds through the FEMA Hazard Mitigation Program and was awarded \$47,624 of Federal funds in September 18, 2019 to update the Safety Element. The grant requires a local match of 25% or \$15,875, bringing to total available funds for the project to \$63,499. The update to the Safety Element will comply with State mandates that went into effect after the adoption of the plan in 1990:

- SB1241 - Fire Hazard Safety
- SB379 - Natural Hazard Adaptation and Resiliency
- AB2140 - Integration of Local Hazard Mitigation Plan (LHMP)

In early June 2020, the City Council selected Rincon Consultants, Inc. (Rincon) after a competitive solicitation for services to update the Safety Element. The project kick-off meeting was held in late June. Two advisory meetings were held in December 2020 and January 2021. Attendees of the advisory meetings included members of the LA County Fire Department, Sheriff's Department, Rolling Hills Community Association, Block Captains, LA County Building and Safety, Rancho Palos Verdes Emergency Preparedness/City staff. As of February 22, 2021, the existing conditions report has been completed and the next step is to develop the initial draft of the Safety Element, including revising

policies. Approximately 50% of the project scope has been completed to date. As of December 31, 2020, the City requested \$27,262 of expenses to be reimbursed by CalOES/FEMA. The City has been reimbursed \$14,356. Staff is working towards submitting a completed Safety Element to CalOES/FEMA for final review and approval in June 2021 and City Council adoption in August 2021.

Crest Road East Utility Undergrounding Project

To preserve the rural character of Rolling Hills and to eliminate risks of wildfires, the City Council encourages and supports utility undergrounding throughout the community. In line with this vision, the City applied for grant funds through the FEMA Hazard Mitigation Program and on September 14, 2020, the City was awarded \$1,145,457 of Federal funds to underground utility infrastructure along Crest Road East from the eastern city limits to the frontage of 67 Crest Road East. The grant requires a local match of 25% or \$381,819 for a total project amount of \$1,527,276. The local match can be fulfilled using the CPUC Rule 20A work credits.

The entire project can be characterized as a CPUC Rule 20A project. For Rule 20A projects, Southern California Edison (SCE) handles the design, joint trench bidding and assist in the coordination with the other utility companies. City staff held a kick-off meeting with SCE on January 13, 2021. SCE will commence their work by preparing a Rough Order of Magnitude (ROM) estimate for the project. The ROM is anticipated to be available by February 25, 2021. Once the ROM is reviewed and agreed upon by the City, SCE will require 18 months to complete the final design of the project. During the site survey conducted by CalOES in January 2020, there were approximately nine utility poles identified along the project limits to be placed underground. This number may be adjusted depending on SCE's findings during engineering design.

Vegetation Management/Fire Fuel Breaks

Located in a very high fire severity zone as characterized by Cal Fire, the City Council prioritizes wildfire mitigation measures. The City applied for a grant of \$731,358 through the FEMA Hazard Mitigation Program for vegetation management and to create fire breaks. In November 18, 2020, the City was awarded \$242,625 of federal funds with a required local match of 25% or \$80,875 for total project amount of \$323,500. CalOES/FEMA divided the City's grant request into two phases. The first phase is consist of identify the scope of work, environmental assessment, site survey, and project design. The second phase is consist of construction and offsite mitigation, if necessary. The awarded funds to date only speak to the first phase. If the City is successful in achieving CalOES/FEMA's approval for phase one of the work, the City will be awarded funds to the second phase of approximately \$611,000, including local match. The City is required to complete phase one within 12 months from the date of the grant award or November 2021.

The grant application noted that the project will provide vegetative management, a fuel break, and erosion at the City's most fire-vulnerable interface. The City will work with the local Fire Department to identify the best types of mitigation, vegetation management and erosion control based on topography and geography of the area to be mitigated. City staff along with the Fire Department will prepare a draft action plan, scope of work, and design plans for review and upon agreement of the core representatives, finalize design and prepared to implement.

With a constrained schedule, city staff requested kick-off meeting with the Los Angeles County Fire Department on December 17, 2020. Participating in the kick-off meeting were Mayor Pro Tem Dieringer, Councilmember Mirsch, Rolling Hills Community Association (RHCA) Board members Anne Smith, and Ty Bobit, Lead Block Captains Arlene and Gene Honbo, City Manager and RHCA Manager. From the Fire Department, Chief Scott Hale, Battalion Chief Brian Bennett, Battalion Chief Jason Robertson, and Prescribed Fire and Fuels Manager Captain Michael Velazquez participated in the

kick-off meeting. At the conclusion of the December 2020 meeting, the Fire Department agreed to come back to the group in mid-February 2021 with a list of prioritized locations to apply the grant funds. Between December 2020, and February 2021, the Fire Department conducted multiple site visits to Rolling Hills and drafted a report on their work approach. The group reconvened on February 17, 2021 and three high priority locations were identified as follows: (1) near the end of Quail Ridge Road, (2) Paintbrush Canyon, along the length of the Paintbrush Canyon Creek, and (3) south of Running Brand Road within the limits of Rolling Hills.

Based on fire history in Rolling Hills, the recent major wildfire events were caused by southwest originating winds. The recent wildfire events also occurred in the Palos Verdes Peninsula Preserve coming up to the ridges in the City of Rolling Hills. Given the fire history, the elevation differences and the possibility of fires in the Preserve rising fast into Rolling Hills, the Fire Department assessed that it was necessary to reduce the fuel load in the three identified areas adjacent to the Preserve. Coupled with the recent investment made by the City Council to reduce fuel load in the Preserve, the selected project locations for the CalOES/FEMA grant would leverage the fuel reduction work implemented to date.

City staff and the Fire Department will be meeting with CalOES on the week of February 22, 2021 to get their feedback on the identified project location, and discuss the scope of work. The Fire Department is proposing to perform the implementation portion of the project to help cut cost. This proposal will also be discussed with CalOES.

FISCAL IMPACT:

Safety Element Update

General fund will be used to provide the required local match of \$15,875. A portion of the local match can be offset with in-kind match, such as staff's time to managing the project. Based on the project schedule, the entire amount of the local match will be needed in Fiscal Year 2020-2021. Any adjustments to the adopted budget to account for the local match will be assessed at mid-year budget.

Crest Road East Utility Undergrounding Project

Based on SCE's filing with the CPUC for 2020, and pursuant to the formula set out in the Tariff Rule 20A, the City of Rolling Hills was allocated \$5,308 and that the City's work credit balance is \$1,201,768. The City's work credit will be used to meet the required local match of \$381,819. Allocation of this work credit will be included in the mid-year budget for FY2020-2021 and budget adoption for FY2021-2022.

Vegetation Management/Fire Fuel Breaks

General fund will be used to meet the required local match of \$80,875. The Fire Department proposed to use their staff time to offset the City's local match. While the Fire Department is not a City department, the Fire Department argues that they serve as an extension of city staff. This proposal will be discussed with CalOES on the week of February 22, 2021. A portion of the local match can also be offset with City's staff time. To budget conservatively, staff will recommend that the entire amount of \$80,875 to be budgeted. A portion of the local match will be included in the mid-year budget adjustment for FY2020-2021 and at budget adoption for FY2021-2022.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

Rolling Hills_Safety Element_Existing Conditions Report_Admin Draft.pdf
Crest Road Utility Undergrounding Maps.pptx
Rolling Hills SOW_2_10_21.docx
RH_FX_w_Canyon_020921 (1).pdf
losangelescounty (4) (1).pdf
VegetationManagementGrantProjectLocationPresentation2021-02-16_v2.pptx



Rolling Hills General Plan Safety Element

Existing Conditions Report

prepared by

City of Rolling Hills
Planning and Community Services
2 Portuguese Bend Road
Rolling Hills, California 90274

prepared with the assistance of

Rincon Consultants, Inc.
706 South Hill Street, Suite 1200
Los Angeles, California 90014

October 2020



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Summary

Key Findings

- The city is most at risks to impacts from wildfire, extreme heat, and landslide events, which are all anticipated to increase as a result of climate change impacts. Vulnerable populations such as older adults and residents with chronic health conditions are most at risk to extreme heat and wildfire impacts. Access roads and residential structures are also the most vulnerable to wildfire and landslide impacts from climate change.
- The city has a moderate risk for shaking potential from earthquakes.
- Flood risks in the city are minimal and limited to natural drainage areas in the canyons.
- Vegetation clearing along roadways is a concern and major goal for improving fire response and evacuation in the city.
- Evacuation strategies and education are important to reduce risk from hazards due to the lack of evacuation routes in the city and the remote development on private roads. The need to further analyze evacuation routes and access is one of the most recent changes in Safety Element requirements. A key opportunity for the Safety Element update is address specific evacuation needs.
- The City has recently adopted a number of planning documents such as the Hazard Mitigation Plan and Community Wildfire Protection Plan, which seek to reduce the risk of hazards in the city. An opportunity for the Safety Element update would be to utilize existing recommendations from the Community Wildfire Protection Plan as implementation tools for the Safety Element.



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Introduction

Section 65302(g) of the California Government Code requires that the General Plan include a Safety Element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; flooding, wildland and urban fire, and climate change adaptation and resilience. In addition, Safety Elements are required to address non-hazard specific issues such as peakload water supply, evacuation routes, and military installations.

This Existing Conditions Report is a comprehensive assessment of natural and man-made hazards for the City of Rolling Hills. The report serves as the foundation for the Safety Element and includes detailed Geographic Information System (GIS) hazard mapping and analyses. The following City plans were also utilized for this report along with existing local data from governmental agencies and scientific research: Hazard Mitigation Plan, Community Wildfire Protection Plan, and the existing Safety Element.

Setting

Rolling Hills covers an area of approximately four square-miles on the Palos Verdes peninsula, approximately 18 miles south of downtown Los Angeles. The topography of the city and peninsula area is unique in that it rises above the Los Angeles Basin with rolling hills, steep slopes, and canyons. The city itself is located in the San Pedro Hills. Due to its location near the coast, the area is cooler and has fewer air quality concerns compared to the nearby Los Angeles Basin. Table 1 summarizes the climatology of the area.

Table 1 Rolling Hills Climate Summary

Climate Character	Estimate
Average Maximum / Maximum Temperature (Fahrenheit)	72 / 79
Average Minimum / Minimum Temperature (Fahrenheit)	52 / 44
Average Total Precipitation (inches)	13.6

Source: WRCC 2016

Rolling Hills is a residential community that consists of large parcels and ranch-style homes and has a sizable older adult¹ population of about 513 (28% of the city's total population). The city is also an equestrian community, as many of residents are horse owners or have horses on their property. Important community demographic data for Rolling Hills is included in Table 2.

¹ An older adult is any adult over the age of 65 years old.



Table 2 Rolling Hills Demographic Characteristics

Demographic Characteristics	Estimate
General	
Total Population	1,860 ¹
Population under 10 years	7 percent
Population over 65 years	28 percent ¹
Race	77 percent White, 18 percent Asian, 5 percent Hispanic/Latino
Disability (hearing, vision, cognitive, ambulatory)	12 percent
Housing	
Total Households	645 ¹
Average Household Size	2.76
Owner-occupied Households	96 percent
Population over 65 years living alone	15 percent of those over 65 years
Employment	
Unemployment Rate	6 percent
Poverty Rate	2 percent
Median Income	\$ 239,000
Insurance Coverage	97 percent

Source: U.S. Census 2018

¹Information obtained from the Community Wildfire Protection Plan, which includes more recent data than the U.S. Census

Critical Facilities and Infrastructure

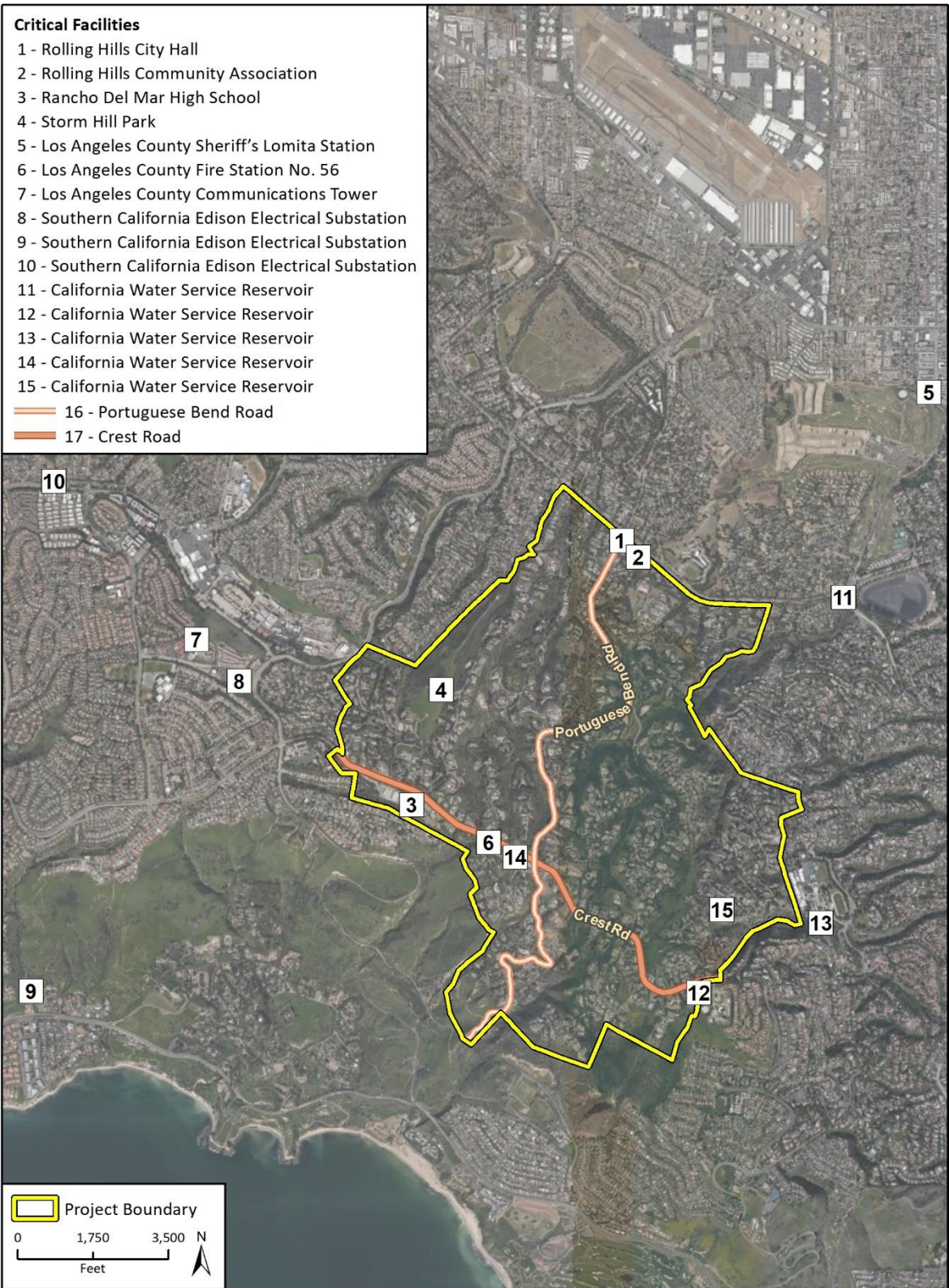
Critical facilities are places that provide emergency services or serve people who would be impacted by an emergency. Examples include hospitals, fire stations, police stations, emergency services facilities, utility facilities, and communication facilities. Critical facilities can also include the transportation system and schools. Due to the size and composition of Rolling Hills, most of the critical facilities that serve the city are located outside of City limits. Critical facilities that serve the city are shown in Figure 1 and include:

1. Rolling Hills City Hall: 2 Portuguese Bend Road, Rolling Hills, CA
2. Rolling Hills Community Association: 1 Portuguese Bend Road, Rolling Hills, CA
3. Rancho Del Mar High School: 38 Crest Road West, Rolling Hills, CA
4. Storm Hill Park: Agua Magna Canyon, Rolling Hills
5. Los Angeles County Sheriff's Lomita Station: 26123 Narbonne Avenue, Lomita, CA
6. Los Angeles County Fire Station No. 56: 12 Crest Road West, Rolling Hills, CA
7. Los Angeles County Communications Tower: 5741 Crestridge Road, Rancho Palos Verdes, CA
8. Southern California Edison Electrical Substation: Crestridge Road, Rancho Palos Verdes, CA
9. Southern California Edison Electrical Substation: Tarragon Road, Rancho Palos Verdes, CA

10. Southern California Edison Electrical Substation: 27873 Hawthorn Boulevard, Rancho Palos Verdes, CA
11. California Water Service Reservoir: Palos Verdes Drive North/Palos Verdes Drive East (SW corner), Rolling Hills Estates, CA
12. California Water Service Reservoir: 3960 East Crest Road, Rancho Palos Verdes, CA
13. California Water Service Reservoir: Via Canada, Rancho Palos Verdes, CA
14. California Water Service Reservoir: 1 Spur Lane, Rolling Hills, CA
15. California Water Service Reservoir: 60 Eastfield Drive, Rolling Hills, CA
16. Portuguese Bend Road
17. Crest Road



Figure 1 Critical Facilities Map



Imagery provided by Microsoft Bing and its licensors © 2020.

Hazards of Concern

Geologic Hazards

Geologic processes that pose a threat to life, health, property, or infrastructure are considered geologic hazards. Natural geologic hazards that have the potential to affect Rolling Hills include seismic hazards, landslides, liquefaction, expansive soils, and weathering. In most cases, these natural processes cannot be prevented; however, the magnitude of destruction resulting from natural geologic hazards can be reduced through planning policies and measures.

Landslide Hazards

Landslide activity refers to a wide range of gravity driven downslope earth movement, including rockslides, rotational slips, mudslides, and shallow debris flows. Geological and geomorphological conditions such as soil type, soil strength, slope angle, and slope height predispose slopes to failure. Other factors affecting the susceptibility to slope failure include the amount of precipitation, vegetation on the slope, groundwater seepage, and human modifications to the slope. Landslides often result in damage to property and roadways and can cause them to become unsafe due to displacement of the subsurface.

A majority of the existing development in Rolling Hills is located on hilly terrain and have a greater potential to experience landslide hazards. Many of the canyons in Rolling Hills exhibit steep slopes with little vegetation coverage, leaving them susceptible to slope failure. **Error! Reference source not found.** shows the landslide zones within the City of Rolling Hills, as mapped by the California Geological Survey. Landslide activity has been well documented in the region. Relicts of landslides and rockslides are present throughout the City of Rolling Hills. The following major landslides have occurred within and adjacent to the city. All are within the landslide hazards areas identified in Figure 2:

- Portuguese Bend Landslide: Beginning in² 1956 over approximately 270 acres in Rancho Palos Verdes
- Abalone Cove Landslide: Beginning in 1974 over 80 acres in Rancho Palos Verdes
- Klondike Canyon Landslide: Beginning in 1979 over to the south near the coastline
- Flying Triangle Landslide: Beginning in 1970s or 1980s over approximately 70 acres in the southeast area of the city

The Flying Triangle Landslide continues to impact the southeast portion of the city through impacts to private roads and requiring above-ground utility lines. This area is relatively unsuitable for development due to the ongoing changes in topography.

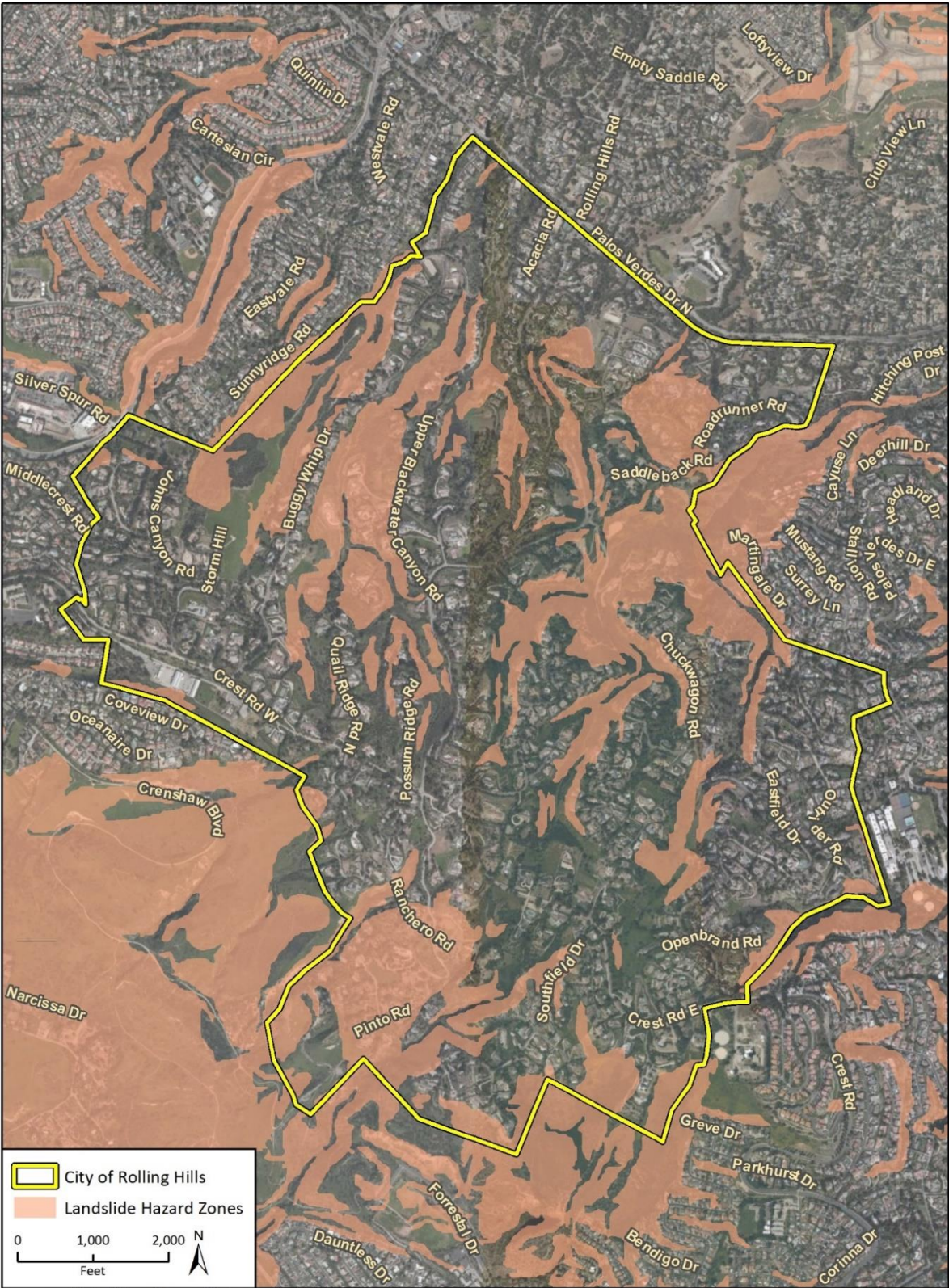
Seismic Hazards

Rolling Hills is located in a seismically active region of southern California. The last major earthquake in the Los Angeles area was the 5.1 magnitude La Habra earthquake in 2014. Rolling Hills is located within 50 miles of the Whittier fault, Newport-Inglewood fault, Palos Verdes fault, Malibu Coast

² "Beginning in" is defined as the first noted event of major rock movement



Figure 2 Landslide Hazard Zones



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Additional data provided by California Geologic Survey, 2015.

Fig. X Landslide Hazard Zones

fault, Cabrillo fault, Santa Monica fault, and Redondo Canyon fault. Analysis of seismic data from the region indicates that the Whittier and Newport-Inglewood faults may generate a maximum credible earthquake of magnitude 7.3 and 6.9, respectively. **Error! Reference source not found.** shows the faults in the vicinity of Rolling Hills.

Typically, seismic shaking and fault rupture are primary hazards as they occur as a direct result of the interaction between the seismic wave energy and the earth's surface. Secondary hazards, such as liquefaction and earthquake-induced landslides, occur as a result of the primary earthquake hazards. Often, earthquake activity can result in other effects such as building damage/collapse, infrastructure failure, pipeline breakage, and damage to transportation and communication facilities. The size of the earthquake and distance from the fault rupture zone typically determine the severity of these events.

Seismic Shaking

Seismic shaking, or ground shaking, refers to the movement of the earth's surface resulting from the energy release by an earthquake. Seismic shaking is typically the primary cause of property damage resulting from earthquake activity. Seismic shaking has the ability to destroy buildings, roadways, powerlines, and pipelines. Energy transmitted through the ground has the potential to travel hundreds of miles and may cause damage in many locations simultaneously. Closer proximity to the fault rupture area results in stronger shaking in that location.

The amount of ground shaking that occurs in a location is dependent on the magnitude of the earthquake, the distance from the epicenter, and local soil conditions. The intensity of ground shaking is related to the peak ground velocity during an earthquake. According to the CGS Map Sheet 48, the earthquake shaking potential for Rolling Hills is moderate. The intensity of seismic shaking is measured using the Modified Mercalli scale.

According to the California Geologic Survey, an active fault is one that has experienced surface movement in the past 11,000 years. The city is located near a number of active faults, including the Cabrillo Fault within city limits. Table 3 includes a list of nearby faults, their respective distance from the city, the maximum credible earthquake generated from each fault, and the likelihood of earthquake occurrence in each case.

Table 3 Faults Located within 50 Miles of Rolling Hills

Fault Name	Approximate Distance from Rolling Hills
Whittier	25 miles east
Newport-Inglewood	9 miles east
Palos Verdes	Located within the City boundaries in the Northeast
Malibu Coast	20 miles northwest
Cabrillo	Located within the City boundaries in the southwest
Santa Monica	20 miles north-northwest

The San Andreas fault is located approximately 80 miles to the east of Rolling Hills. Although the San Andreas fault is located at a greater distance from the city, seismic shaking originating from earthquakes occurring along the San Andreas fault poses a threat to the city. **Error! Reference source not found.** identifies the active and inactive faults located within the city and vicinity.



Fault Rupture

Fault Rupture occurs when seismic movement on a fault breaks through the earth's surface. Hazards related to fault rupture arise when structures are built near or on top of an active fault. While there are a number of seismically active faults in the city and region, there are no active faults with the potential for ground rupture, defined by the Alquist-Priolo Earthquake Fault Zoning Act and delineated by CGS. **Error! Reference source not found.** shows the designated Alquist-Priolo study zones, the closest of which is the Newport-Inglewood Fault approximately nine miles northeast of the city.

Liquefaction and Settlement

Liquefaction is a ground failure phenomenon that occurs as a result of a seismic event. Liquefaction increases water content in surface soils until the soil reaches a semi-liquid state, contributing to a reduction in support, and ultimately resulting in shifting or subsidence of buildings and utilities. Ground failure typically occurs when the following conditions exist:

- Loose, unconsolidated granular soils
- Shallow groundwater
- Strong seismic ground shaking

While the Rolling Hills has moderate to high seismic shaking potential, the subsurface soils generally lacks saturated alluvial deposits and thick, granular soils. **Error! Reference source not found.** shows the liquefaction hazard areas, which are located in the low-lying areas to the east and north, generally surrounding the Los Angeles Harbor and Harbor Lake. Liquefaction potential for Rolling Hills is low.

Earthquake Induced Landslides

Ground failure or destabilization of slopes resulting from an earthquake can also occur following seismic activity in the form of Earthquake-Induced Landslides. Earthquake-induced landslides typically occur in areas with steep slopes or unstable soil conditions. As discussed above under Landslide Hazards, the risk of landslide activity in Rolling Hills is high. Much of the city overlies areas that have been identified as landslide zones by the California Geological Survey. Risk of landslide activity increases following rainfall events that result in saturated soils. Both shallow and deep seeded landslides have historically occurred in the city.

Flooding

Rolling Hills participates in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. According to the FEMA flood maps, the city is not located in a flood hazard area and currently has a less than 0.2 percent annual chance to be inundated by flood waters as a result of a storm event (FEMA 2008). Overall, the city is not in any immediate risk from flooding caused by overflowing water bodies or heavy rains. However, runoff and minor flooding pose a risk if drainage systems fail along canyon bottoms, where natural drainage leads to.

Figure 3 Active Faults in the Vicinity of Rolling Hills

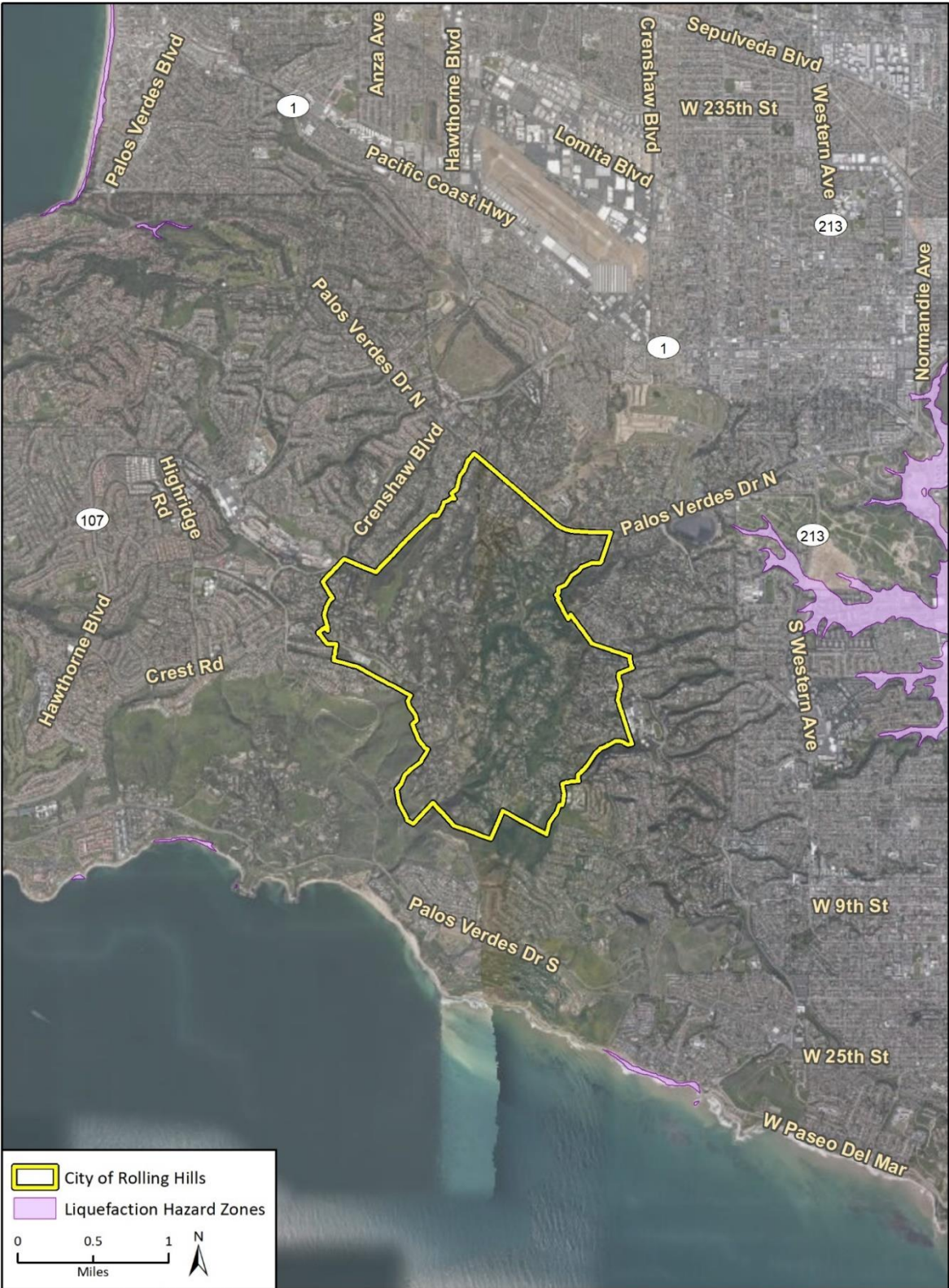


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Fig. 3 Active Faults in Vicinity



Figure 4 Rolling Hills Liquefaction Hazard Areas



Dam Inundation

No water storage facilities that the State of California identifies as dams are located in Rolling Hills. Just outside city limits are three water storage facilities identified as dams, which include:

- **Palos Verdes Reservoir:** Owned by the Metropolitan Water District of Southern California and located at the southeast corner of Palos Verdes Drive East and Palos Verdes Drive North. According to the California Department of Water Resources, the reservoir can hold approximately 1,100 gallons of water and has an extremely high downstream hazard.
- **10 MG Walteria and 18 MG Walteria:** Two reinforced concrete tanks which are owned by the City of Torrance and located at Crenshaw Boulevard and Crest Road. The tanks can hold 31 and 58 acre-feet (AF) of water respectively.

Senate Bill 92, adopted in 2017, is a new dam safety requirement that requires dam owners to map the downstream inundation areas for dams governed by the Department of Water Resources.

Figure 5 shows the inundation areas for the nearby water storage facilities. Due to their locations and the topography of the area, the inundation areas do not enter or affect any portion of the city.

Wildland and Urban Fires

The entire City of Rolling Hills is designated a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection (CalFire), as shown in Figure 6. Rolling Hills terrain is comprised of several large and steep canyons that limit and challenge vegetation management and present conditions where a fire can quickly travels up and downslope to nearby homes. Due to the rural nature and large residential lots, many homes are surrounded by substantial vegetation and dense brush than in more suburban settings. The bridle trails for hikers and equestrian access also contain dense vegetation and management difficulties, which contributes to the fire risk of the city. Electrical power lines pose a hazard to starting fires in the city if lines are not automatically de-energized when knocked down by extreme weather or if the surrounding vegetation is not adequately managed.

There is a history of fires in the city and the surrounding Palos Verdes Peninsula. Three major fires have been documented on the Peninsula and in the city in:

- 1973: almost 1,000 acres burned and 13 homes destroyed
- 2005: 212 acres burned near Del Cero Park
- 2009: 230 acres burned and forced 1,200 residents on the Peninsula to evacuate

For many of the developed residences in the city that are vulnerable to fires, their risk may increase with the presence of construction techniques that may not meet current wildfire standards. Rolling Hills Building Code and Los Angeles County Fire Department, under the VHFHSZ standards, require new development to include more stringent design and material standards for roofing, eaves, and rafter tails as well as exterior finishes and fire buffer zones. While compliance with these standards reduces the vulnerability to new structures, existing structures that have not complied with these standards may be susceptible to undue fire risk.

Existing Fire Risk Reduction Strategies

- Rolling Hills Municipal Code (RHMC) Chapter 8.30: Fire Fuel Abatement
- VHRHSZ building requirements



- Los Angeles County Fire Department property line and structure vegetation buffer requirements
- Rolling Hills Community Wildfire Protection Plan vegetation management standard recommendations
- Rolling Hills Community Association

Figure 5 Dam Inundation Areas



Figure 6 Fire Hazard Zones



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Additional data provided by CalFire, 2020.

Fig 6 Fire Hazard Zone

Hazardous Materials

According to the Department of Toxic Substances Control (DTSC), there are no hazardous waste sites or facilities in Rolling Hills (DTSC 2020). The city and surrounding area do not contain heavy industrial uses that would create a hazardous material risk in the event of a spill, release, or natural disaster.

The city is not located near any major transit routes involving transport of a substantial quantity of hazardous material through the city. However, the nearby oil refineries (located along Sepulveda Boulevard approximately six miles northeast) and Port operations (located approximately three miles to the east) could create air quality impacts if wind patterns and release events occur. Air quality impacts are discussed in the *Open Space and Conservation Element* of the Rolling Hills General Plan.

Emergency Response and Evacuation

Police Response and Crime

The Los Angeles County Sheriff's Department is contracted with the city to provide police services and protection to the city. The Lomita Station of the Sheriff's Department located at 26123 Narbonne Avenue, approximately 1.5 miles northeast of the Portuguese Bend Road entrance, serves the city.

According to the Lomita Station crimes report from January 1, 2020 through June 30, 2020, Rolling Hills had three reported crimes (LACSD 2020). The crimes were related to theft, assault, and burglary. Outside the city limits and in the Lomita District, 433 crimes were reported during this same period, 71 of which were violent crimes (LACSD 2020). The difference in crimes in the city and the surrounding area is attributed to the private nature of the City. There are three entrances to the city, all of which are gated and staffed 24 hours a day. Visitors are required to be on a resident's guest list in order to enter city limits. This reduces crime within the city and demand on Los Angeles County Sheriff's Department.

Fire Response

The Los Angeles County Fire Department provides emergency operations support to the City. Fire Station 56, located at 12 Crest Road West, serves the city under Battalion 14, which also serves the remaining Palos Verdes Peninsula, Lomita, and Catalina Island. Fire response constraints in the city include ability to access certain homes or areas due to inadequate road widths for fire maneuvering. One of the major topics of concern related to fire response in the city relates to vegetation clearing along roadways. Ten-foot clearance on each side of the roadway, especially the limited access roads, is important for fire response and evacuation during a fire, according to Scott Hale, Assistant Fire Chief.

Evacuation Strategies and Routes

Because a variety of hazards could affect city residents, it is vital to identify critical routes for evacuation in the event of a major event. Figure 7 identifies the existing evacuation routes in the city, which are limited to:

- Main Gate at Rolling Hills Road and Palos Verdes Drive North



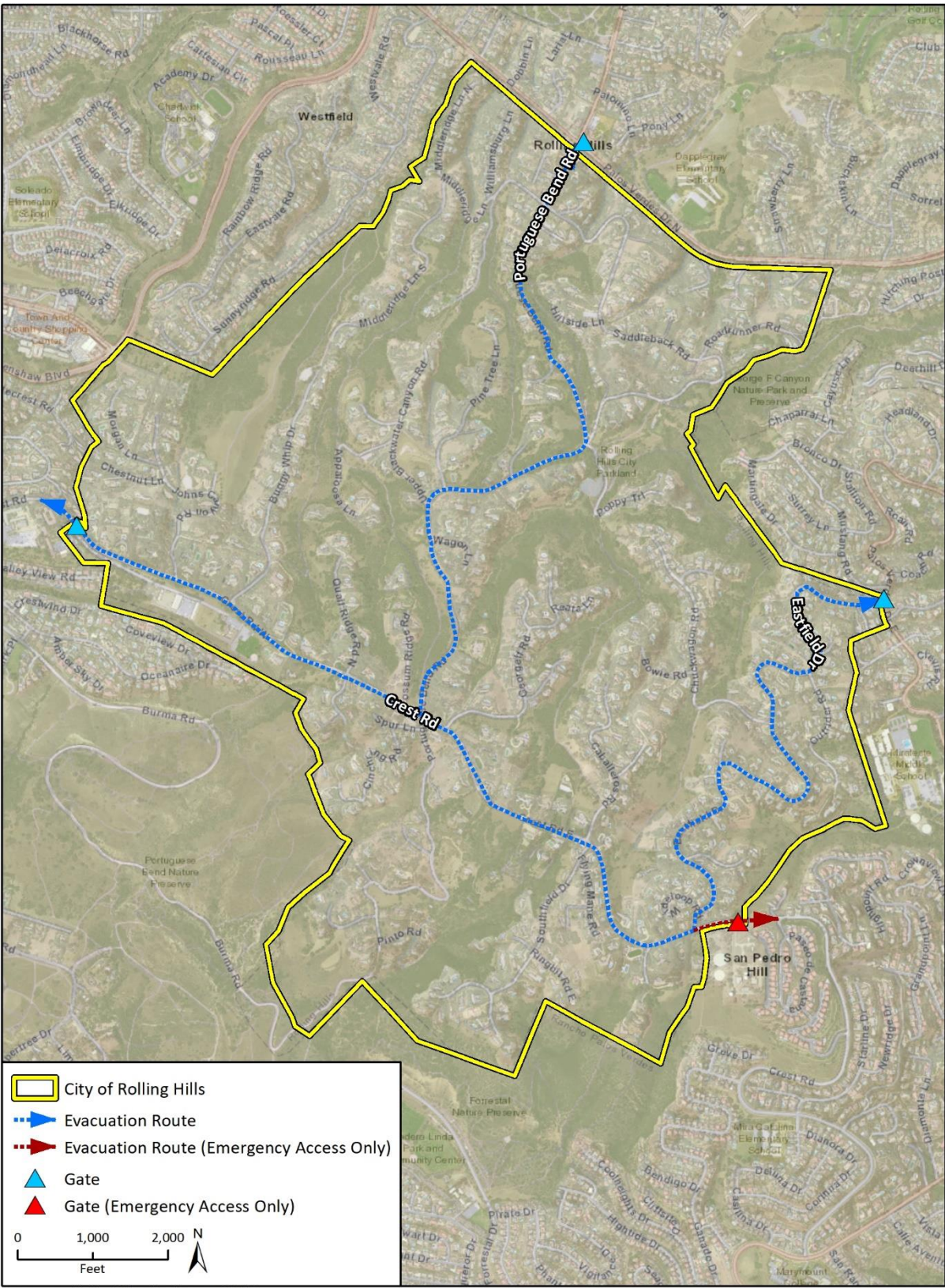
- Crest Gate at Crest Road near Crenshaw Blvd
- Eastfield Gate at Eastfield Drive and Palos Verdes Drive East

There is an additional Crest Road gate on the eastern side of the city, at the end of Crest Road East. This gate has just been updated with a motor and has no guards. This gate is available as an emergency exit to the city during emergencies, but only those with access to the gate key can open it (which includes Los Angeles County Sheriff and Fire Departments). Therefore, the city only has three main evacuation routes. The recently adopted Community Wildfire Protection Plan for the city establishes evacuation strategies and methodologies for the city, which include:

- Using the City's Block Captains as important coordinators and managers of residents in the 24 City zones³
- Communication goals between the City, emergency responders, Rolling Hills Community Association, and residents
- Details for residents regarding how people get notified during an actual evacuation and the responsibilities and operations of the Emergency Operations Center
- Traffic control responsibilities and levels
- Identification of special need residents who may need specific attention and/or assistance

³ The city is divided into 24 zones and each zone has 2-3 block captains to represent the residents within the zone.

Figure 7 Existing Evacuation Routes



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Fig. 8 Evacuation Routes



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Climate Change Vulnerability

In accordance with Senate Bill 379, this section provides a climate change vulnerability assessment for Rolling Hills, which evaluates the potential impacts of climate change on community assets and populations. The Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report defines vulnerability as “the propensity or predisposition to be adversely affected.” It adds that vulnerability “encompasses a variety of concepts and elements including sensitivity or susceptibility to harm and lack of capacity to cope and adapt” (IPCC, 2013). Understanding the vulnerabilities that the city may face due to climate change provides a foundation to define future adaptation strategies for the Safety Element update and other planning efforts in Rolling Hills and the region.

Consistent with the California Adaptation Planning Guide (Cal OES 2020) the assessment is comprised of the following five elements:

- **Exposure** – the nature and degree to which the community experiences a stress or hazard;
- **Sensitivity** – the aspects of the community (i.e., people, structures, and functions) most affected by the identified exposures;
- **Potential Impacts** – the nature and degree to which the community is affected by a given stressor, change, or disturbance;
- **Adaptive Capacity** – the ability to cope with extreme events, to make changes, or to transform to a greater extent, including the ability to moderate potential damages and to take advantage of opportunities; and
- **Vulnerability Scoring** – systematic scoring based on potential impacts and adaptive capacity, to inform major climate vulnerabilities to address adaptation framework strategies.

In addition to City data, Cal-Adapt was used to complete the assessment. Cal-Adapt is an interactive, online platform developed by the University of California and Berkeley to synthesize climate change projections and climate impact research for California’s scientists and planners. This assessment uses Cal-Adapt to study potential future changes in average and extreme temperatures, precipitation, wildfire, and storms. Cal-Adapt is consistent with State guidance to use the “best available science” for evaluating climate change vulnerability.

This assessment uses two greenhouse gas (GHG) emissions scenarios included in Cal-Adapt’s analysis: Representative Concentration Pathway (RCP) 4.5 and RCP 8.5. RCP 4.5 describes a scenario in which GHG emissions peak around 2050, decline over the next 30 years and then stabilize by 2100 while RCP 8.5 is the scenario in which GHG emissions continue to rise through the middle of the century before leveling off around 2100. The climate projections used in this report are from four models selected by California’s Climate Action Team Research Working Group and the California Department of Water Resources. These models include:

- A *warm/dry* simulation (HadGEM2-ES)
- A *cooler/wetter* simulation (CNRM-CM5)
- An *average* simulation (CanESM2)



- The model that presents a simulation most unlike these three and incorporates 10 other models, for full representation of possible forecasts (MIROC5)⁴

The average of the model projections is used in this analysis.

Exposure

Climate change is a global phenomenon that has the potential to adversely affect local health, natural resources, infrastructure, emergency response, and many other facets of society. Projected changes to climate are dependent on location. According to Cal-Adapt, climate change could lead to increasing temperatures, temperature extremes, and changes in precipitation patterns in Rolling Hills. These conditions could lead to exposure associated with extreme heat, drought, wildfires, and extreme storms in the region. The climate hazards of concern for Rolling Hills addressed in this analysis are:

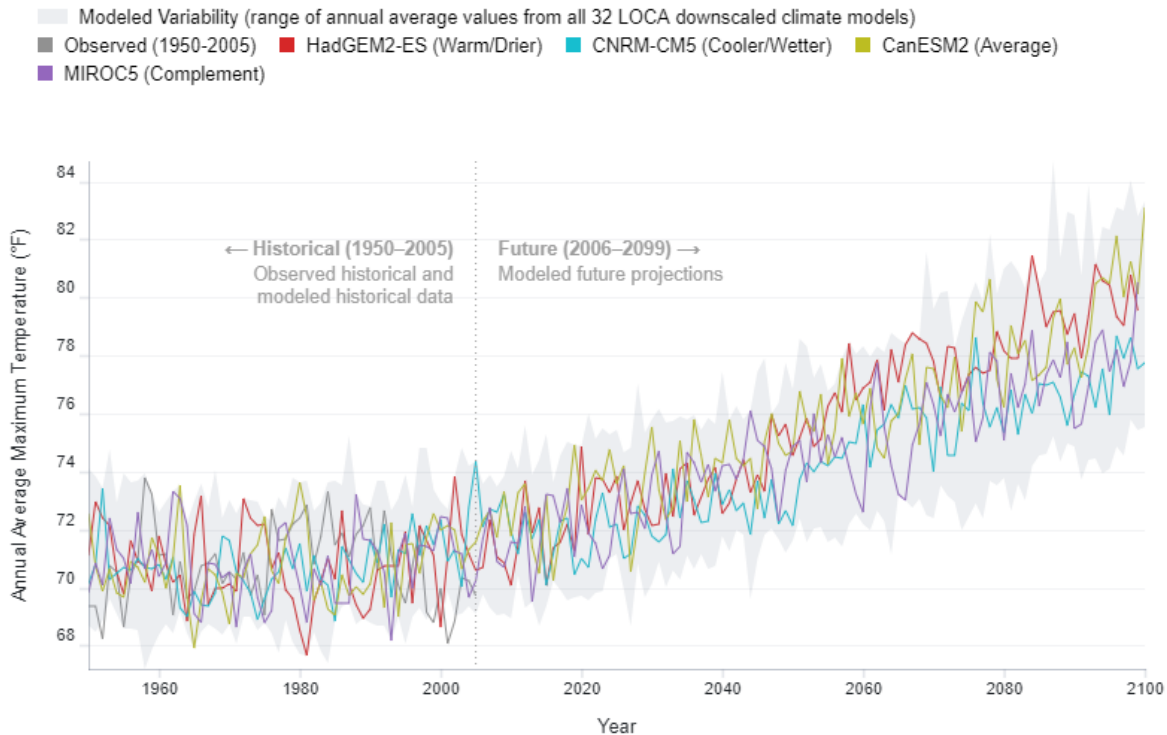
- Extreme Heat
- Storms and Extreme Weather
- Drought
- Wildfire

Extreme Heat

Figure 8 below shows observed and projected annual average maximum temperature in Rolling Hills. As shown in Figure 8, average temperatures in the city and region have increased, which is a trend at both the local scale and the global scale. Compared to 1990, annual average maximum temperatures in Rolling Hills are expected to rise between 1.8°F and 6.6°F by the end of the century, depending on the GHG emissions scenario (CEC 2020).

⁴ There were 10 California GCM models that were ranked from 1-10 by California's Climate Action Team Research Working Group and the California Department of Water Resources for different temperature and precipitation factors. The models ranged from the "warm/dry" model which had all metrics closest to 1 to the "cool/wet" model which had all metrics closest to 10. The MIROC5 displays a pattern of ranking that is most unlike the other 3 models and therefore, is included to represent the full spread of all 10 model simulations.

Figure 8 Historical and Projected Annual Average Maximum Temperature in Rolling Hills⁵



Extreme heat is a period when temperatures are abnormally high relative to the normal temperature range. There are generally three types of extreme heat events:

- **Extreme Heat Days:** a day during which the maximum temperature surpasses 98 percent of all historic high temperatures for the area, using the time between April and October from 1950 to 2005 as the baseline
- **Warm Nights:** a day between April to October when the minimum temperature exceeds 98 percent of all historic minimum daytime temperatures observed between 1950 to 2005
- **Extreme Heat Waves:** a successive series of extreme heat days and warm nights where extreme temperatures do not abate. While no universally accepted minimum length of time for a heatwave event exists, Cal-Adapt considers four, successive extreme heat days and warm nights to be the minimum threshold for an extreme heatwave

Extreme heat events will feel different from region to region since different areas have different historic high temperatures. For example, an extreme heat day on the coast will feel different than an extreme heat day in the desert. According to Cal-Adapt, an extreme heat day in Rolling Hills involves a temperature that exceeds 91.7° F (CEC 2020).

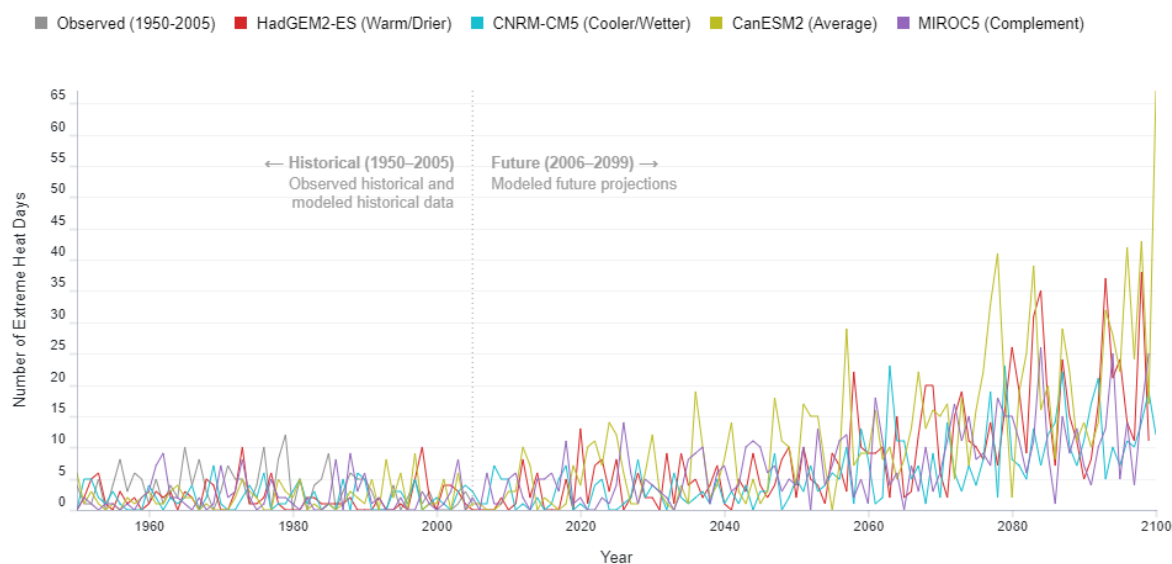
Historically (between 1950 and 2005), Rolling Hills experienced an average four extreme heat days per year, typically occurring between April and October. As a result of rising average temperatures and climate change as discussed above, the city is projected to experience between 8 and 14 extreme heat days annually from 2030 to 2099 under medium and high emissions projections (CEC

⁵ Chart shows annual average maximum temperature for Rolling Hills (Grid Cell 33.78125, -118.34375) under RCP 8.5 (emissions continue to rise strongly through 2050 and plateau around 2100)



2020). As shown in Figure 9, the number of extreme heat days each year is variable, but overall they are increasing from historic averages and would continue to increase through the century.

Figure 9 Number of Extreme Heat Days by Year in Rolling Hills⁶



Extreme heat waves are defined as four or more consecutive extreme heat days. These events have been historically infrequent in Rolling Hills, with the historical average being 0.3 heat waves annually. The city is expected to experience a minor increase in heat wave frequency as the climate changes. Between 2030 and 2099, the city is projected to experience between 0.4 and 1.1 heat waves per year (CEC 2020).

Drought

Droughts are somewhat frequent in California, and currently approximately 42 percent of California’s population are in a drought, or in an abnormally dry area (NIDIS 2020). Changes in weather patterns resulting in increases in global average temperatures are already causing decreases in snowpack, which provides as much as a third of California’s water supply (DWR 2019). According to the U.S. Drought Monitor, Los Angeles County and Rolling Hills are not currently experiencing drought conditions based on this mapping (National Drought Mitigation Center 2020). Southern California is not currently considered to be in a drought condition, while other parts of the State (northern California and the Sierra Nevada mountain range) are experiencing moderate drought conditions due to lower than average precipitation.

The projected changes in annual precipitation for Rolling Hills are shown in Table 4. Under both the medium and high GHG emissions scenarios, Rolling Hills is not expected to experience substantial changes in average precipitation. However, the city would experience increased variability in precipitation. The city’s minimum annual precipitation would decrease while the maximum annual precipitation would increase under both emissions scenarios.

⁶ Chart shows the number of days in a year when daily maximum temperature is above the extreme heat threshold of 91.7°F for Rolling Hills (Grid Cell 33.78125, -118.34375) under RCP 8.5

Table 4 Changes in Annual Average Precipitation

Scenario	Annual Precipitation		
	Minimum (inches)	Average (inches)	Maximum (inches)
Historical Average (1950-2005)	6.7	19.2	37.0
Medium Emissions Scenario (2030-2099)	6.0	21.3	48.2
High Emissions Scenario (2030-2099)	4.8	22.2	57.0

Source: CEC 2020

While overall precipitation levels are expected to change substantially in the city, a drought may occur when conditions in areas where water sources are located experience drought conditions, even though the local region does not. Rolling Hills obtains its water from the Palos Verdes District of the California Water Service. Water supply from the District to this area is purchased from the Metropolitan Water District of Southern California (MWD), which imports its water from the Colorado River and State Water Project from northern California.

Recent research suggests that extended drought occurrence could become more pervasive in future decades (CEC 2020). An extended drought scenario is predicted for all of California from 2051 to 2070 under a climate model using business as usual conditions. The extended drought scenario is based on the average annual precipitation over 20 years. This average value equates to 78 percent of the historic median annual precipitation averaged for the North Coast and Sierra California Climate Tracker regions. Overall precipitation levels in the city are not expected to be significantly impacted. However, variability in precipitation and drought conditions in other areas of the state could impact water supply.

Wildfire

Wildfire hazards to the city are widespread and discussed above under Hazards of Concern. Wildfires in the city are influenced by a range of factors including droughts, severe winds, wildfire fuel (i.e. dry vegetation), and previous wildfire suppression activity. Climate change is expected to exacerbate wildfire risk by creating hotter and drier landscapes, as discussed above under Extreme Heat, which are more susceptible to burning.

Cal-Adapt provides projections for annual mean hectares burned. This projection only accounts for areas that could experience wildfire events. Los Angeles County wildfire occurrence is anticipated to increase under all emissions and population scenarios from historic averages (CEC 2020). In 2020 alone, California has experienced six of the 20 largest fires in modern history and as of the date of this report, over three million acres of land have burned. These fires arose during extreme fire weather conditions and record-breaking heat waves across California. The observed frequency of autumn days with extreme fire weather, which are associated with extreme autumn wildfires, has more than doubled in California since the early 1980s (Goss et al. 2020). Due to the increases in factors that contribute to wildfires (variability in precipitation, hotter and dryer landscapes) and because the city is in a VHFZSZ, it is expected to see an increase in wildfire hazards due to climate change.

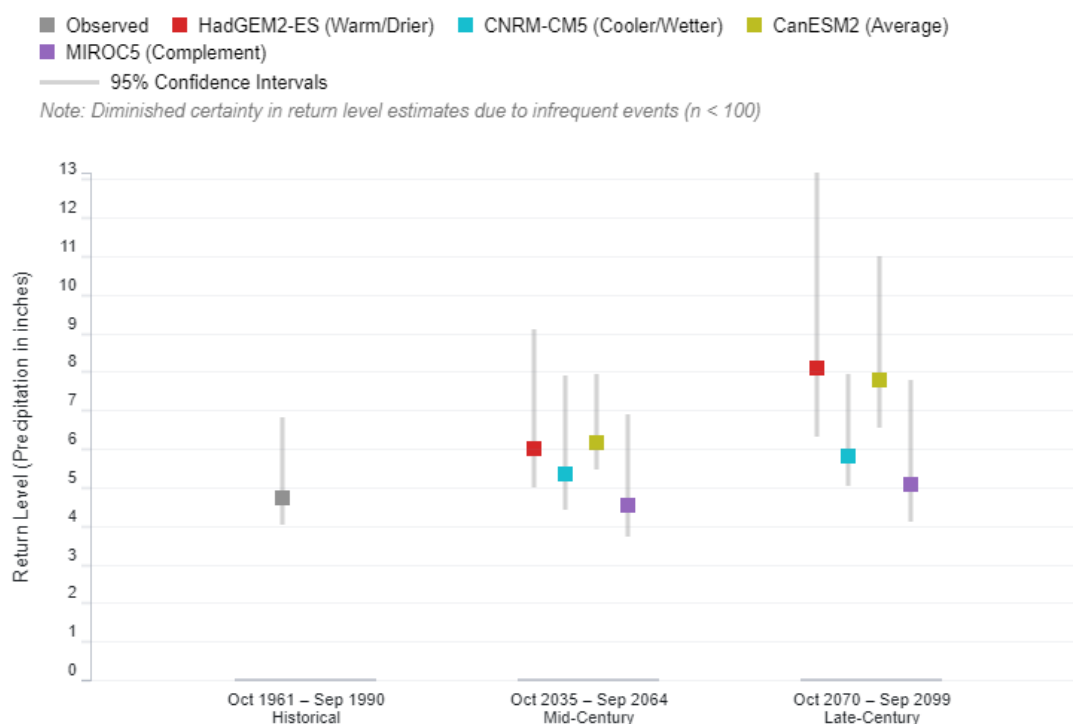
Storms and Extreme Weather

A warming climate is likely to influence the frequency and intensity of storms. Both increased temperatures and altered precipitation patterns can lead to altered seasons and intense rainstorms in Rolling Hills. As depicted in Figure 10, there is a high degree of variability in these extreme



precipitation event projections, with some models projecting little to no change while others project increased intensity (CEC 2020) These projections further vary depending on the return period⁷ selected. Increasing intensity of rainstorms could result in more flooding, which could adversely affect human safety in Rolling Hills. During years of intense levels of precipitation and storms, the city could also see an increase in the number of landslides or make landslides greater than usual. Due to the number of landslide hazard zones in the city, as shown in 2, Rolling Hills may see an increase in landslides due to changes in precipitation from climate change.

Figure 10 Changes in Intensity of Extreme Precipitation Events in Rolling Hills⁸



Community Sensitivity

As climate change occurs, communities will be affected to varying degrees depending on the exposure levels as well as how sensitive the communities are to impacts. Virtually all people and assets in a community will be affected by climate change in some way. However, it is not usually feasible to assess the vulnerability of every population group or every asset in the community. The sensitivity of a community depends on the aspects of the community (i.e., specific populations and assets) most affected by the identified exposures, and how prevalent they are in the community.

As described in the Exposure section above, the most likely primary impacts of climate change that Rolling Hills may experience include extreme heat, increases in wildfire risk and prevalence, and drought conditions affecting water supply. This section of the Vulnerability Analysis identifies the

⁷ Average time between extreme events (e.g. “1 in 100 year event”)

⁸ Chart shows estimated intensity (*Return Level*) of Extreme Precipitation events which are exceeded on average once every 20 years (*Return Period*) for Rolling Hills (Grid Cell 33.78125, -118.34375) under RCP 8.5 emissions scenario. Extreme precipitation events are described as days during a water year (Oct-Sept) with 2-day rainfall totals above an extreme threshold of 1.02 inches.

sensitive areas of the Rolling Hills community from the demographic and community facility information in the Introduction section above and is based on the following categories:

- Populations
- Infrastructure
- Buildings and Facilities
- Services

Populations

The vulnerability assessment considers the following population groups that may be disproportionately harmed by the impacts of climate change in Rolling Hills.

Children: Approximately 6.6 percent of the total population in Rolling Hills are ten years old or younger.

Persons in poverty: This is identified for people living in households with an income below the poverty limit, which is \$26,200 for a household of four people. There are approximately 26 people in Rolling Hills who live in poverty, or approximately 1.6 percent of the total population for whom poverty status can be determined.

Persons with chronic health conditions: These are people who have a long-term or permanent health condition that can create regular challenges in their day-to-day lives. These health problems include obesity, cancer, heart disease, and arthritis. In addition, those with any kind of disability, including mobility challenges, hearing, or vision impairments, behavioral disabilities, and challenges living independently or taking care of themselves. Approximately 11.5 percent of the population have identified having a disability.

Renters: These are people who live in homes that they (or the head of their household) do not own. Approximately 24 housing units, or 4 percent of the housing units in Rolling Hills, are renter-occupied.

Older adults: These are persons 65 years or older are more at risk for climate change impacts, especially those living alone. 28 percent of the population of Rolling Hills are over 65 years, and 15 percent of those over 65 years live alone.

Limited English proficiency: Approximately three percent of households have identified being limited English-speaking. Of those, a majority spoke Asian and Pacific Island languages and Spanish.

Infrastructure

The vulnerability assessment considers the following infrastructure in the city that was identified as being sensitive to climate change impacts.

Access Roads: These roadways are one of a few, or the only, ways in and out of some communities or neighborhoods. The single or limited number of entry and exit points does not make the road itself more vulnerable than other roads, but loss of these roadways can effectively cut off large numbers of people from other areas in the Palos Verdes Peninsula and the rest of Los Angeles County. Portuguese Bend Road and Crest Road are the primary access roads into and out of the city.

Bridle Trails: Throughout the community are over 25 miles of trails available to city residents and non-city residents who obtain permits. The trails are maintained by the Rolling Hills Community Association and located primarily in canyon areas.



Electrical Substations: Electrical substations are facilities that convert electricity from one voltage to another, making it suitable for long-distance transmission or for use by homes, businesses, and other electrical customers. There are no electrical substations located within city limits, but three are located near the city in Rancho Palos Verdes and owned/operated by Southern California Edison.

Electrical Utility Lines: These lines transmit and deliver electricity from Southern California Edison to the city. The city has both underground and overhead electric utility lines.

Natural Gas Transmission Pipelines: Natural gas pipelines carry large volumes of natural gas between communities. There are no transmission lines in the city. One transmission line ends at the intersection of Rolling Hills Road and Palos Verdes Drive, adjacent to city limits.

Water Reservoirs and System: The system that stores and supplies drinking water for residents. Palos Verdes Water District of the California Water Service supplies water to Rolling Hills. There are two California Water Service water reservoirs within the city limits.

Building and Facilities

Residential Structures: Residential structures in Rolling Hills consist of single-family dwellings and are the main type of building in the city.

Community Facilities and Government Buildings: Community and government facilities are public properties and are important to the residents as well as the operation of the city. Rolling Hills is a private community. Therefore, community and government facilities are available only to its residents, which are the Rolling Hills Community Association and City Hall.

Community Parks: Storm Hill is an open space area owned by the City which is utilized for equestrian purposes. The City also has two equestrian rings and tennis courts.

Schools: Rancho Del Mar High School is the only school in the city

Public Safety Facilities: Public safety facilities include sheriff and fire buildings. Los Angeles County Fire Station 56 is located within the city. The Lomita Station of the Los Angeles County Sheriff serves the city but is not located within the city limits.

Services

Public Safety Response: Public safety services are provided by law enforcement and fire agencies. These agencies include the Los Angeles County Sheriff and Fire Departments.

Water Services: These services involve treating and transporting water to be used by customers and transporting and treating wastewater so it can be safely released into the environment. California Water Service provides drinking water to the city.

Energy delivery: Energy services in Rolling Hills include electricity and natural gas delivered through utility lines from Southern California Edison and Southern California Gas Company.

Potential Impacts

Impact vulnerability is the nature and degree to which the community is affected by a given stressor, change, or disturbance. As climate change continues to progress, increased stress to vulnerable community populations, infrastructure, building and facilities, and services are expected. As described in the Exposure section above, the most likely primary impacts of climate change

Rolling Hills may experience include extreme heat, wildfire, and drought conditions impacting water supply. The vulnerability of Rolling Hills to the primary exposures of climate change is discussed below. The vulnerability scores discussed in the Vulnerability Scoring section are based on the potential impact analysis below. Each of the vulnerable areas in the city were given a low, medium, or high vulnerability to the potential impacts, based off the descriptions in the Vulnerability Scoring section.

Temperature and Extreme Heat

As describe in the Exposure section above, Rolling Hills may experience a variety of impacts from climate change, which include an increase of average annual maximum temperature between 1.8°F and 6.6°F by the end of the century (CEC 2020) This increase in temperature may result in changes in seasonal patterns, an increase in heat waves, drought, and potentially increased storm frequency and intensity. Rolling Hills is expected to experience between 8 and 14 extreme heat days annually. Overall quality of life in the city would be impacted during extreme heat events as outdoor activities would be limited and overall comfort reduced.

The potential direct and indirect impacts to community populations, infrastructure, building and facilities, and services are described below.

Populations

The vulnerable populations discussed above that are most at risk to extreme heat impacts from climate change are older adults, individuals with chronic conditions such as heart and lung disease, diabetes, and mental illnesses, children, and those who are economically disadvantaged.

The primary vulnerable population to temperature increases and extreme heat in Rolling Hills is older adults, as 28 percent of the city's population is over 65 years. Older adults do not adjust as well as young people to sudden changes in temperature and are more likely to have medical conditions that can worsen with extreme heat (CDC 2017a). Older adults who are living alone are even more at risk as the actions necessary to mitigation extreme heat are more difficult alone. Getting water, changing clothes, showering, or turning on the air conditioner may be more difficult for older adults with physical disabilities and do not have a living partner to assist them. Children are also at risk to extreme heat impacts, especially those under the age of four, due to their less-developed physiology, immune system, and dependence on others (CDC 2019).

Extreme heat can be highly dangerous to persons with chronic health conditions, because very high temperatures can exacerbate diabetes, cardiovascular conditions, respiratory ailments, and other diseases. Some of these people have weakened immune systems which can make them more likely to contract illnesses and vulnerable to human health hazards. In addition, they may be taking medications that make the effects of extreme hear worse (CDC 2017b).

While there are not many households in poverty in the city, those who are have limited financial resources to upgrade their homes and use air conditioning to better resist extreme heat.

Each of the vulnerable populations has a high potential impact from extreme heat.

Infrastructure

Extreme heat and temperature increase due to climate change would not directly impact infrastructure in Rolling Hills. Indirect impacts on electrical substations and utility lines could occur from increased use of the system from running air conditioners, leading to power outages in the



city. In addition, indirect impacts to the water system through increased evaporation or water use could occur. These infrastructure facilities would have a medium potential impact from extreme heat.

Building and Facilities

Extreme heat and temperature increase due to climate change would not directly affect buildings or facilities in Rolling Hills. Extreme heat and temperature increases could impact the ability for residents to enjoy community park facilities. In addition, extreme heat could create wildfire conditions which could indirectly impact all buildings and facilities within the city. Overall, there is a low potential impact from extreme heat to City buildings and facilities.

Services

The important services discussed above that are most at risk to extreme heat impacts from climate change are water services and energy delivery.

High temperatures would contribute to a reduced water supply. For instance, higher temperatures will melt the Sierra snowpack earlier and drive the snowline higher. In addition to a reduction in precipitation falling as snow, higher temperatures would result in less snowpack to supply water to California users (CNRA 2009). Increased temperatures could therefore result in decreased potable water supply for the city which relies on imported water from the State Water Project and Colorado River water (Cal Water 2016). Therefore, there is a medium potential impact for high temperatures and drought on the city.

Long periods of intense heat may result in increased use of electricity for home cooling purposes that could tax the overall electrical system and result in electricity restrictions or blackouts. During extreme heat events in August 2020, California had its first rolling blackouts since 2001. Therefore, the city will experience greater potential for power outages due to climate change and has a medium potential impact.

Storms/Extreme Weather and Drought

As mentioned in the Exposure section above, the storm and extreme weather projections for Rolling Hills show variability, with some models projecting little to no change while others project increased intensity. This could result in impacts to community populations, infrastructure, building and facilities, and services, particularly related to temporary flooding and landslides which can be triggered from intense rainfall events. The city currently has a less than 0.2 percent annual chance to be inundated by flood waters as a result of a storm event (FEMA 2008). Increases in intense precipitation could result in slope failures in landslide prone areas shown in **Error! Reference source not found.**, including the existing Flying Triangle Landslide area.

As discussed in the Exposure section above, Rolling Hills is not expected to experience substantial changes in average precipitation. However, the city receives its water from the Colorado River and State Water Project from northern California, and extended drought scenario is predicted for these areas, which equates to 78 percent of the historic median annual precipitation. Therefore, areas that supply water to Rolling Hills and other jurisdictions are expected to see a 22 percent reduction of their water supply, which could reduce the amount of potable water available for delivery to the city.

Populations

The city's older adults and those with chronic health conditions are the populations in Rolling Hills that are more at risk of injury and or death resulting from minor floods or fallen trees created by more intense storms induced by climate change. Indirect impacts to these populations from impacts to the transportation system could include reduced access to emergency response and health centers for those who need consistent medical care. There is a medium potential for impacts to these vulnerable populations.

Infrastructure

Critical infrastructure most at risk in Rolling Hills to minor flooding impacts and landslides from increased storms would be access roads, bridle trails, electrical utility lines, and water systems. Because Portuguese Bend Road and Crest Road are critical for access to and evacuation from the city, any damage or closure can effectively isolate areas of the city, potentially creating severe health and safety risks. Bridle trails are predominantly located in canyon areas, which would be more susceptible to flooding and landslides. Landslides could impact utilities, as seen in the existing Flying Triangle Landslide area, which has moved utility lines above ground in certain areas due to the continuous movement of the earth in this area. Due to the limited accessibility of the city, there is a medium potential impact for access roads and bridle trails and a low potential impact for the remaining vulnerable infrastructure.

Building and Facilities

Buildings and facilities most at risk from impacts of more intense storms would be residential structures and community parks. The proper functioning residential septic systems could be impacted by more intense rainfall and minor flooding. In addition, landslides could be triggered as indirect impacts from more intense storms and rainfall. Residential structures located in landslide hazard areas shown in **Error! Reference source not found.** could be impacted. In addition, the Storm Hill open space area is an important facility in the city and is also located in a landslide area. Due to the variability in weather projections, there is a low potential impact for buildings and facilities.

Services

Increased storm intensity and drought conditions from climate change could impact public safety response, energy delivery and water services in the city. Emergency response systems could be impacted from flooding or landslides within or outside of city limits, which could restrict the ability for emergency response to access the city and impact response times.

More intense storms could adversely affect electricity delivery from Southern California Edison from power outages caused by downed electrical utility lines from wind of landslide events. In addition, water service from the California Water Service Palos Verdes District could be affected by increased drought conditions throughout the state. There is a medium potential impact for buildings and facilities.

Wildfire

Wildfires in Los Angeles County are projected to increase under all emissions and population scenarios. As discussed in the Exposure section above, wildfire hazards to the city are widespread and wildfire conditions are expected to be exacerbated by a range of factors including droughts,



more severe winds, wildfire fuel (i.e. dry vegetation), and hotter and drier landscapes from increased temperatures and extreme heat.

Populations

The vulnerable populations discussed above that are most at risk to increases in wildfire from climate change are older adults, persons in poverty, and persons with chronic health conditions. Older adults are almost three times more likely to die in a fire than the overall population (USFA 2017), and typically have increased mobility issues or mental health. Therefore, older adults, especially those in the city living alone, have more difficulties evacuating to safe areas when there is a need. Those in Rolling Hills with limited financial resources are more unlikely to retrofit their homes to better resist climate-related hazards such as wildfires.

In addition to direct impacts, indirect impacts such as poor air quality also creates public health hazards to the city. Recent California wildfires in August and September 2020 had areas of California recording the worst air quality in the world and highlighted the hazards of secondary impacts from wildfires, which could impact the city from fires throughout the State. Older adults and individuals with chronic health conditions are likely to be impacted most by these secondary impacts. Also, those with limited finances or without air conditioning would be impacted by secondary smoke impacts that occur during local and regional wildfires. There is a high potential for wildfire impacts on the vulnerable populations.

Infrastructure

All city infrastructure is located in a VHFHSZ. The critical infrastructure most at risk to increased wildfire impacts would be access roads, bridle trails, above ground electrical utility lines, and water systems. Portuguese Bend Road and Crest Road are critical for access to and evacuation from many areas of the city. Wildfires may not significantly damage the infrastructure, but they could result in closure or the inability to travel on them during wildfire events, which can isolate areas of the city and create severe health and safety risks. There is a high potential for impacts to access roads from wildfires.

Wildfires are unlikely to substantially damage trails directly, but they can force widespread trail closures which are an important asset to the community. Above ground electrical lines are also at risk from wildfires and could impact electricity services to residents in Rolling Hills. Water systems could be directly affected by wildfires in addition to indirect impacts from water use from firefighting activities and peakload water supply in remote portions of the city. There is a medium potential for impact to these infrastructures.

Building and Facilities

As discussed under Hazards of Concern section, all of Rolling Hills is designated a VHFHSZ. Therefore, all buildings and facilities within the city are at risk of increased wildfires caused by climate change. The greatest potential impact of life and well-being would be to residential structures, which are the primary structures in the city. In addition, impacts to Rolling Hills Community Association and City Hall structures would impact community functions and government services. There is a high potential for impact to buildings and facilities from wildfire.

Services

Energy delivery, specifically electricity delivery, could be impacted from increased wildfires. Direct impacts to Southern California Edison electricity transmission infrastructure could impact power in the city. In addition, utility companies have begun shutting off power to areas to avoid wildfires during times when weather creates high wildfire risk. In addition, public safety services could be strained during wildfire events, which are expected to increase. There is a medium potential for impacts to services in the city from wildfire.

Adaptive Capacity

Adaptive capacity is the current ability to cope with climate change impacts to community populations and assets (Cal OES 2020). Specifically, adaptive capacity is the ability to mitigate the potential impacts and damages or take advantage of the opportunities from climate change. Many communities have adaptive capacity in the form of policies, plans, programs, or institutions. Rolling Hills has actively taken steps to increase the city's adaptive capacity, which include preparing a community wildfire protection plan, hazard mitigation plan, undergrounding utility lines, and adopting strict new building standards. Table 5 lists various guiding documents, projects, plans, and policies that have an underlying emphasis on adaptive capacity in the city.

Table 5 Rolling Hills Existing Adaptive Capacity

Project, Policy, or Plan	Year Established	Climate Change Impact
City of Rolling Hill Community Wildfire Protection Plan	2020	Wildfire
City of Rolling Hills Safety Element	2003	Wildfire, Storms
California Water Service Palos Verdes Water District Urban Water Management Plan	2016	Drought
Utility Undergrounding Requirement	n/a	Wildfire
Fire Prevention Power Line Undergrounding	2020	Wildfire
RHMC Chapter 8.30: Fire Fuel Abatement	n/a	Wildfire
Hazard Mitigation Plan	2019	Wildfire, Drought, Storm-induced Landslides
Emergency Operations Plan	2020	Wildfire, Storm, Extreme Heat
Emergency Notification and Notify Me	n/a	Wildfire, Storms
VHFHSZ Building Requirements	n/a	Wildfire
Rolling Hills Municipal Code Requirements for lot slope and lot stability	n/a	Storm-Induced Landslides

Rolling Hills has a number of plans and policies specific to wildfire hazards. The city's recently adopted the Community Wildfire Protection Plan that includes fire mitigation strategies and evacuations strategies specific for the city. In addition, the Hazard Mitigation Plan provides an analysis of historical hazards, a local hazard assessment, hazard impacts on the community, and recommended mitigation strategies. The City requires the undergrounding of utility lines with specific home upgrades and has a reimbursement program for utility pole replacement. In addition,



building code requirements for development within VHFHSZ, such as Class A roofing, would help reduce wildfire impacts to structures in the city.

The Rolling Hills Building and Zoning Codes include controls on development on steep slopes and canyon bottoms. In addition, development requires proof of stability of the property through geotechnical reports and only a percentage of each lot can be disturbed.

The Palos Verdes Water District's Urban Water Management Plan (UWMP) provides water supply and demand projections and includes a climate change analysis. The 2015 UWMP projected that water supply reductions to the District due to climate change would be small for through the end of the century. In addition, the UWMP includes a water shortage contingency plan and demand reduction measures in the event water supply to the District is impacts from drought due to climate change.

In addition, the city's population has a high degree of adaptive capacity due to the high levels of home ownership, low poverty levels, and high average income levels. These characteristics improve resident's ability to upgrade their homes and come back from potential impacts to their property from wildfire and extreme storm events.

Vulnerability Scoring

Vulnerability scores are based on the combination of potential impacts from climate hazards and adaptive capacity in order to identify the climate vulnerabilities in the city to address with additional adaptation strategies. A vulnerability score was determined for each sensitivity area based on the potential impacts and adaptive capacity from climate change in the city. Vulnerability was assessed on a scale from 1 to 5:

- V-1: Minimal Vulnerability
- V-2: Low Vulnerability
- V-3: Moderate Vulnerability
- V-4: High
- V-5: Severe

Cal OES recommended the following scoring rubric to determine the vulnerability score for the potential impacts and adaptive capacity.

- **Low Potential Impact:** Impact is unlikely based on projected exposure; would result in minor consequences to public health, safety, and/or other metrics of concern
- **Medium Potential Impact:** Impact is somewhat likely based on projected exposure; would result in some consequences to public health, safety, and/or other metrics of concern
- **High Potential Impact:** Impact is highly likely based on projected exposure; would result in substantial consequences to public health, safety, and/or other metrics of concern
- **Low Adaptive Capacity:** The population or asset lacks capacity to manage climate impact; major changes would be required
- **Medium Adaptive Capacity:** The population or asset has some capacity to manage climate impact; some changes would be required
- **High Adaptive Capacity:** The population or asset has high capacity to manage climate impact; minimal to no changes are required

Table 6 shows how the final vulnerability score was determined. To summarize, potential impacts from climate change that are highly likely to occur in the city based on projected exposure would create a high vulnerability score. However, if the city has a high adaptive capacity to manage the impact, then the overall vulnerability score would be reduced.

Table 6 Vulnerability Score Matrix

Potential Impacts	High	V-3	V-4	V-5
	Medium	V-2	V-3	V-4
	Low	V-1	V-2	V-3
		High	Medium	Low
Adaptive Capacity				

The vulnerability scoring for the identified population and assets for each climate impact is included below in Table 7 and based on Cal OES California Adaptation Planning Guide. For those populations and assets that are not anticipated to be impacted directly or indirectly from the identified climate impacts, no vulnerability score or color is provided. For example, drought impacts on children were determined to not be a threat in Rolling Hills.

For the purposes of this vulnerability assessment, a score of V-4 or V-5 is considered significant. Populations and assets that score at least a V-4 for one or more exposures are considered substantially vulnerable. As shown in Table 7, the potential impacts from climate change the city’s population and assets are most vulnerable to are wildfire, extreme heat, and landslides. Vulnerable populations such as older adults, residents with chronic health conditions, and those with financial trouble are most at risk to extreme heat and wildfire impacts and are substantially vulnerable to climate change impacts in the city. Access roads and residential structures are also the most vulnerable to wildfire and landslide impacts from climate change. Overall, climate change impacts on wildfire are the greatest potential impact to the city. While the City has adopted a significant number of adaptation strategies related to wildfire impacts, because they were recently adopted and some of the strategies were included as recommendations, it will be important to determine and monitor if implementation is occurring and which recommendations should be included in the Safety Element update.

This vulnerability assessment and the results in Table 7 will be used to identify specific policies and implementable strategies for adapting to climate change in the Safety Element, thus making the Rolling Hills community more resilient.



Table 7 Vulnerability Assessment Results

Community Sensitivity	Storms/Extreme Weather	Extreme Heat	Wildfire	Landslides
Population				
Children		V-3	V-2	V-2
Persons with Chronic Health Conditions	V-2	V-4	V-4	V-2
Persons in Poverty	V-2	V-3	V-4	V-2
Renters		V-3	V-2	V-2
Older Adults	V-2	V-4	V-4	V-2
Limited English Speaking			V-2	V-2
Infrastructure				
Access Roads	V-2		V-4	V-3
Bridle Trails	V-2		V-3	V-2
Electrical Substations	V-1	V-2	V-3	
Electrical Utility Lines	V-2	V-1	V-3	V-2
Natural Gas Transmission Pipelines			V-2	V-2
Water Reservoirs and Systems	V-1	V-2	V-3	V-3
Buildings and Facilities				
Residential Structures	V-1		V-5	V-3
Community Facilities and Government Buildings	V-1		V-4	V-1
Community Parks	V-1	V-1	V-3	V-3
Schools	V-1		V-3	V-1
Public Safety Facilities	V-1		V-3	V-1
Services				
Public Safety Response	V-2		V-3	V-1
Water Services	V-2	V-2	V-3	V-2
Energy Delivery	V-2	V-3	V-4	V-2

Notes: Drought was not included in this table because the city's vulnerability to drought is primarily low. White boxes indicate very low to now vulnerability.

Summary of Issues and Opportunities

Existing hazards of concern in the city that should be a major focus of the Safety Element update include landslide and wildfire hazards. In addition, emergency response and evacuation should be a focus due to the city's accessibility issues. Climate change is expected to increase potential hazards the city experiences. From the vulnerability analysis, the city is most vulnerable to wildfire impacts, extreme heat, and landslides impacts from climate change.

Hazards of Concern and Community Sensitivity

While there are a number of hazards that could impact the city, the following are hazards of concern that pose the greatest challenge to the city.

Wildfire

The greatest hazard of concern for the city is wildfire as the entire city limits are within a VHFHSZ and the city contains many remote areas and limited evacuation routes. Some existing residential and accessory structures are not built to current standards that apply to VHFHSZ and as a result many of these structures may require mitigation and retrofit to reduce this potential threat. The areas most vulnerable to wildfire impacts include older adults, persons with chronic health conditions, residential structures, government and community buildings, and access roads.

Landslides

Landslides are also a major concern for the city, whether they are earthquake induced, induced from high precipitation events, or occur due to the underlying soil conditions. Existing landslides are impacting the southern portion of the city. Climate change has the potential to create more landslide events if Rolling Hills experiences more intense storms and precipitation events. The areas most vulnerable to landslide impacts include access roads, residential structures, and community parks.

Extreme Heat

The city is expected to see increases in the number and length of extreme heat days and events due to climate change, which could impact vulnerable people in the city and lead to increased wildfire risks. The areas most vulnerable to extreme heat impacts from climate change include older adults, persons with chronic health conditions, and the energy system.

Opportunities

The need to further analyze evacuation routes and access is one of the most recent changes in Safety Element requirements. These new requirements focus on the identification of areas where routes are lacking or inadequate. A key opportunity for the Safety Element update is address specific evacuation needs.

The City has recently adopted a number of planning documents, such as the Hazard Mitigation Plan and Community Wildfire Protection Plan, that seek to reduce the risk of hazards in the city. Many of the strategies included in these documents are recommendations and are used for educational purposes. An opportunity for the Safety Element update would be to include the recommendations



as implementation tools for the Safety Element and to conduct outreach with the community to determine if community preparedness is occurring.

The California Legislature recently adopted Senate Bill 182 (SB 182) and is awaiting Governor approval. SB 182 would require the Safety Element to include a comprehensive retrofit strategy as necessary to reduce the risk of property loss and damage during wildfires. Additionally, in order to reduce development pressures in the VHFHSZ through the Regional Housing Needs Allocation process, SB 182 requires a lower proportion of state housing allocation to jurisdictions that meet specified conditions. The City should monitor and incorporate these elements as necessary.

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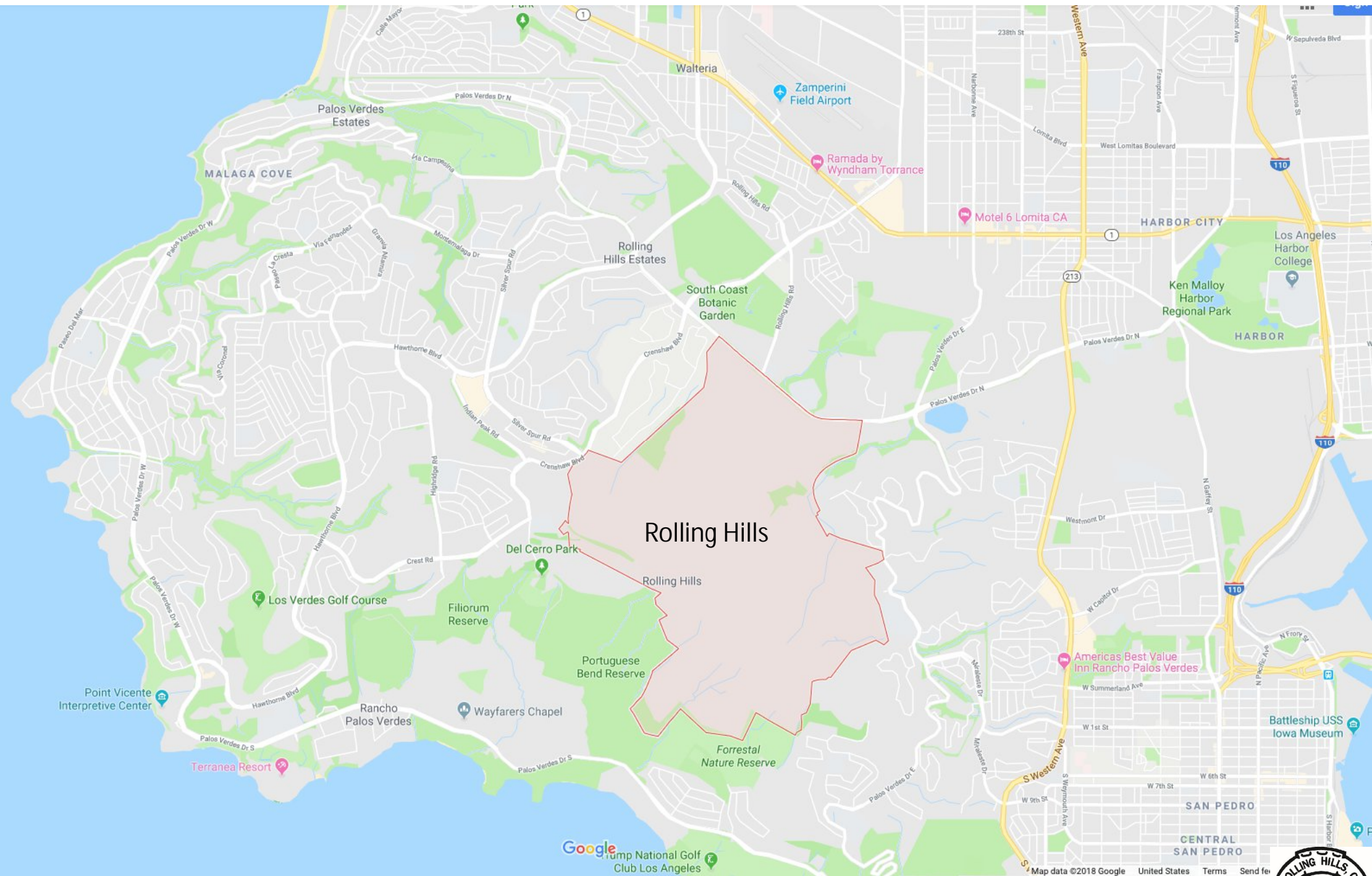
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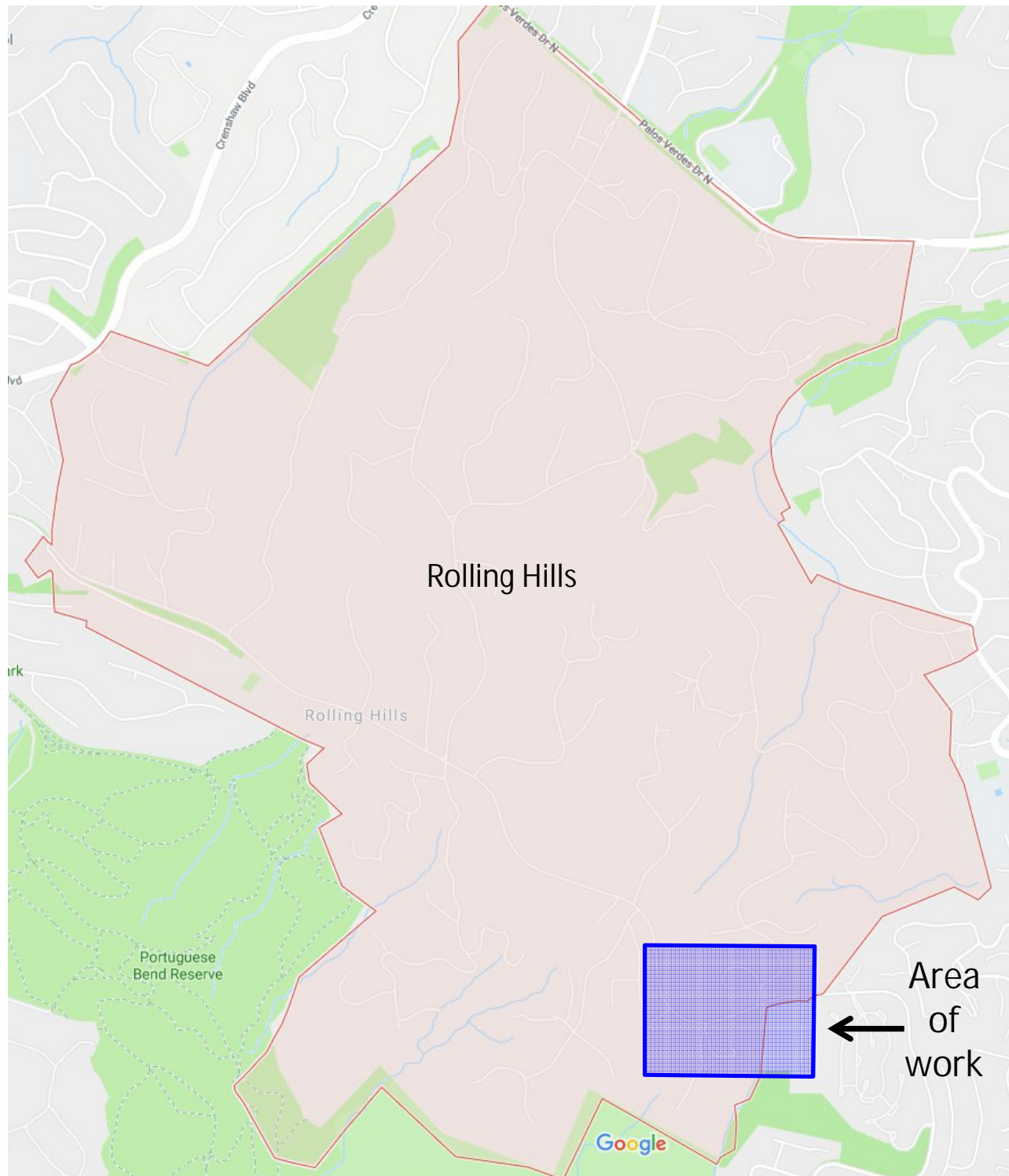
Regional Map – City of Rolling Hills



City Aerial Map – City of Rolling Hills



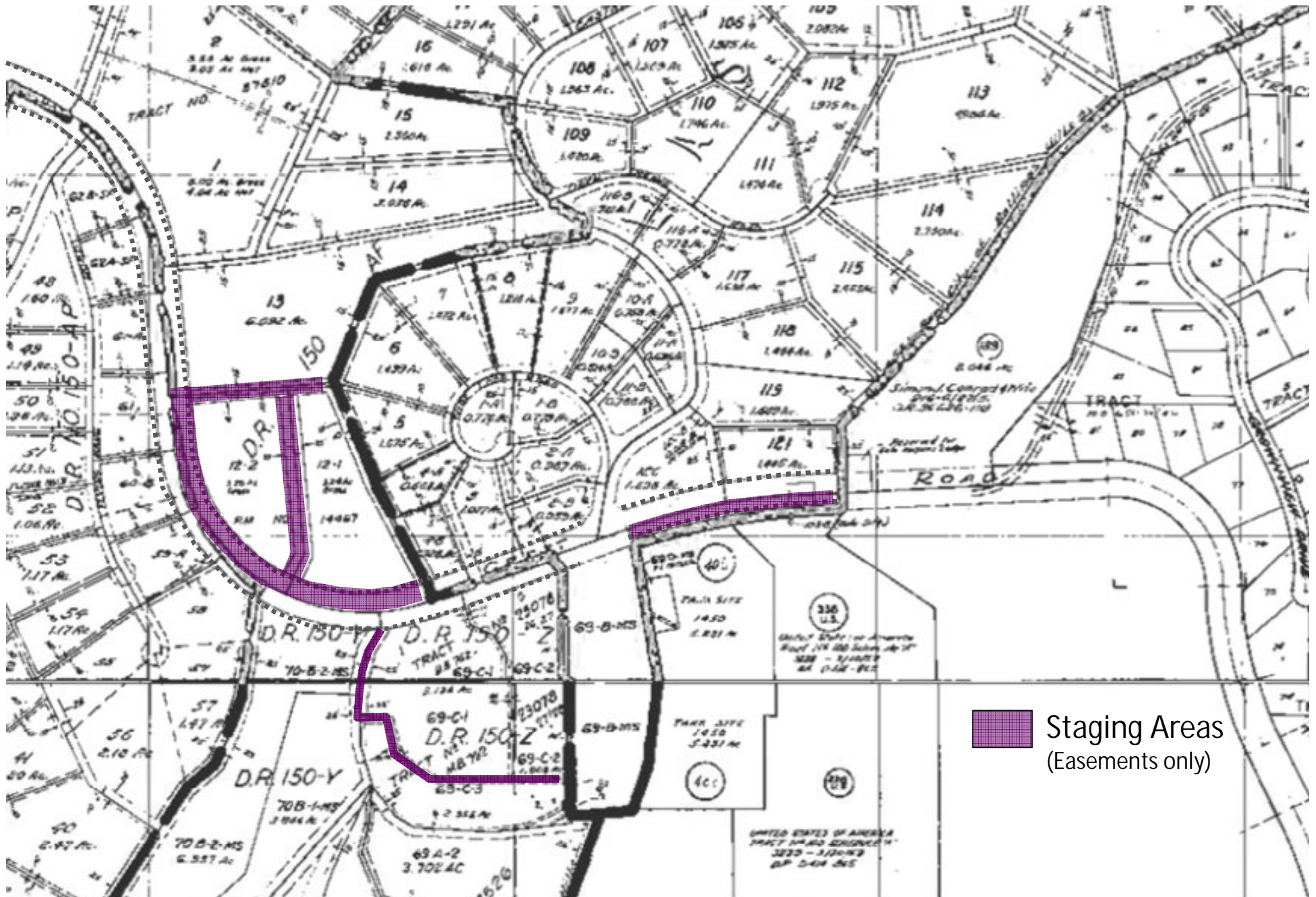
Project Map – City of Rolling Hills



Aerial Crest Road East Area of Work Map – City of Rolling Hills



Staging Map – City of Rolling Hills



 Staging Areas
(Easements only)

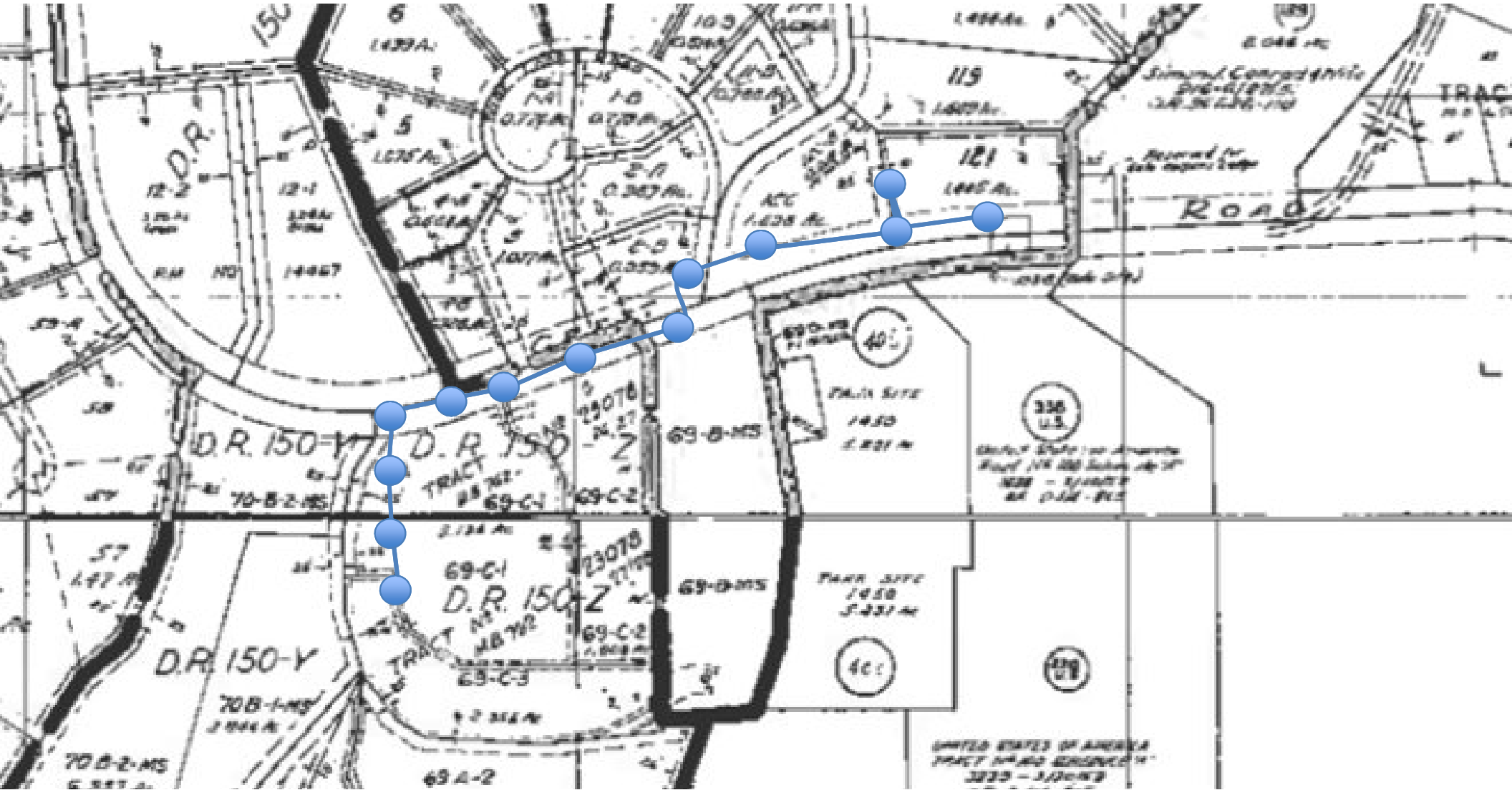
Aerial Project Map – City of Rolling Hills



Path of Power Lines
(To Be Undergrounded)



Project Pathway Map – City of Rolling Hills



Project Description Summary: Paragraph summarizing proposed project including the location, habitable structures, and acres treated, etc.

The proposed Hazardous Fuel Reduction project will take place within the city limits of Rolling Hills located in the Palos Verdes Peninsula, CA, with 685 homes and 1,960 residents. Project will target canyons in the community for fuel modification. The goal is to reduce the fuel by 50% - 70% tonnage per acre in targeted canyons. Thus creating a defensible space required to protect life and property in case of a damaging wildland fire. We have identified 11 canyons with approximately 187 acres that can be treated to provide protection to the communities of Rolling Hills. These canyons have been identified using topography, local weather patterns, fuel load, fire history, and density of homes. Environmental health, natural habitat for wildlife, and stable hillsides for erosion control are considered in the plan. There are three primary ways to remove hazardous fuels from the environment.

- Prescribed Fire – a form of land management in which fire is intentionally applied to vegetation. Prescribed fires are conducted under desired weather and fuel conditions to meet specific objectives, such as to restore adapted ecosystems or limit the amount of dry brush in area prone to wildfires.
- Mechanical Fuel Treatments – are fuel treatments using machine activities designed to change the size and arrangement of the bio mass. These treatment methods include thinning, chipping, and pruning of lower tree branches.
- Goats – are used for fuel load reduction in dense understory and utilized in areas too rugged for mechanized equipment. This technique takes time and the returning of goats to the sites of fuel mitigation for up to four years.

A. Scope of Work

This item is broken into project specific criteria for Hazardous Fuel Reduction:

Section 1: Hazardous Fuel Reduction/Removal of Dead or Dying Tree Projects

1. Describe the geographic scope of the project, including an estimate of the number of habitable structures and the names of the general communities that will benefit.

Many of the homes in Rolling Hills are located at the top of ridgelines with the canyon drainages below. Canyons have large amounts of untreated vegetation that can threaten the homes in wildfire. This project will focus on 11 canyons identified. This project protects over 685 homes, 1,960 residents within the 3 miles squared in City of Rolling Hills.

2. Describe the goals, objectives, and expected outcomes of the project.

Fuel reduction projects and vegetation treatments have been proven as a means of reducing wildfire hazards, catastrophic fire and its threat to public, firefighter safety, and damage to property. The objective is to remove enough vegetation (fuel) so that when a wildfire burns, it is less severe and can be easier to manage. When vegetation or fuel accumulates, it allows fires to burn hotter, faster, and with higher flame lengths. When fire encounters areas of continuous brush or small trees, it can burn these “ladder fuels” and quickly move from a ground fire into treetops.

Our goal is to reduce the hazardous fuels identified by 50% - 70% of tonnage per acre in Rolling Hills identified canyons. Create proper spacing for less fuel continuity to limit fire spread and intensity of fire in steep canyons that can quickly travel up to structures built on ridges and in saddles. The County of Los Angeles Fire Department has categorized the canyons in the following way; canyons that would be at risk from wind driven fires originating from the southwest. These canyons are Paint Brush Canyon, Portuguese Canyon, Altamira Canyon, and Forrestal Canyon. Based on fire history maps these south facing canyons have the highest risk for a wildfire in the future. (see attached map RH_FXw_Canyon_020921)

Canyons that would be at high risk during northeast winds; Georgeff Canyon, Purple Canyon, Willow Canyon, Sepulveda Canyon, Blackwater Canyon, John’s Canyon, Agua Magna Canyon. Most medium or larger fuels are located in the bottom of drainages with pockets of fuel on north facing slopes. Access to vegetation in the bottom of these canyons would be difficult, so hauling out material for chipping would have to be planned accordingly. Weed whip the fine fuels, target trees for removal which would enhance better fuel spacing.

Some properties have extended the clearance from there fence line down mid slope into the canyon below. This could set the example for other property owners to continue fuels reduction in these canyons. Continue mid slope down into the canyon with homes above, target vegetation for removal with spacing in mind, removing fuel continuity. Some of the canyons do have access to use mechanical equipment and to chip removed materials. Larger brush in the canyons could be trimmed up and ladder fuels removed. Expected out come with these fuels reductions would help slow rate of spread of fire, reduce flame lengths, lower amount of ember cast, reduce fire intensity in case of wild fire. This would allow for better defensible space for structures and allow firefighters opportunities to aggressively suppress wildland fire with ground and air resources.

3. Provide a clear rationale for how the proposed project will reduce the risks associated with wildfire to structures within the WUI.

Rolling Hills Terrain is comprised of many large and steep canyons that are the targets for this hazardous fuels reduction project. Each one of the canyons has homes lining the ridgelines. Home owners have done a good job with brush clearance 100' from structures but with the heavy fuel load in the canyons below topography and wind driven fires will threaten structures with flame lengths and ember cast. The alignment of the canyons makes them more at risk from winds of different directions. Strategically removing vegetation will give proper spacing to slow the rate of spread of fire in these canyons. Trimming and liming trees will reduce ladder fuels and help to keep the fire from getting into the canopy's, this will reduce flame length and ember cast that could threaten structures in the community.

4. Identify any additional assets at risk to wildfire that will benefit from the proposed project. These may include, but are not limited to, domestic and municipal water supplies, power lines, communication facilities and community centers.

Two immediate communities with schools and parks, mud and debris flow basins and high voltage transmission lines. General communities that will benefit will be City of Rolling Hills. Neighboring cities would benefit on the Peninsula, Palos Verdes, Palos Verdes Hills, Rancho Palos Verdes, and also bordering south Bay City Torrance. The Land Conservancies, Oil Refineries, Trump National Golf Course to the north, with port of Los Angeles to the east. Palos Verdes Peninsula population is at 65,008.

5. Is the scale of the project appropriate to achieve the stated goals, objectives and outcomes discussed in Item 2 above?

The scale of this project can be tailored to each individual canyon. With 11 canyons identified each canyon will be on its own scale of difficulty. The amount of funding appropriated through the grant for the project should go to the greater good of the community. Focus on canyons with highest threat of fire. With vegetation management there is always ongoing maintenance every year. The project is appropriate and achievable as it is tailored to each canyon, the canyons will not be completely altered manicured landscape. In some of the identified canyons the amount of money to fund the removal would exceed the grant funds. So the prescription on those canyons would be to build on what the city and property owners have already done. Focus on fuel modification from the structures to the canyon bottoms. This project can be the example of what the community needs to keep moving forward towards the achievable outcome of canyons with less fire hazards toward the community.

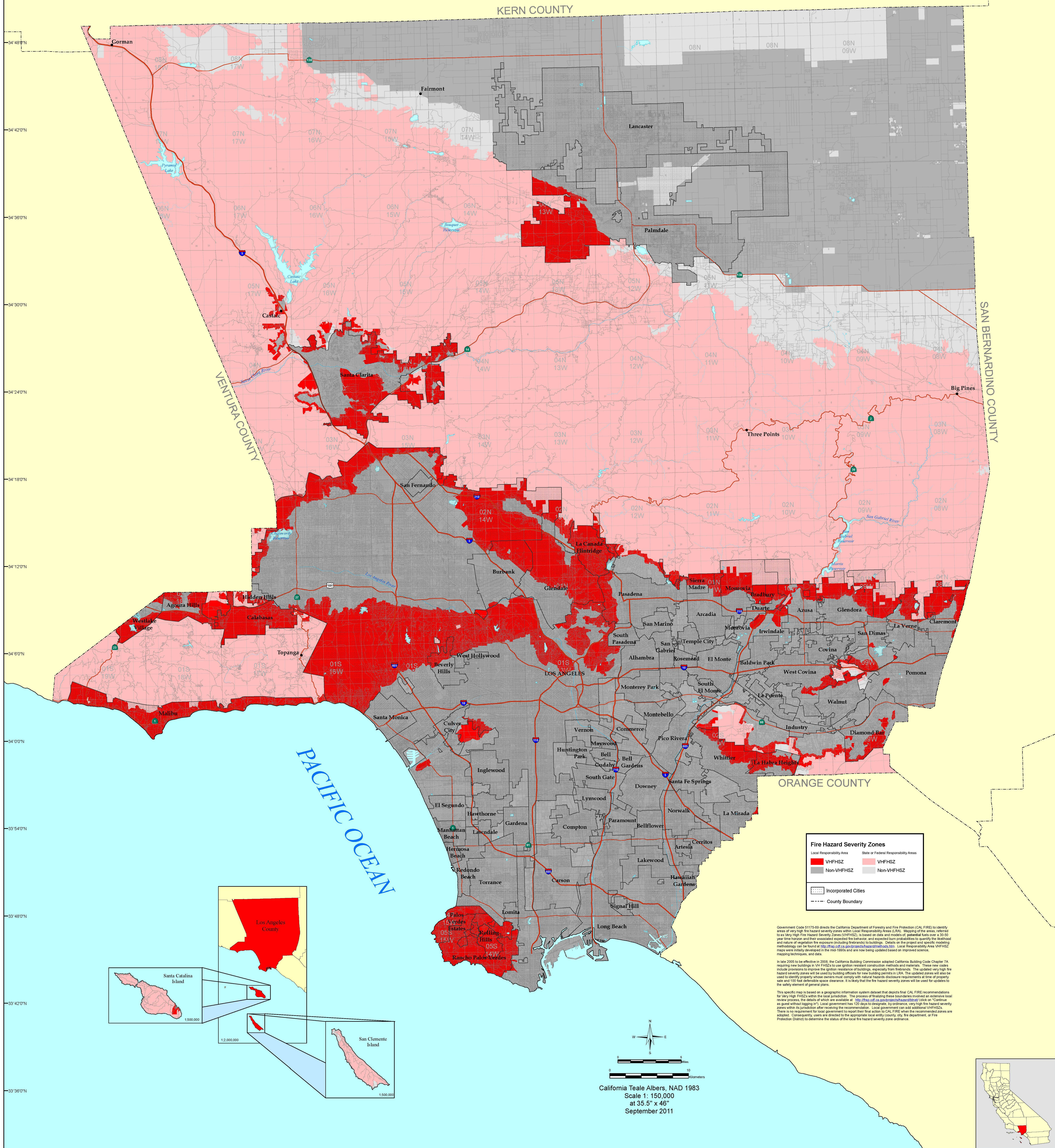
B. Degree of Risk

1. Discuss the location of the project in relation to areas of moderate, high, or very high fire hazard severity zone as identified by the latest Fire and Resource Assessment Program maps.

According to the latest Fire and Resource Assessment Program map, The Rolling Hills the Local Responsible Area (LRA), is a Very High Fire Hazard Severity Zone (VHFHSZ). Very High Severity Zones and what they are: Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of, potential fuels over a 30-50 year time horizon and their associated expended fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) Local Responsibility Area VHFHS2 maps were initially developed in the mid-1990s and are now being updated based on improve models incorporating wind as well. These new maps should be out sometime in the next year. (see attached map losanglescounty)

VERY HIGH FIRE HAZARD SEVERITY ZONES IN LRA

As Recommended By CAL FIRE




Government Code 51775-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Details on the current and specific modeling methodology can be found at http://map.ca.gov/arcgis/rest/services/Very_High_Fire_Hazard_Severity_Zones. Local Responsibility Areas (VHFHSZ) maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VHFHSZ to use ignition resistant construction methods and materials. These new codes include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property owners who must comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This specific map is based on a geographic information system dataset that depicts final CAL FIRE recommendations for Very High Fire Hazard Severity Zones within the local jurisdiction. The process of finalizing these boundaries involved an extensive local review process, the details of which are available at http://map.ca.gov/arcgis/rest/services/Very_High_Fire_Hazard_Severity_Zones as guest without logging in. Local government has 120 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add additional VHFHSZ. There is no requirement for local government to report their final action to CAL FIRE when the recommended zones are adopted. Consequently users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.

Rolling Hills, CA



Rolling Hills

California

Clear with periodic clouds · 51°F

7:13 PM

Directions

Save

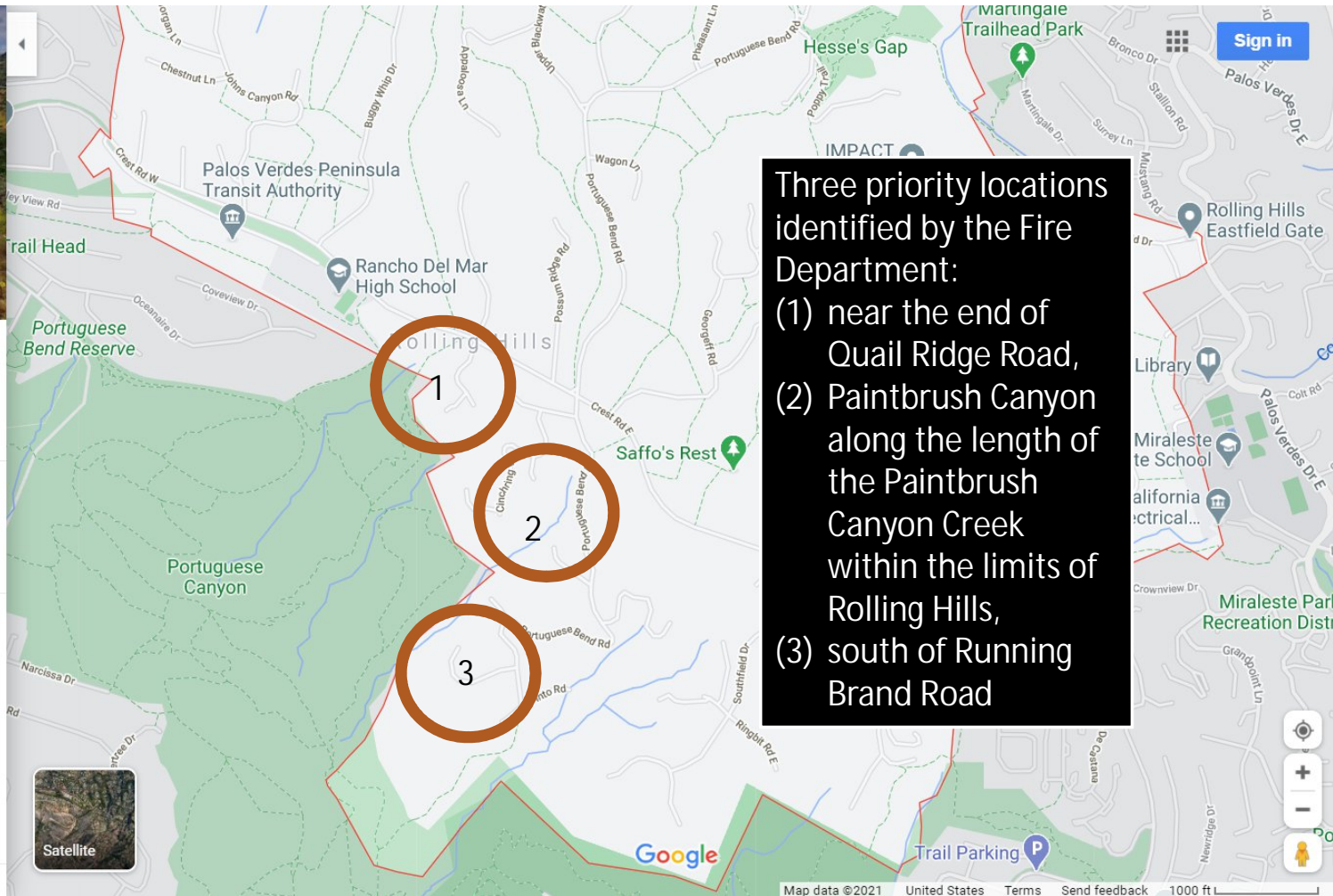
Nearby

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Quick facts

Rolling Hills is a city on the Palos Verdes Peninsula, in Los Angeles County, California, United States. Rolling Hills is a gated community with private roads with three entry gates. Homes are single-story 19th century California ranch or Spanish haciendas exemplified by architect Wallace Neff. [Wikipedia](#)



GOOD EXAMPLES





BAD EXAMPLES









City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 5.D

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE HOUSING AND TO AMEND SECTION 17.08.010 (ZONES ESTABLISHED) OF CHAPTER 17.08 (ESTABLISHMENT OF ZONES AND BOUNDARIES) TO IDENTIFY THE OVERLAY ON THE ZONING MAP; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING GENERAL PLAN AMENDMENT NO. 2020-01, AMENDING THE LAND USE ELEMENT AND LAND USE POLICY MAP TO ACCOMMODATE HOUSING; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: February 22, 2021

BACKGROUND:

On February 8, 2021, the City Council directed staff to finalize Ordinance No. 369 and Resolution No. 1270 for adoption at the next City Council meeting.

DISCUSSION:

Additional language in the Land Use Element was added to emphasize that the City of Rolling Hills, to avoid penalties, is proposing to revise its land use element and zoning code to meet state mandates requiring the City to provide affordable housing units within its boundaries. Mathematical clarifications were also made to avoid misinterpretation of the application of the zoning code and land use element.

FISCAL IMPACT:

The cost of preparing the ordinance, resolution and CEQA compliance is included in the adopted budget for FY 2020-2021.

RECOMMENDATION:

Adopt Ordinance No. 369, an ordinance amending Title 17 (Zoning) of the City of Rolling Hills Municipal Code to add Chapter 17.19 (Rancho Del Mar Housing Opportunity Zone) establishing an overlay zone to accommodate multiple housing, emergency shelter and single room occupancy and amending Section 17.08.010 of Chapter 17.08 (Establishment of Zones and Boundaries) to identify the overlay on the zoning map and approving the Negative Declaration 2020-01 in accordance with the California Environmental Quality Act (CEQA); and

Adopt Resolution No. 1270 of the City Council of the City of Rolling Hills, adopting General Plan Amendment 2020-01 to the City of Rolling Hills General Plan, an amendment to the General Plan to adopt the Land Use Element Amendment and Land Use Policy Map Amendment; and approving Negative Declaration 2020-01 in accordance with CEQA.

ATTACHMENTS:

[CEQA.pdf](#)

[Ordinance No. 369 RDMO.pdf](#)

[CC Resolution 1270.pdf](#)



CITY OF ROLLING HILLS

Rancho Del Mar Affordable Housing Overlay Zone

Initial Study –Negative Declaration

prepared for

City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274

prepared by

CSG Consultants, Inc.
3707 W. Garden Grove Boulevard, Suite 100
Orange, California 90274

November 2020

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration

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LIST OF ACRONYMS AND ABBREVIATIONS

ALUC	Airport Land Use Commission
AQMP	Air Quality Management Plan
ARB	Air Resources Board
AB	Assembly Bill
CAL Fire	California Department of Forestry and Fire Protection
Action Plan	California Energy Efficiency Action Plan
CEQA	California Environmental Quality Act
CNDDDB	California Natural Diversity Database
Cal Water	California Water Service Company
CO ₂	Carbon Dioxide
CAP	Climate Action Plan
CWPP	Community Wildfire Protection Plan
CC&Rs	Covenants, Conditions, and Restrictions
DOC	Department of Conservation
DOF	Department of Finance
DPH	Department of Public Health
DDW	Division of Drinking Water
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
GWP	Global Warming Potential
GHG	Greenhouse Gases
HCP	Habitat Conservation Plan
HCD	Housing and Community Development
IS	Initial Study
LU	Land Use
LAMP	Local Agency Management Program
LRA	Local Resources Area
LAC	Los Angeles County
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sheriff's Department
MOU	Memorandum of Understanding
MRZ	Mineral Resources Zone
MWD	Municipal Water District
NAAQS	National Ambient Air Quality Standards
NCCP	Natural Community Conservation Plan
NPDES	National Pollutant Discharge Elimination System

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NAHC	Native American Heritage Commission
SB 18	Native American Heritage Commission Establishment
AB 52	Native American Historic Resource Protection Act
NCCP	Natural Community Conservation Plan
ND	Negative Declaration
NO ₂	Nitrogen Oxide
NOWTS	Non-Conventional Onsite Wastewater Treatment
OWTS	Onsite Wastewater Treatment System
OZD-1	Overlay Zone District 1
O ₂	Ozone
PVPTA	Palos Verdes Peninsula Transit Authority
PVUSD	Palos Verdes Unified School District
PM-25	Particulate Matter
RTD	Regional Transit District
RAS-1	Residential Agriculture Suburban 1+ Acres
RAS-2	Residential Agriculture Suburban 2+ Acres
RHCA	Rolling Hills Community Association
RPV	Runway Protection Zone
SB	Senate Bill
SVP	Society of Vertebrate Paleontology
SCAQMD	Southern California Air Quality Management District
SCAG	Southern California Association of Governments
SRA	State Resources Area
SR	State Route
SWRCB	State Water Resources Control Board
SEMS	Superfund Enterprise Management Systems
USDA	United States Department of Agriculture
VMT	Vehicle Miles Traveled
VHFSSZ	Very High Fire Standard Severity Zone

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration

1.0 INTRODUCTION

This document constitutes an Initial Study (IS) that evaluates the potential environmental effects of the City of Rolling Hills' (City; Rolling Hills) proposed overlay zone at the property at 38 Crest Road West (Project; proposed Project), also known as the Palos Verdes Unified School District school site; the addition of a Mixed-Use Multi-Family Overlay Zone (Rancho Del Mar Affordable Housing Overlay Zone); all associated General Plan Land Use Element updates; as well as all related Zoning Ordinance and associated Map changes.

The proposed Project would establish a new mixed-use, multi-family overlay zone that would accommodate the existing uses on the site, as well as allow for new multi-family units to be developed at a future date. The proposed Project would include:

- The creation of a new overlay designation – Rancho Del Mar Affordable Housing Overlay Zone;
- Amendments to the City's General Plan Land Element and Map;
- Amendment to the Zoning Ordinance (Title 17 of the Municipal Code) and related zoning map to add the new "Rancho Del Mar Affordable Housing Overlay Zone". The City has one other overlay zone that has been adopted and mapped for an area of smaller lots and steep terrain. (See Rolling Hills Municipal Code Chapter 17.17 (Overlay Zoning District – 1 (OZD-1).) The number of units allowed by the "base" General Plan designation on this site must be clustered; in other words, the overlay allows 15 multi-family units on this site by right.
- Preparation of an Initial Study/Negative Declaration (IS/ND) for the Proposed Project.

The City is undertaking this Project as part of its Housing Element Update. The zone change and new overlay zone will enable the City of Rolling Hills to accommodate its RHNA allocations under the 4th and 5th Cycle RHNA requirements, including accommodation of affordable housing units as well as emergency shelters and Single Room Occupancy Housing. The total number of units that will be accommodated "by right" under the 4th and 5th Cycles would be a total of 15 units, including low income units and very low income units. Though emergency shelters and Single Room Occupancy (SRO) residential uses are also currently permitted under the City's Municipal Code and may be allowed in the future, these units will not be allowed to be counted as the total dwelling units required under the City's Regional Housing Needs Allocation (RHNA) for all future Cycles. Additionally, the proposed Project would also allow for the continued use of the public facilities, schools and transportation facilities at the site.

The Project site is not currently proposed for development. The development of a new overlay zone, and all associated General Plan, Zoning Ordinance and Map changes are currently being undertaken by the City so as to provide the opportunity for additional housing on the site in the future.

This document concludes that a Negative Declaration (ND) is the appropriate level of environmental review for the proposed Project. Therefore, the IS/ND has been prepared in accordance with Public Resources Code (PRC) Section §21000 et seq. and the California

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration

Environmental Quality Act (CEQA), California Code of Regulations Section §15000 et seq. It evaluates the potential environmental effects associated with the proposed Project.

1.1 Background

A jurisdiction's General Plan is intended to maintain and augment its built and natural environments, as well as to provide a vision for future development. Its Zoning Ordinance is therefore one of its main tools to implement the jurisdiction's land use policies and guide any development. Any changes to a jurisdiction's land use may typically require changes to its land use and associated zoning.

The City of Rolling Hills adopted its first General Plan in June of 1990 and incorporated goals and policies for six Elements - Land Use, Open Space and Conservation, Safety, Noise, Circulation, and Housing. The Housing Element was last updated in 2014 to address the Planning period from 2014-2021. The City's Zoning Ordinance was originally published in 1979 with updates made to incorporate an Overlay Zoning District (OZD-1) in 2012. As of February 24, 2020, the Zoning Ordinance has been brought up to date through Ordinance No. 364.

1.2 Purpose and Legal Authority

In accordance with State CEQA Guidelines, the City of Rolling Hills, as the Lead Agency, has made the determination that the preparation of an Initial Study is the appropriate level of environmental review for the proposed Project. An Initial Study is conducted by a lead agency to determine whether a project may have significant environmental impacts. If so, then the agency shall further find that an Environmental Impact Report (EIR) is appropriate to analyze the Project's impacts. However, if the lead agency finds that there is no evidence of the Project's significant impacts on the environment, then the lead agency shall prepare a Negative Declaration (ND) or a Mitigated Negative Declaration (MND) for the proposed Project. Per the State CEQA Guidelines Section §15070 MND or ND shall be prepared for a Project when:

- a) The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment; or,
- b) The initial study identifies potentially significant effects; but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and,
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are adopted in the proposed project in accordance with CEQA Guidelines Section §15070(b), including the adoption of the mitigation measures included in the document, then a mitigated negative declaration can be prepared.

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration

According to the State CEQA Guidelines, this IS/ND is intended as an informational document that is required to be adopted by the Rolling Hills City Council. Based on the analysis provided by this IS/ND, the City has determined that the proposed rezoning and establishment of a new mixed-use multi-family overlay zone, also known as the Rancho Del Mar Affordable Housing Overlay Zone, is the appropriate designation for the Project site. The City is also undertaking the necessary General Plan Land Use Element, and Housing Element updates as well as all related Zoning Ordinance and map changes, as required under the Proposed Project. The approximate 31-acre site located at 38 Crest Road West (also known as the Palos Verdes Unified School District School site) would not result in significant impacts on the environment from revisions to the City's Zoning Ordinance. However, any future land use changes and development pursuant to these revisions to the Zoning Ordinance would be further subject to additional environmental review, as appropriate.

1.3 Lead Agency

As defined by CEQA, the Lead Agency for a proposed Project is the public agency with primary responsibility for carrying out or approving the Project (CEQA Guidelines Section §15367. The lead agency then has discretionary authority over the proposed Project. Where two or public agencies are involved in a project, CEQA Guidelines Section §15051(b)(1) states that "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose". Based on these criteria, the City is the Lead Agency for the purposes of the proposed Project.

2.0 PROJECT INFORMATION

1. PROJECT TITLE:

Rancho Del Mar Affordable Housing Overlay Zone

2. LEAD AGENCY NAME AND ADDRESS:

City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

3. CONTACT PERSON NAME AND PHONE NUMBER:

Meredith T. Elguira
Planning Director
(310) 377-1521

4. PROJECT LOCATION:

38 Crest Road West, Rolling Hills, CA 90274 (see *Figures 1 and 2*).

5. GENERAL PLAN DESIGNATION:

The project site is designated “Very Low-Density Residential 2+ Net Acres/Dwelling Unit” in the Rolling Hills General Plan. This allows for the development of single-family residential units on two or more acre lots.

6. ZONING:

The project site is currently zoned - Residential Agriculture – Suburban with a minimum lot size of two acres (RAS-2).

7. PROJECT DESCRIPTION:

Project Location

The Project site is located in Los Angeles County, at 38 Crest Road West, City of Rolling Hills (*Figure 1: Regional Location Map*). It has a total acreage of 31.14 acres, with 27.58 acres of developed land and open areas and 3.56 acres of private access roadways (*Figure 2: Project Location Map*). The site is situated at the southern end of the City’s jurisdiction and is bounded by Crest Road West to the north, open spaces and residential uses to the east, south and west. State Highway 1 (SR-1) is approximately 3 miles to the north of the site, while Interstate 110 (I-110) is approximately miles to the east. The Pacific Ocean is 1.5 miles to the south and 3.5 miles to the west of the project site and the City. Access to the Project site is from Crest Road West.

City of Rolling Hills

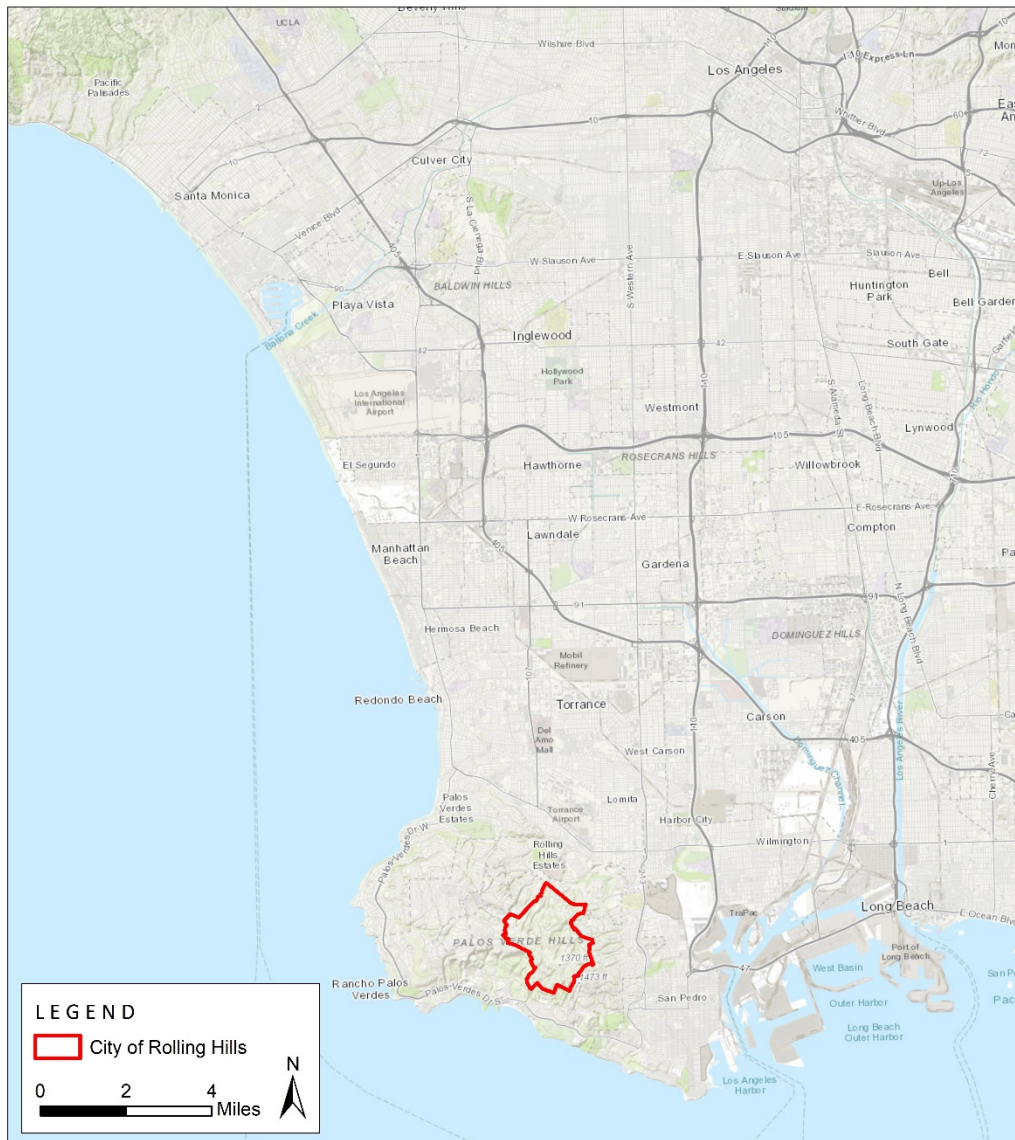
Rancho Del Mar Affordable Housing Overlay Zone

Initial Study/Negative Declaration



Figure 1: Regional Location

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data, Esri, HERE, Garmin, Intermap, increment P Corp., GeBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

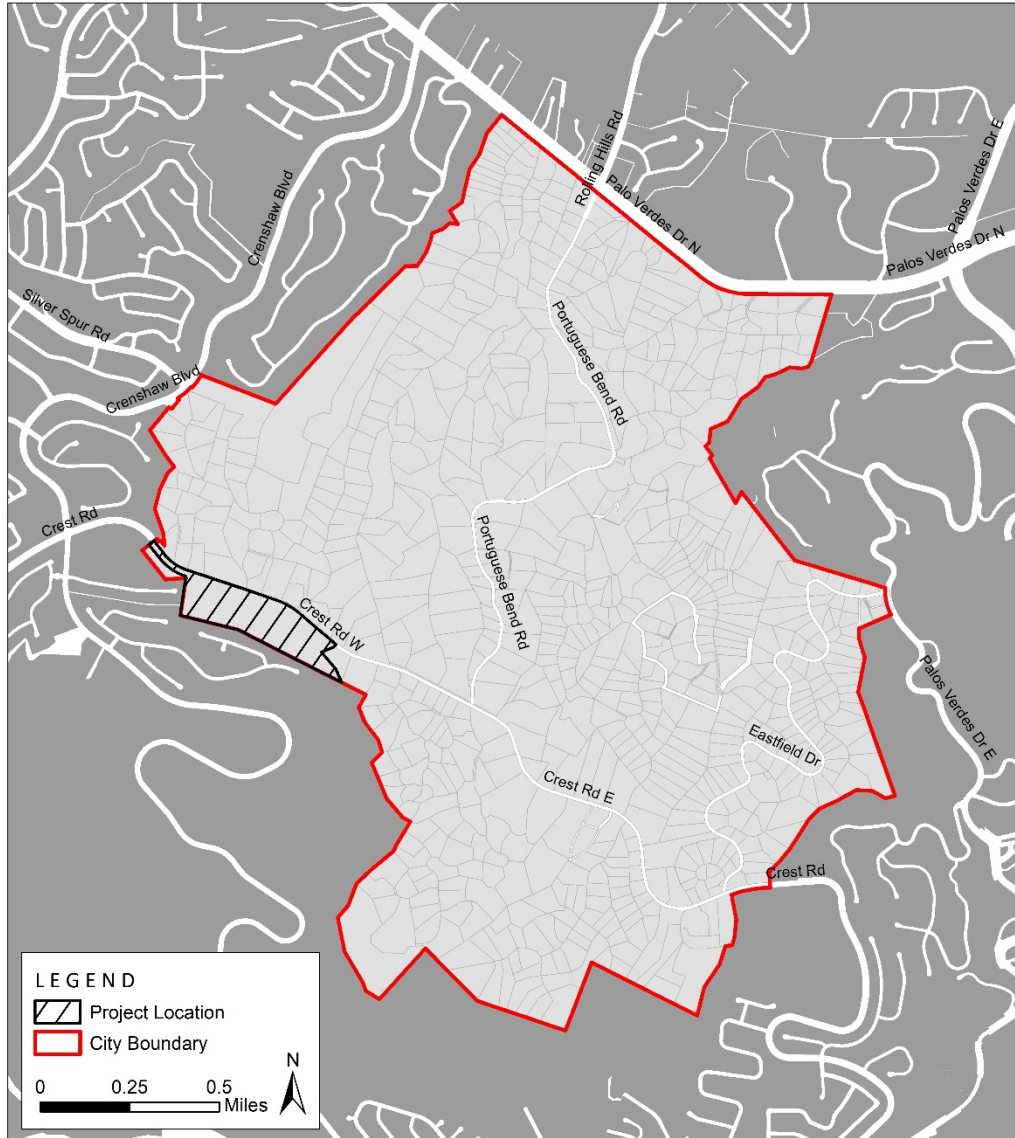
 **CSG Consultants, Inc.**
Prepared by: [Signature]

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration



Figure 2: Project Location

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data

CSG
CSG Consultants, Inc.

Project Site

The approximate 31-acre site currently houses the Rancho Del Mar High School building, the Beach Cities Learning Center, and the Palos Verdes Peninsula Transit Authority (PVP Transit Authority; PVPTA). This parcel of land is owned by the Palos Verdes Unified School District (PVUSD) and has an existing school (Rancho Del Mar School) located at this site. However, the Rancho Del Mar School facility is not being utilized as a school site at the present time. Access to the Project site is through a private roadway that veers off Crest Road West. A few unpaved internal roadways traverse the site. The site slopes from east to west, from the Beach Cities Learning Center to the Palos Verdes Peninsula Transit Authority, with an approximate 38 feet drop from east end of the Project site. Vegetation on-site consists of a few trees around the existing buildings and a mix of grasses and paved areas. The portion of the PVP Transit Authority site is primarily paved, with few buildings, parking areas and storage buildings. The site is currently zoned Residential Agriculture Suburban-2-Acres (RAS-2) and has a General Plan Land Use designation of Very Low-Density Residential 2+ Net Acres.

Surrounding Land Uses and Setting

Immediate land uses around the Project site are primarily large lot residential. Los Angeles County Fire Station 56 is approximately 1,000 feet to the east of the site, while St. John Fisher Church and School site are about 2,000 feet to the east. Del Cerro Park is about 2,00 feet to the south-west of the Project site (**Table 1: Surrounding Land Uses and Zoning**)

Table 1: Surrounding Land Uses and Zoning		
Location	Jurisdiction	Zoning Designation
North of the Project Site	City of Rolling Hills	Residential Agriculture Suburban – 2-Acres (RAS-2)
South of the Project Site	City of Rancho Palos Verdes	Residential Single Lot – 20, 000 Square Feet
East of the Project Site	City of Rolling Hills	Residential Agriculture Suburban – 1-Acre (RAS-1)
West of the Project Site	City of Rancho Palos Verdes	Residential Single Lot – 20, 000 Square Feet

Project Components

The proposed Project would establish a new overlay zone (Rancho Del Mar Affordable Housing Overlay Zone) that would accommodate the existing uses on the site, as well as allow for new multi-family and emergency shelters and Single Room Occupancy housing units to be developed in the future (**Figure 3: Existing and Proposed Zoning Map**). The proposed Project would also require the appropriate amendments to the General Plan Land Use Element text and Land Use Map, and the Zoning Ordinance text and Map in order to accommodate the creation of the new overlay zone. These changes would then allow for future construction of 15 clustered multi-family units, consistent with the one unit/acre designation.

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration



Figure 3: Existing and Proposed Zoning

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data



The proposed Project includes the following specific components:

- Preparation of a Negative Declaration for the General Plan and Zoning Amendment and associated map changes.
- Amendment to the General Plan Land Use Element to add new Overlay zone designation to be known as the Rancho Del Mar Affordable Housing Overlay Zone. The associated land use map is being amended to add the overlay to the 31-acre Palos Verdes Unified School District (PVUSD) site on Crest Road (also known as the Rancho Del Mar High School Site). Other amendments to the Land Use Element will be made as needed to recognize that multi-family uses are permitted and anticipated within this overlay area.
- Amendment to the Zoning Ordinance (Title 17 of the Municipal Code) and related zoning map to add the “Rancho Del Mar Affordable Housing Overlay Zone”. The City has one other overlay zone that has been adopted and mapped for an area of smaller lots and steep terrain. (See Rolling Hills Municipal Code Chapter 17.17 (Overlay Zoning District – 1 (OZD-1).) The number of units allowed by the “base” General Plan designation on this site must be clustered; in other words, the overlay allows 15 multi-family units on this site by right.

However, the Project is currently not being developed with any structures at the site. The proposed overlay zone that would allow for the addition of new multi-family units would also assist the City in meeting its future housing requirements mandated under the California Department of Housing and Community Development (CA HCD). The City of Rolling Hills will be able to accommodate its 4th and 5th Cycle housing needs for its Regional Housing Needs Allocation (RHNA), including accommodation of affordable housing units. The new Overlay Zone will also accommodate emergency shelters and Single Room Occupancy Housing as part of the Housing Element Update. It should be noted, however, that the environmental review under this IS/ND (Rancho Del Mar Affordable Housing Overlay Zone District IS/ND) is to only evaluate all the planning document level changes that are being currently proposed (addition of a new overlay zone for the City, related changes to the City’s Zoning Ordinance and Map, and changes in the related General Plan Elements and Map). Any future new housing projects that may result from these document level changes would require their own environmental reviews, before any development changes are approved for the Project site. The City will thus undertake the appropriate level of environmental review as Projects at this site are proposed and developed.

Project Approvals

As the Lead Agency, the City of Rolling Hills City Council has the ultimate authority to approve or deny the Project. The proposed Project will require the following approvals:

- Adoption of the Initial Study/ Negative Declaration
- Creation of a new overlay zone (Rancho Del Mar Affordable Housing Overlay Zone)
- Amendments to the City of Rolling Hills General Plan Land Use Element
- Amendments to the City of Rolling Hills Zoning Ordinance Text
- Amendments to the General Plan Land Use Map and Zoning Map

8. REQUIRED APPROVALS:

The City of Rolling Hills is the Lead Agency for the proposed Project, which is the creation of a new overlay zone (Rancho Del Mar Overlay Zone), amendment to the City's General Plan Land Use Element, amendment to the related General Plan Land Use Map and Zoning Map, and a Zoning Ordinance text amendment to incorporate standards for the new overlay zone into Title 17 of the City's Municipal Code . No discretionary approvals would be required from any other agency.

9. HAVE CALIFORNIA NATIVE AMERICAN TRIBES AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1 IF SO, HAS HAD CONSULTATION BEEN INITIATED?

Tribal Consultation letters, pursuant to PRC §21080.3.1 were sent out by the City of Rolling Hills, on October 16, 2020, in order to comply with the provisions of SB 18 and AB 52. A total of six individual letters were sent to the following local tribes:

- Gabrieleno Band of Mission Indians – Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino Tongva Indians of California Tribal Council
- Gabrielino – Tongva Tribe
- Soboba Band of Luiseno Indians

3.0 ENVIRONMENTAL CHECKLIST

3.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology and Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials
<input type="checkbox"/>	Hydrology and Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities and Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Findings of Mandatory Significance

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration

3.2 LEAD AGENCY DETERMINATION

Based on this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature

Agency

Printed Name/Title

Date



4.0 ANALYSIS OF ENVIRONMENTAL IMPACTS

4.1 Aesthetics

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The City of Rolling Hills is characterized by beautiful wooded areas with deep canyons and hilly terrain located on the Palos Verdes Peninsula. Views of the Pacific Ocean, Catalina Island, city lights, and Los Angeles Harbor are special and unique qualities of property ownership in the City. It is located approximately 3.5 miles from the Pacific Ocean to the west and 1.5 miles from the Pacific Ocean, to the south.

Though the City is considered an urban area, it mainly encompasses large, open area parcels with walking and horse-riding trails that characterize the City as a more rural area. Many of these parcels are located on slopes, which allow for the preservation of large amounts of privately owned open spaces. Laced throughout the community are approximately 25 miles of private equestrian trails that are enjoyed by both

residents and non-residents, so long as non-residents obtain a City-issued permit. Even with these amounts of scenic views and natural vegetation, the City does not have any designated Scenic Highways. There are not any streams or water bodies located within the City. Major roadways include Crest Drive located north of the Project site and running east to west, Palos Verdes Drive located outside of City boundaries and running east to west, and Crenshaw Boulevard, also located outside of City boundaries and running north to south.

DICUSSION OF IMPACTS

a. Would the project have a substantial adverse effect on a scenic vista?

A scenic vista is typically an area that offers a scenic vantagepoint of natural resources such as the ocean, mountain ranges, and distant city skylines. For CEQA purposes, scenic vistas generally provide expansive views of a highly valued landscape for the enjoyment and benefit of the public. Some of the major scenic vistas within the City are those associated with the Pacific Ocean, the San Pedro Harbor, and the skyline of neighboring cities. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for taller multi-family structures on the existing site that could have an impact on scenic vistas from surrounding properties, the Project in itself does not propose or authorize any new development at the current time and therefore does not degrade the views of any scenic vista. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Therefore, the proposed Project would have a **less than significant impact** on scenic vistas.

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The City of Rolling Hills currently does not have an Historic Preservation Ordinance and does not have any State designated historic structures. The Project Site is located near the California State Route (SR) 1 (Pacific Coast Highway and SR 213 (Western Avenue), which are located approximately 2.5 miles to the north and east of the City, respectively. Portions of Pacific Coast Highway are designated as a State Scenic Route, but no portions of this highway is located within City boundaries. The City's General Plan does not identify any local scenic roadways in the City.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new buildings on the existing site that could have an impact on scenic vistas from surrounding properties, as a policy-level document, the Project in itself does not propose or authorize any new development at the current time and therefore does not damage any scenic resources. All future development resulting from the implementation of the Land

Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. The Proposed Project in itself would not substantially damage scenic resources, including but limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The Project would therefore have **no impact**.

- c. **Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Although the City's General Plan describes the City of Rolling Hills as rural residential, the City is actually located in an urban area. The City's municipal code and General Policies incorporate several provisions that are meant to preserve the visual character and private views for its residence. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new and taller buildings on the existing site that could have an impact on scenic vistas from surrounding properties, the Project in itself does not propose or authorize any new development at the current time and therefore does not degrade visual character or public views. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Therefore, the Proposed Project would have a **less than significant impact** on the existing visual character or quality of public views of the site and its surroundings.

- d. **Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?**

The City of Rolling Hills consists of only single-family homes that are located on large lots with ample open space. The rural nature of the City does not emit significant amounts of ambient light. The minimal light and glare in the City limits emanate only from residential outdoor lighting including those on pedestrian and vehicular pathways, porches and exterior wall lighting, as well as security lighting. The City's Zoning Code does not include provisions for street lighting.

Though the Proposed Project would not directly result in any development in itself, the change in General Plan Land Use Designation from "Educational" to "Residential Agricultural Suburban – 1 Acre", and changes to the City's Housing Element allocations could have impacts on light and glare under future development. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new buildings on the existing

site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. The Project would have a less than significant impact from new sources of substantial light or glare that would adversely affect daytime or nighttime views in the area.

MITIGATION MEASURES

None Required.

4.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

According to the United States Department of Agriculture (USDA), there are four primary agricultural classifications – Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance. **Prime Farmland** is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. **Unique Farmland** as land other than Prime Farmland that is used for the production of specific high-value food and fiber crops. **Farmland of Statewide Importance** is determined to be land that does not meet the criteria for prime or unique farmland, but can be land that food, feed, fiber, forage and oilseed crops can be produced. **Farmland of Local Importance** is any land designated for agriculture by local ordinance for food, fiber, forage and oilseed crops.

The City of Rolling Hill's topography includes steep hills, rocky terrain, and wooded brushes, all of which do not exhibit characteristics determined to meet the criteria for Prime, Unique, Farmland of Statewide

Importance, or Farmland of Local Importance. The Department of Conservation (DOC) has not designated any areas in the City as Prime, Unique, or Farmland of Statewide Importance.

The Williamson Act allows local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. Landowners can then receive lower property tax assessments as the taxes would be based upon farming and open space uses instead of full market value. According to the 2016-2017 Williamson Act Status Report, Los Angeles County is a non-participating county, which is further demonstrated in the State of California Williamson Act Contract Land map where the City of Rolling Hills is categorized under “non-enrolled land.” As a result, the City is not enrolled in Williamson Act contracts and does not support forest land or forestry resources.

DISCUSSION OF IMPACTS

a. Would the project convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The California Department of Conservation’s (DOC) Farmland Mapping and Monitoring Program and Williamson Act Maps do not show the Project site or the adjacent properties as areas that have agricultural uses, or as areas that have been enrolled in a Williamson Act contract. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City’s General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. However, since there are no agricultural lands on the Project site, the Proposed Project in itself would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, to non-agricultural use, and there would be **no impact**.

b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

The City of Rolling Hills General Plan Land Use Element and Land Use Policy Map do not show any agricultural designations within the City, although the Zoning Map designates the current project site as Residential Agriculture-Suburban, with a minimum lot size of 2-acres. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City’s General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. However, since there are no

agricultural lands on the Project site, the Proposed Project in itself would not conflict with existing zoning for agricultural uses or a Williamson Act contract. and there would be **no impact**.

- c. **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

The City of Rolling Hills is known as a rural city characterized by an abundance of landscaping consisting of Pepper Trees, Geraniums, and Matilija Poppy. However, there are no zoning designations for forest lands within the City, which in turn does not affect any forest lands on the Project site. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. However, since there are no forest lands on the Project site, the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Productions; there be **no impact**.

- d. **Result in the loss of forest land or conversion of forest land to non-forest use?**

The City of Rolling Hills does not contain or have any designations for forest lands. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. However, since there are no forest lands on the Project site, the Proposed Project in itself would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed Project would have **no impact**.

- e. **Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

The California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program does not designate any areas within the City of Rolling Hills as Prime, Unique, Farmland of Statewide Importance, or Farmland of Local Importance. Furthermore, the City's General Plan Land Use Map

does not show any future land uses designated for farmland or forest land. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific visual impacts to scenic vistas, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. However, since there are no agricultural lands on the Project site, the Proposed Project in itself would not result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use; there would be no impact.

MITIGATION MEASURES

None Required.

4.3 Air Quality

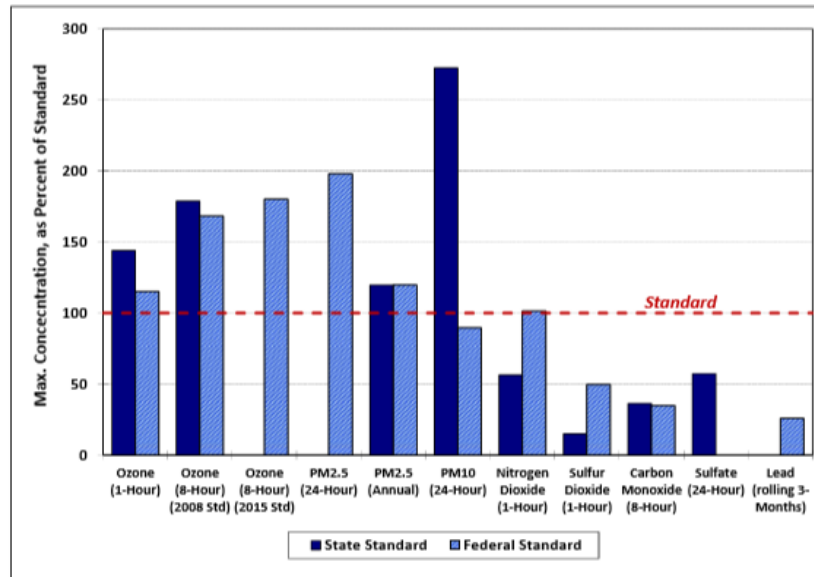
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
c. Conflict or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

Air pollution can have an adverse effect on the health and quality of life of those in areas that experience particularly higher levels of pollutants. Pollutants are generally caused by the various emissions from such things as mobile sources, power plants, agricultural operations and wood burning. The Environmental Protection Agency (EPA) determined the six most common air pollutants known as “criteria” pollutants, that are the most detrimental to the environment and developed National Ambient Air Quality Standards (NAAQS) to help combat environmental impacts. These pollutants include carbon monoxide, lead, ground-level ozone, particulate matter, nitrogen dioxide, and sulfur dioxide. Primary standards are set at a level intended to protect public health, including the health of at-risk populations, with an appropriate margin of safety.

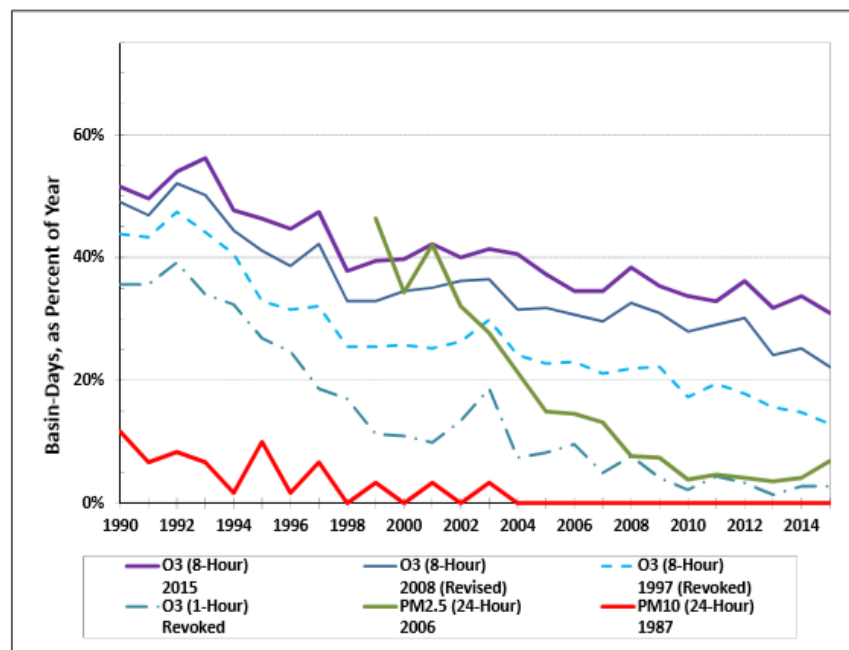
The Project site is located within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant levels to ensure project meet either state and federal air quality standards or, to assist projects develop strategies that will meet the standards. An air quality area basin is categorized as being in “attainment” or “nonattainment” based on whether or not it meets its allocated air quality standards. According to the EPA, the 2015 South Coast Air Basin Maximum Pollutant Concentrations (*Figures 4.3.1: 2015 South Coast Air Basin Maximum Pollutant Concentration*; *4.3.2: Trend of Basin Days Exceeding Federal Standards 1990-2015*; and *4.3.3: 2015 South Coast Air Basin Quality Compared to Other U.S. Urban Areas*) in the Basin exceeded the pollutant concentration levels defined by the NAAQS for ozone, PM_{2.5}, and NO₂, designating the Basin as an “extreme” nonattainment area.

**Figure 4.3.1: 2015 South Coast Air Basin
Maximum Pollutant Concentrations**



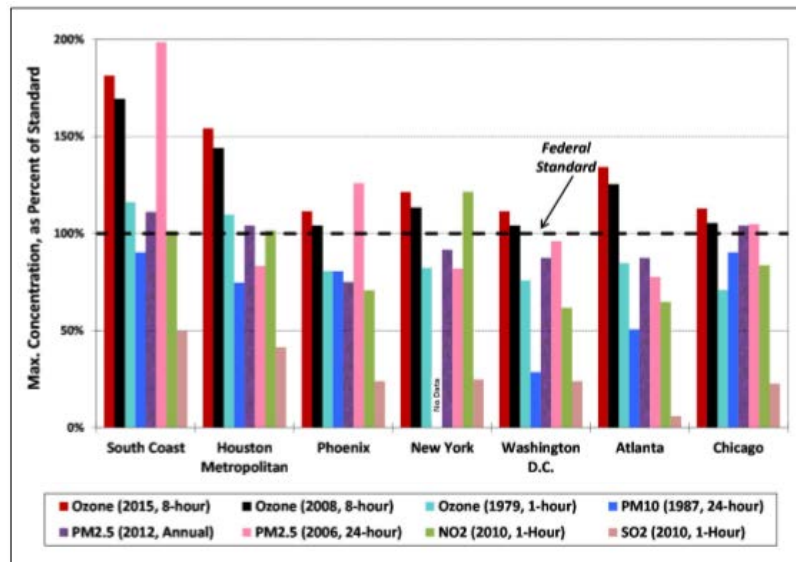
Source: CA Air Quality Management Plan, 2016; <http://www.aqmd.gov/>

**Figure 4.3.2: Trend of Basin Days Exceeding
Federal Standards 1990-2015**



Source: 2016 Air Quality management Plan; <http://www.aqmd.gov/>

**Figure 4.3.3: 2015 South Coast Air Basin Quality
Compared to Other U.S. Urban Areas**



Source: 2016 Air Quality management Plan; <http://www.aqmd.gov/>

DISCUSSION OF IMPACTS

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

The City's goal is to conserve and enhance the City's natural resources, facilitating in development in a manner which reflects the characteristics, sensitivities and constraints of these resources. In events where air quality becomes an issue, the City outlines in Policy 1.10 in the City of Rolling Hills General Plan Open Space and Conservation Element utilizes the South Coast Air Quality Management Plan (SCAQMP) as a source of reference when compliance with air quality standards are required. By using this document as a reference, the City will continue to be consistent with the provisions outlined in the SCAQMP.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new uses on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to the related to changes to the applicable air quality plans, at this level of environmental review. Future

land uses that would occur pursuant to the creation of the overlay zone and the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. The proposed Project in itself would not conflict with or obstruct implementation of the applicable air quality plan and impacts are **less than significant**.

- b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

The Environmental Protection Agency (EPA) has designated the South Coast Air Basin (Basin) as an extreme nonattainment area due to the high levels of criteria pollutants that are present in the Basin. The proposed Project site is within the South Coast Air Basin which exceeds the pollutant concentration levels for Ozone, PM_{2.5} and NO₂. As a result of the existing poor air quality, new developments may add to and potentially increase the levels of criteria pollutants within the Basin.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new housing uses on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to the related to cumulative air pollutant increase, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone and the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. The proposed Project in itself would not result in a cumulatively considerable net increase of any criteria pollutant, and would have **less than significant impact**.

- c. Would the project expose sensitive receptors to substantial pollutant concentrations?**

The Air Resources Board (ARB) defines sensitive receptors as children, elderly, asthmatics and others who are at a high risk of negative health outcomes due to exposure to air pollution. Areas or places where sensitive receptors congregate are considered sensitive receptor locations, and are places such as hospitals, and daycare centers. The Project site is currently a school site that includes a high school, a learning center and the Palos Verdes Peninsula Transit Authority.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings and additional people on the existing site, the Project in itself does not propose or authorize any new development at the current time and therefore would not expose sensitive receptors to substantial pollutant concentrations, at this time of environmental review. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply

with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Since future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. While the proposed Project in itself would not expose sensitive receptors to substantial pollutant concentrations, impacts remain **less than significant**.

d. **Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

As discussed previously, the Project site is currently a school site that contains a high school, a learning center and the Palos Verdes Peninsula Transit Authority. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow additional people on the existing site once it has been developed with new uses, the Project in itself does not propose or authorize any new structures at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and the implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to the visual character of the area, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be to their own environmental reviews per CEQA regulation and the Project would have a **less than significant impact** from odors and emissions on people.

MITIGATION MEASURES

None Required

4.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
g. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Rolling Hills is located on the Palos Verdes Peninsula, in Los Angeles County. This hilltop community supports a variety of plant and wildlife. The City's plant life was established by imported plants at the inception of the community since the natural state of the area included only coastal grass and shrubs. As the community continued to establish, the developers planted trees and shrubs along the

roadsides and donated five Olive Trees to each homeowner whose lots were five or more acres. According to the City's General Plan Open Space and Conservation Element, the more common plants that were established in the community's early stages of development were Pepper Trees, Geraniums and Matalijia Poppy.

Biological Habitat

Due to City's abundance of landscaping and open space areas, the City of Rolling Hills has become home to a large variety of plant life and wildlife. Much of the plant life that are found in the City today resulted from the importing of plants to supplement what was originally only coastal grasses and shrubs. Today, the plant life ranges from several species of trees, flowers, and shrubs, giving the wildlife in the City a place to nurture and form habitats.

There are several species of wildlife that can found nesting among both the vast open space areas and the densely vegetated areas. The City's General Plan Open Space and Conservation Element notes the types of wildlife that can found include squirrels, gophers, skunks, mice, raccoon, opossum, foxes, lizards, snakes, frogs and a wide variety of birds including owls and peacocks; pheasant and quail were also reintroduced into the area.

Water Resources

The City receives its water sources from the Metropolitan Water District through the West Basin Municipal Water District and the California Water Service Company. Due to the City's location atop a tertiary deposit of mudstones and diatomaceous shales, the City does not have any groundwater resources. The City also does not contain any areas of natural water resources and is further separated from groundwater resources by the Palos Verdes Fault.

Unavailability of groundwater and natural water resources requires that the City receive its water supply exclusively from uninterrupted sources as allotted by the West Basin Municipal Water District and Metropolitan Water District.

DISCUSSION OF IMPACTS

- a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

According to the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB) maps, the City of Rolling Hills lies in the Torrance Quad which has identified several bird and plant species that inhabit the City of Rolling Hills have been listed as threatened or endangered species. However, the proposed Project site is already developed and there are no plant or animal species that currently exist on the site. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development

on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential adverse effects on candidate, sensitive or special status species, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. There would be no substantial adverse effects on any endangered, sensitive, or special status species, and the Proposed Project would have **no impact**.

- b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

The City does not have any natural water resources that could be potential areas for riparian habitat. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential adverse effects on candidate, sensitive or special status species, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. There would be no substantial adverse effect on any riparian habitat or other sensitive natural community, and the Proposed Project would have **no impact**.

- c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No areas within the City or on the Project site are designated as a state or federally protected wetland. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential adverse effects on candidate, sensitive or special status species, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Since the Project, as proposed, would not have a substantial adverse effect on state or federally protected wetlands, there would be **no impact**.

- d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential adverse effects on candidate, sensitive or special status species, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Therefore, the Project would not interfere substantially with the movement of any native resident of migratory fish, and there would be **no impact**.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The City of Rolling Hills *General Plan Open Space and Conservation Element* emphasizes the efforts to conserve and enhance the City's natural resources by facilitating development in a manner that reflects the characteristics, sensitivities and constraints of the City's natural resources. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential adverse effects on candidate, sensitive or special status species, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. The Proposed Project would not conflict with any local policies or ordinances protecting biological resources. There would be **no impact**.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

In response to the Endangered Species Act of 1973, the California Department of Fish and Wildlife has developed Habitat Conservation Plans (HCP) to hold private and non-federal agencies accountable for the preservation of endangered plants and wildlife. HCPs are planning documents required as part of an application for an incidental take. Although, the Project site is located approximately two miles from the boundaries of the City of Rancho Palos Verdes Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP), the Project site itself is not within the jurisdiction of an HCP. Further, the proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new development on the existing Project site, future development resulting from the implementation of the Land Use

Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential adverse effects on candidate, sensitive or special status species, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. The Project in itself would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be **no impact**.

MITIGATION MEASURES

None Required.

4.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
m. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

An historical resource is defined as any object, building, structure, area, place, record, or manuscript which a lead agency determines to be historically significant. Generally, a resource is considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources.

Although the City of Rolling Hills provides a definition for historical structures in its Zoning Ordinance, no historical structures have been identified or designated within the City. Nor have any archeological resources been identified with the City limits.

DISCUSSION OF IMPACTS

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

The City of Rolling Hills currently does not have any recognized or identified existing historical resources that could be potentially disturbed as a result of the proposed Project.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development or project area construction, at the current time.

All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess

potential site-specific impact to historical resources, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Therefore, the Proposed Project would have a less than significant impact.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for additional structures and uses on the existing site that could affect unknown archeological resources, if any, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to potential archeological resources, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Therefore, the Proposed Project would have a **less than significant impact** on archeological resources.

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

The Proposed Project would not require digging or grading at the Project site at this current time, since no developments are proposed at this time. Further, no archeological sites or the potential for human remains have been identified either in the City, or on the Project site.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new structures on the existing site, the Project in itself does not propose or authorize any new development at the current time and would not disturb any potentially unknown human remains at the site. All future development resulting from the **creation of the overlay zone, the proposed zoning and** implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Therefore, the Proposed Project would have a **less than significant impact** on human remains.

MITIGATION MEASURES

None Required.

4.6 Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
p. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

In general, energy resources, particularly petroleum, have had a negative impact on the overall environment resulting from the release of greenhouse gases (GHG). More importantly, these energy resources are limited and require conservation and a more efficient method of usage. In 2019, the State of California (State) adopted a California Energy Efficiency Action Plan (Action Plan) that outlines the issues, opportunities, and savings pertaining to energy efficiency in California's buildings, industrial, and agricultural sectors. The Action Plan provides the State with a roadmap for an energy-efficient and low carbon future for buildings and addresses the issues related to climate change and energy consumption.

The City of Rolling Hills incorporates these State-wide provisions for energy efficiency in its Climate Action Plan (CAP) and emphasizes retrofits for existing buildings, energy performance requirements for new construction, and water efficient landscaping. Additionally, the City's General Plan Open Space Element and Housing Element also provide policies that address energy efficiency.

DISCUSSION OF IMPACTS

- a. **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

The Proposed Project does not include any developments or construction that would require short or long-term consumption of energy from heavy equipment, light-duty vehicles, machinery, and generators. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new energy uses on the existing site, the Project in itself does not propose or authorize any new development, at the current time. Future land uses that would occur pursuant to the creation of the overlay the proposed zoning and General Plan

amendments would be subject to their own environmental reviews per CEQA regulation. **As policy level documents, it is not possible to assess potential site-specific impacts from wasteful and unnecessary consumption of energy uses, at this level of environmental review.** Therefore, since the Proposed Project, in itself, would not result in environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operations, there would be **no impact**.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The City of Rolling Hills Climate Action Plan includes energy efficient strategies that provide a framework to help the City achieve measurable energy savings. Further, the City of Rolling Hills General Plan contains provisions that permit the use of solar panels to maximize energy efficiency. However, no provisions in both the Climate Action Plan and the General Plan apply to the proposed Project. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new energy uses on the existing site, the Project in itself does not propose or authorize any new development. All future development resulting from the implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific conflicts with State or local renewable energy plans, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone and the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. The Project, in itself, would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, there would be **no impact**.

MITIGATION MEASURES

None Required

4.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
r. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
s. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
t. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
u. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
w. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The City of Rolling Hills is located in the Los Angeles Basin, and thus is located over one or more earthquake faults. According to the City of Rolling Hills Hazard Mitigation Plan, the major faults that have the potential to affect the greater Los Angeles Basin, and therefore the City of Rolling Hills are the *Newport-Inglewood, Palos Verdes, Santa Monica*, and the *Cabrillo faults*. Further, the soil types found in the City include “Altamira Shale” and basalt, which when in contact with one another, are conducive to land sliding due to differences in permeability. The City’s proximity to several fault lines combined with the soil types that make up the City’s terrain, as well as its location on or near sloped areas have the potential to cause additional geologic hazards including liquefaction and landslides (*see Figure 4: Landslide Hazards*).

The City of Rolling Hills Hazard Mitigation Plan outlines mitigation measures in areas of prevention, property protection, public education and awareness, natural resource protection, emergency services, and structural projects, to provide the City with the proper goals and policies to help reduce potential geologic hazards. The City of Rolling Hills General Plan Safety Element also lists a set of policies that provide additional framework for reducing the social and economic disruptions caused by the effects of natural hazards.

DISCUSSION OF IMPACTS

- a.i. Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**

The Department of Conservation’s (DOC) Earthquake Hazards Zone map does not indicate that the City of Rolling Hills is located within an Alquist-Priolo Fault Zone, although there is a fault zone located approximately 13 miles northeast in the City of Long Beach. However, the DOC Earthquake Hazards Zone map designates the majority the parcels within the City as “earthquake hazard parcels.”

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new buildings on the existing site that could have adverse effects to the risk of loss, injury or death from earthquake faults, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from ruptures of earthquake faults, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Though the Project, in itself, would not directly or

indirectly cause potential adverse effects involving a known earthquake fault; impacts would remain less than significant.

a.ii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Parcels within the City are designated as “earthquake hazard parcels” and can be assumed that the Project site will be exposed to seismic activity; however, there are no known faults located under the Project site that would expose people or structures to adverse effects resulting from seismic ground shaking.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new buildings on the existing site that could have impacts from seismic ground shaking, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from seismic ground shaking, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Impacts from exposure of people or structures from seismic ground shaking would be less than significant

a.iii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

According to the according to the DOC’s Hazards Zone Map, no areas within the Project site are shown to be located within a liquefaction zone. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new buildings on the existing site that could have impacts from seismic ground shaking, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from seismic relate ground failures, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. While the Project itself would not expose people or structures to potential adverse effects from seismic-related ground failure, impacts would be less than significant

a.iv. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Portions of the Project site are located within a landslide zone. To help mitigate potential hazards caused by landslides, Policy 1.1 from the City of Rolling Hills General Plan Safety Element restricts

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration

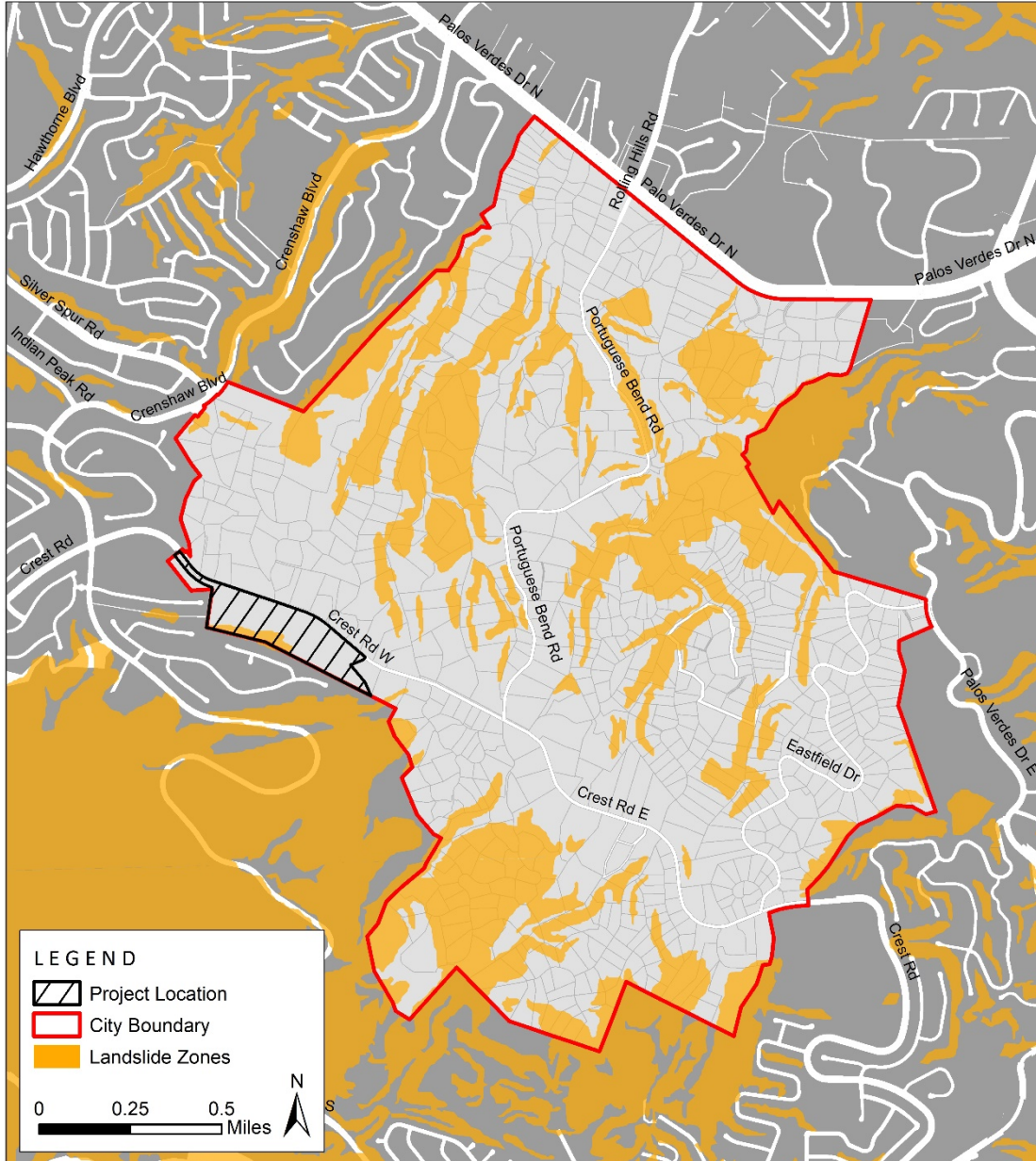
the expansion of existing development and construction of new development near active faults or landslide areas. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new buildings on the existing site that could have impacts from seismic ground shaking, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from potential landslides, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. While the Project as proposed would not expose people or structures to potential adverse effects from landslides, **impacts would be less than significant.**

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration



Figure 4: Landslide Hazards

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data



b. Would the project result in substantial soil erosion or the loss of topsoil?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new buildings on the existing site that could have result on loss of topsoil or soil erosion, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to soil loss or erosion, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Impacts would be **less than significant**.

c. Would the project be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

The City of Rolling Hills Hazard Mitigation Plan notes that the majority of the City's soil is composed of "Altamira-Shale" and basalt, both of which, when combined, could result in landslides due to the difference in permeability. Portions of the Project site are located in a landslide zone, but as mentioned, policies in the City's General Plan Safety Element restricts new development from occurring within these zones. Furthermore, the DOC's Hazards Zone map does not designate any areas of the Project site as a liquefaction zone. Portions of the Project site are located within a landslide zone (see Figure 4.7.1; Landslide Hazards). To help mitigate potential hazards caused by landslides, Policy 1.1 from the City of Rolling Hills General Plan Safety Element restricts the expansion of existing development and construction of new development near active faults or landslide areas.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new buildings on the existing site that could have impacts due to unstable soils, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from potential landslides, lateral spreading, or liquefaction, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Though the Project, as proposed, would not result in on – or – offsite landslide, lateral spreading, subsidence, liquefaction, or collapse, impacts would be **less than significant**

d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new development that could be located on expansive soils on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts expansive soils, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Impacts would be **less than significant**.

- e. **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new development and therefore site excavations on the existing site the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to soils from the use of septic tanks or alternative waste disposal systems, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. The Project, in itself, would not affect the need and availability of septic tanks or alternative wastewater disposal systems; therefore, there would be **no impact**.

- f. **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

The Society of Vertebrate Paleontology (SVP) defines paleontological resources as "any fossilized remains, traces, or imprints of organisms, preserved in or on the earth's crust, that are of paleontological interest and that provide information about the history of life on earth." The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new development and therefore site excavations on the existing site the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to paleontological resources, at this level of environmental review.

Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Though the University of California, Berkeley, Museum of Paleontology localities database shows that there are no known paleontological resources in or around the Project site, and the proposed Project in itself would not directly or indirectly destroy resources, impacts would remain **less than significant**.

MITIGATION MEASURES

None required.

4.8 Greenhouse Gas Emissions

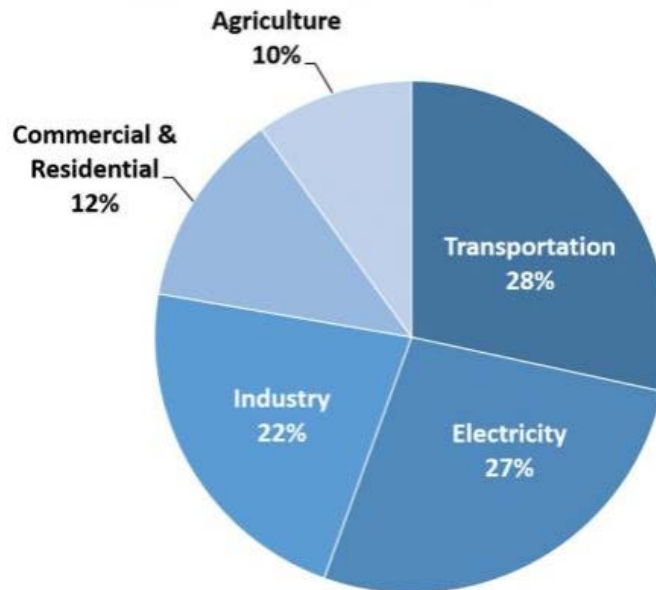
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
x. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
y. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

Greenhouse gases (GHG) have been a major contributor to the effects of global climate change, causing an increase in “radiative forcing,” or a heating effect in the atmosphere. Greenhouse gases are made up primarily of four types of emissions: *Carbon dioxide (CO₂)*, is caused by burning fossil fuels, solid waste, trees and other biological materials; *Methane (CH₄)* is emitted directly during the production and transport of coal, natural gas, and oil; *Nitrous Oxide (N₂O)* is produced during agricultural and industrial activities, as well as combustion of fossil fuels and solid waste and during treatment of wastewater; and *Fluorinated gases* are caused by a variety of industrial processes and are emitted in smaller quantities but in a potent form of greenhouse gases that are referred to as High Global Warming Potential (GWP) gases.

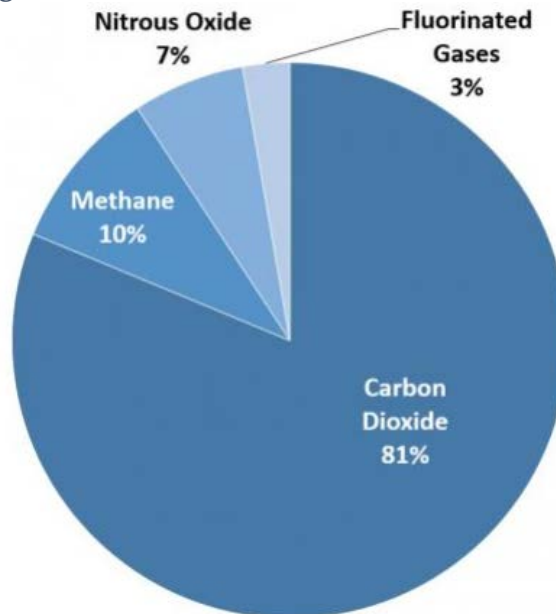
According to the Environmental Protection Agency (EPA), greenhouse gas emissions in the United States have increased by 3.7 percent since 1990, with the primary sources of emissions coming from transportation, electricity production, industry (including fossil fuels for energy), commercial and residential production of heat and handling of waste, agriculture, and land use and forestry. *Figure 4.8.1, Total U.S. Greenhouse Gas Emissions by Economic Sector in 2018*, demonstrates the total United States GHG emissions by economic sector in 2018; transportation is the leading source of GHG emissions as it contributes to the release of carbon dioxide, which was the primary pollutant emitted into the atmosphere in 2018 (*Figure 4.8.2, Total Greenhouse Gas Emission in 2018*).

Figure 4.8.1: Total U.S. Greenhouse Gas Emissions
by Economic Sector in 2018



Source: <https://www.epa.gov/>

Figure 4.8.2: Greenhouse Gas Emission in 2018



Source: <https://www.epa.gov/>

In an effort to reduce the rate of global warming caused by GHG emissions, the State of California passed Assembly Bill 32 (AB 32), the Global Warming Solutions Act (GWS Act) of 2006, which implements a comprehensive, long-term approach to addressing climate change by requiring the State of California to reduce GHG emissions to 1990 levels by 2020. Accordingly, the California Air Resources Board (CARB) has developed a Scoping Plan to set forth a strategy for California to meet its GHG reduction goals.

In 2018, the City of Rolling Hills developed a Climate Action Plan (CAP) that focuses on the reduction of greenhouse gas emissions within the City. In addition to its own policies, the CAP implements the goals and policies laid out in CARB's Scoping Plan in accordance with AB 32. The City's CAP advances these goals by streamlining efforts that establish specific initiatives and programs that target the reduction of GHG emissions.

DISCUSSION OF IMPACTS

- a. **Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new development that could directly or indirectly generate GHG emissions on the existing site the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. **As policy level documents, it is not possible to assess potential site-specific impacts from GHG emissions, at this level of environmental review.** Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Impacts would be **less than significant**.

- b. **Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

The City of Rolling Hill's Climate Action Plan (CAP) implements programs and initiatives that target the reduction of greenhouse gases (GHG). This includes creating a City-wide Waste Plan that diverts about 75% percent of waste from landfills, and the implementation of urban greening by preserving and incorporating parks, forests, green roofs, local agriculture, street trees, and community gardens to create a "carbon sink" where greenhouse gas emissions are stored instead of being emitted into the atmosphere.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for uses on the existing site that could result in the emission of greenhouse gases, the Project in itself does not propose or authorize any new development at the current time. As policy level documents, it is not possible to assess potential site-specific impacts

to the related to changes to the applicable air quality plans, at this level of environmental review. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards Future development at the Project site would be subject to their own environmental reviews per CEQA regulation, and would also be required to conform to all applicable City, State, and Federal standards pertaining to greenhouse gases. There would be **less than significant** impacts.

MITIGATION MEASURES

None Required

4.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
z. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
aa. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
bb. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
cc. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
dd. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ee. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ff. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City's Hazard Mitigation Plan identifies the City as prone to earthquakes, wildfires, droughts, and land movement. Due to its proximity to various fault lines (*Figure 5: Fault Zones*), the City may be most

vulnerable to earthquake hazards. In an effort to reduce potential hazards caused by earthquakes, the State of California regulates development through implementation of Building Codes and by means of the Alquist Priolo Earthquake Fault Zoning Act of 1972 (Alquist-Priolo Act). The Alquist-Priolo Act was passed to regulate development near active faults in order to mitigate the hazard of surface rupture. No areas within the City are located within an Alquist-Priolo Fault Zone, and as such, the Project site also does not contain areas located near an Alquist-Priolo Fault Zone. Hazards resulting from earthquakes are further mitigated by the Seismic Hazard Mapping Act of 1990, which also tightens regulation for development projects within seismic-prone areas.

A portion of the Project site has also been designated by the Department of Conservation (DOC) as a landslide zone (*Figure 5: Fault Zone Map*). Earthquakes are identified as a major hazard to potential for the City, as high magnitudes of ground-shaking can lead to liquefaction and landslides. The majority of the City is located within a landslide zone (*Figure 6: Regional Fault Zone Map*) with a region of the City called the *Flying Triangle* being an active landslide area. The City of Rolling Hills *General Plan Safety Element* outlines goals and policies that address development in areas susceptible to landslides.

The City of Rolling Hills has not been identified as a drought hazard area. According to the updated November 5, 2020 U.S. Drought Monitor map, the City is not located in a drought intensity area. The City of Rolling Hills' water resources are limited to external sources including the Metropolitan Water District through the West Basin Municipal Water District and California Water Service Company (Cal Water).

No risks from hazardous materials or airport hazards have been identified to have an effect on the City due to its distance from the nearest airport and landfill. Along with the Hazard Mitigation Plan (HMP), the City has developed a Community Wildfire Protection Plan (CWPP) to mitigate the risks associated with the identified wildfire hazards. The City's Climate Action Plan (CAP) and *General Plan Safety Element* further establishes policies and guidelines for hazard mitigation and preparedness, including methods for the proper disposal and diversion of potential hazardous materials, such as municipal waste

DISCUSSION OF IMPACTS

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

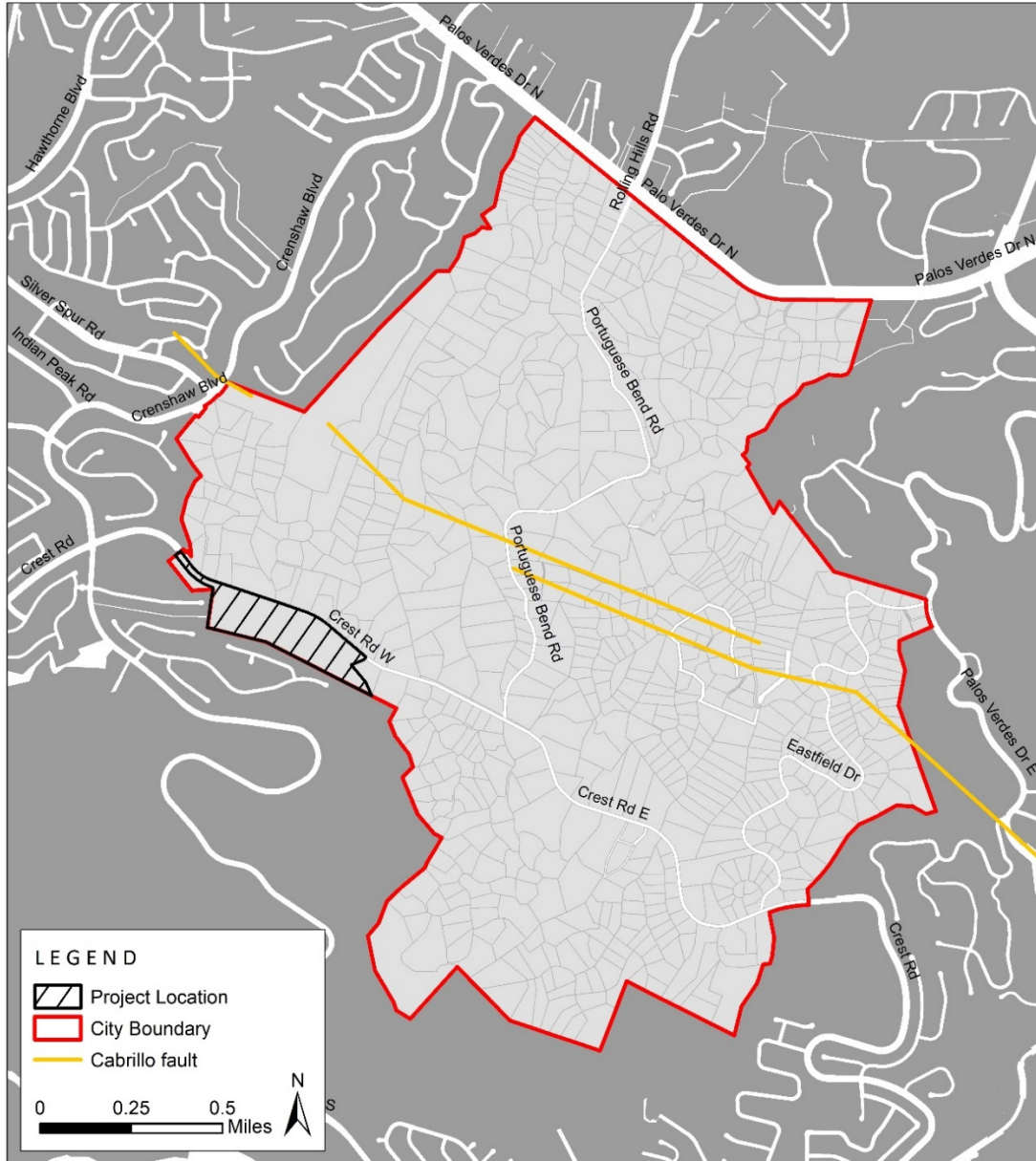
The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. The Project in itself would have **no impact** related to routine transport, use, or disposal of hazardous materials.

City of Rolling Hills
 Rancho Del Mar Affordable Housing Overlay Zone
 Initial Study/Negative Declaration



Figure 5: Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data

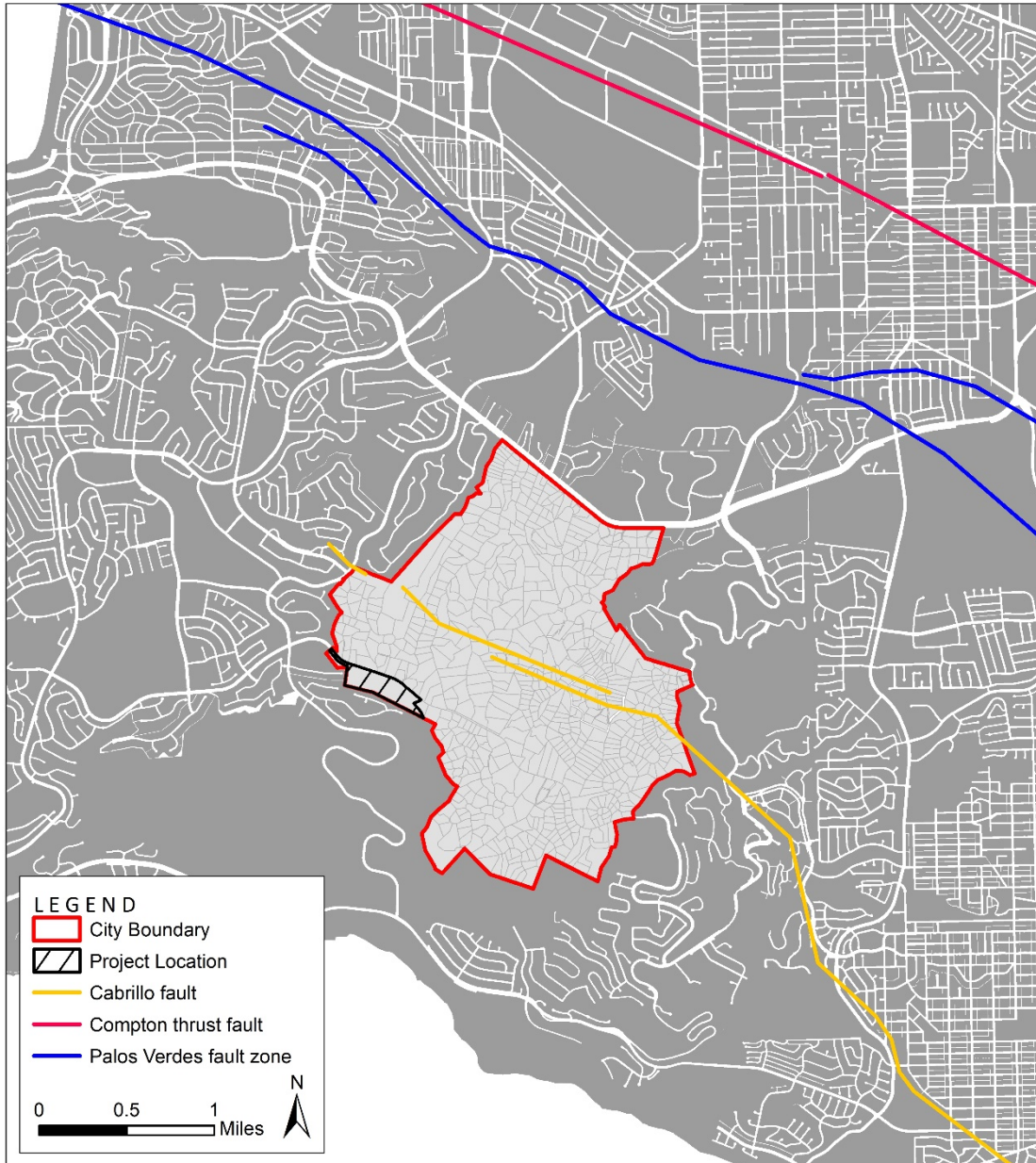


City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration



Figure 6: Regional Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data

CSG
CSG Consultants, Inc.
Business Development

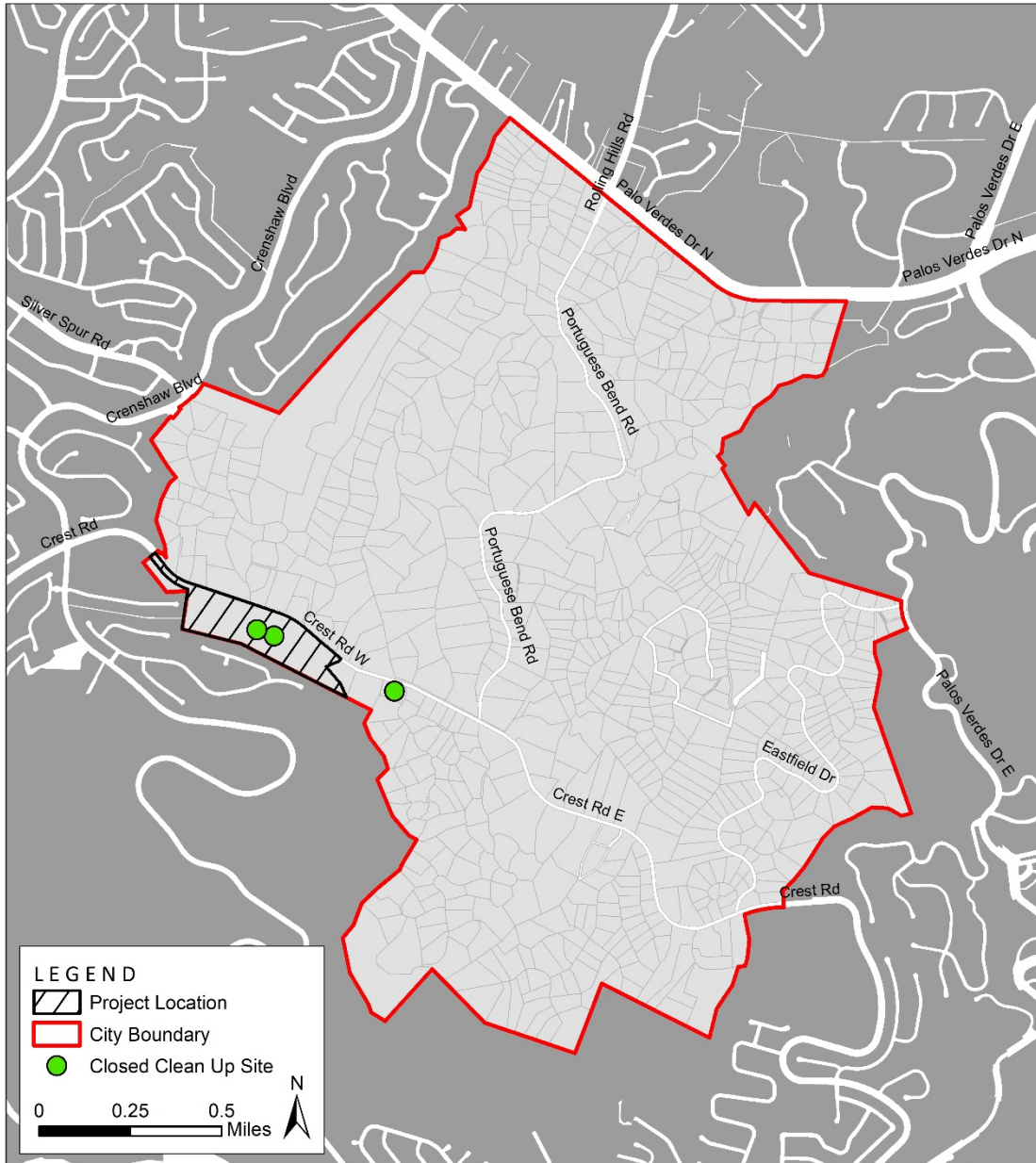


City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration



Figure 7: Clean Up Sites

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data, Geotracker (California State Water Resources Control Board)



b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The City of Rolling Hills Climate Action Plan (CAP) provides a guideline for the reduction and proper diversion of hazardous materials, including residential, community, and municipal waste that have the potential to release hazardous materials into the environment.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to the public from accidental release of hazardous materials into the environment, at level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be required to comply with all applicable City standards and also be subject to their own environmental reviews per CEQA regulation. While the Project as proposed, would not result in the accidental release of hazardous materials into the environment, impacts would remain **less than significant**.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

The proposed Project is located on a Palos Verdes Unified School District school site with existing uses including Beach Cities Learning Center and the Palos Verdes Peninsula Transit Authority. Rancho Del Mar High School has relocated and does not currently operate on the site. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. The Proposed Project in itself would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school; it will therefore have **no impact**.

d. Would the project be located on a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

According to a California State Water Resources Control Board (SWRCB) GeoTracker search, there were three sites with leaking underground storage tanks (LUST sites) on and around the Project site (see *Figure 7: Clean Up Sites*). The sites were determined to contain gasoline and hydrocarbons resulting from leaking of underground storage tanks. Each of the three sites have been cleaned per SWRCB standards and are now designated by the SWRCB as “complete and case closed.”

Furthermore, a search in the Superfund Enterprise Management Systems (SEMS) and Environmental Facts (Envirofacts) database did not produce any results showing that the Project site is on or near a hazardous waste facility. The closest hazardous waste site is located approximately three miles northeast of the Project site, at 26301 Crenshaw Boulevard in the City of Rolling Hills Estates. The Proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. Impacts would be **less than significant**.

- e. **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

The nearest airport to the Project site is the Zamperini Field Airport located approximately 4 miles north of the Project site at 3301 Airport Drive in the City of Torrance. Although the Project site may experience occasional overhead flights, the Airport Land Use Commission (ALUC) does not designate the Project site as an airport Runway Protection Zone (RPZ).

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. The Project would not result in a safety hazard for people residing or working in the Project area due to airport hazards and will not conflict with any existing airport land use plans. Therefore, the Proposed Project will have **no impact**.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. The Project in itself would have **no impact** related to adopted emergency evacuation or response plans.

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

According to the California Department of Forestry and Fire Protection (CAL Fire), the City has been designated as a Very High Fire Hazard Severity Zone. The City has taken a proactive role in preparing its residents for potential wildfires by developing the City of Rolling Hills Community Wildfires Protection Plan (CWPP). The Plan outlines fire mitigation strategies by emphasizing vegetation and electric powerline management, and "infrastructure hardening" where all structures will be required to have a class A roof by 2030. The CWPP also provides evacuation strategies that educates and prepares its residents for utilizing firefighting resources.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards, hazards mitigation plan, and emergency evacuation plan. As policy level documents, it is not possible to assess potential site-specific impacts from risk of loss, injury, or death involving wildland fires, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas related to potential wildland fires. Impacts would remain **less than significant**.

MITIGATION MEASURES

None required.

4.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
gg. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
hh. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
jj. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
kk. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Due to the City of Rolling Hill's location atop a tertiary deposit of mudstones and diatomaceous shales, the City does not have any groundwater resources. The City receives its water sources from the Metropolitan

Water District through the West Basin Municipal Water District (MWD) and the California Water Service Company (Cal Water).

The Environmental Protection Agency (EPA) and the Division of Drinking Water (DDW) regulates the amount of contaminants in water provided by public water systems to ensure that tap water is safe to drink. The City is located near the Pacific Ocean, but does not have any bodies of water within City boundaries and is not located in a State-designated risk area for tsunami inundation (as shown on the Tsunami Inundation Map for Emergency Planning Torrance Quadrangle/San Pedro Quadrangle). As such, the Project site does not contain any bodies of water that could potentially be impacted by stormwater runoff or discharge of pollutants.

The City of Rolling Hills complies with the provisions of the Federal Clean Water Act (CWA) of 1972 and the California Porter-Cologne Water Quality Control Act (Porter-Cologne Act) to regulate the discharge of pollutants into other water resources. Title 17 of the City of Rolling Hills Municipal Code outlines the provisions for reducing pollutants in stormwater discharge and non-stormwater discharges to storm sewer systems. The City is located near the Pacific Ocean, but does not have any bodies of water within City boundaries and is not located in a State-designated risk area for tsunami inundation (as shown on the Tsunami Inundation Map for Emergency Planning Torrance Quadrangle/San Pedro Quadrangle).

DISCUSSION OF IMPACTS

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. Additionally, new development projects on the Project site would be required to comply with the regulations of the National Pollutant Discharge Elimination System (NPDES) as required by Section 402 of the Clean Water Act (CWA), established by the U.S. Environmental Protection Agency (EPA) to control direct stormwater discharges. The Project in itself would not violate any water quality standards or waste discharge requirements or otherwise degrade surface or ground water quality, and would have **no impact**.

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. Since the City does not have a supply of groundwater resources due to its location atop ridges and canyons, the Project as proposed, would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, and impacts would remain **less than significant**.

- c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from changes to drainage at the Project site, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be required to comply with all applicable City standards and also be subject to their own environmental reviews per CEQA regulation. The Project would not substantially alter the existing drainage pattern of the site or area that could result in erosion or siltation; impacts would be **less than significant**.

- c.(ii) Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design

standards. As policy level documents, it is not possible to assess potential site-specific impacts from changes to drainage at the Project site, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be required to comply with all applicable City standards and also be subject to their own environmental reviews per CEQA regulation. The Project would not substantially increase the rate or amount of surface runoff that would create flooding on – or off-site. Impacts would be **less than significant**.

c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from changes to drainage patterns and water runoff at the Project site, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be required to comply with all applicable City standards and also be subject to their own environmental reviews per CEQA regulation. Impacts would be **less than significant**.

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would impede or redirect flood flows?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from changes to drainage patterns that could impede or redirect flood flows at the Project site, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would be required to comply with all applicable City standards and also be subject to their own environmental reviews per CEQA regulation. Impacts would be **less than significant**.

d. Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The Project site is located less than two miles from the Pacific Ocean; however, the Federal Emergency Management Agency (FEMA) lists the City as an “area of minimal flood hazard”. Additionally, there are no other large bodies of water with the City of Rolling.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from floods, tsunamis, seiche zones or pollutant release from project inundation, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. Impacts are **less than significant**.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to water quality, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. These future uses would remain consistent with the City’s existing land use plan, policy or regulations and would not result in environmental effects. Therefore, there would be **no impact**.

MITIGATION MEASURES

None Required.

4.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
ll. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
mm. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Rolling Hills is primarily a residential community with large acre lots, equestrian trails, tennis courts and walking trails located over a 2.98 square mile area. Residential uses account for about 1,637 acres of the total 1,909 acres (approximate) of land within the City, leaving about 176 acres available for an additional 59 single-family dwelling units. About 33 acres of land within the City are used for recreation uses, while educational uses utilize about 30 acres. Public or Rolling Hills Community Association owned land uses account for about 5.5 acres of the City's total land area. The land uses include the area around the City's Civic Center and two City owned equestrian riding rings. The City also includes about 203 acres of vacant land. The general topography of the area consists of rolling hillsides that are subject to landslides.

The Project site encompasses the approximate 30-acre education use parcel owned by the Palos Verdes Peninsula School District. Uses on this site include facilities for the Rancho Del Mar Continuation High School, the Beach Cities Learning Center, and the Palos Verdes Peninsula Transit Authority. Access to the Project site is through a private roadway that veers off Crest Road West. A few unpaved interval roadways traverse the site. The site slopes from east to west, from the Beach Cities Learning Center to the Palos Verdes Peninsula Transit Authority, with an approximate 38 feet drop from one end of the Project site to the other. Vegetation on-site consists of a few trees around the school sites and a mix of grasses and paved areas. The portion of the PVP Transit Authority site is primarily paved, with few buildings, parking areas and storage buildings. The site is currently zoned Residential Agriculture Suburban-2-Acres (RAS-2) with a General Plan Land Use Designation of very-low density residential with 2+ net acres/dwelling unit.

DISCUSSION OF IMPACTS

a. Would the project physically divide an established community?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. These future uses would remain consistent with the City's existing land use plan, policy or regulations and would not result in environmental effects. Therefore, the proposed Project would not physically divide an established community and there would be **no impact**.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for future development on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. These future uses would remain consistent with the City's existing land use plan, policy or regulations and would not result in environmental effects. Therefore, there would be **no impact**.

MITIGATION MEASURES

None required.

4.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
nn. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
oo. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Mineral resources typically include oil and gas deposits, and nonfuel deposit such metals boron compounds, clays, limestone, gypsum, salt, sand, gravel, and crushed stone. California is the largest producer of sand and gravel in the United States and Los Angeles County area has large quantities of sand and gravel.

The California Department of Conservation provides guidelines for the classification and designation of mineral lands and separates Mineral Resource Zones (MRZ) into six categories: MRZ-1; MRZ-2a; MRZ-2b; MRZ-3a; MRZ-3b; and MRZ-4.

- **MRZ-1** zones are areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2a** zones are areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present. As shown on the diagram of the California Mineral Land Classification System, Areas classified MRZ-2a contain discovered mineral deposits that are either measured or indicated reserves as determined by such evidence as drilling records, sample analysis, surface exposure, and mine information. Land included in the MRZ-2a category is of prime importance because it contains known economic mineral deposits. A typical MRZ-2a area would include an operating mine, or an area where extensive sampling indicates the presence of a significant mineral deposit.
- **MRZ-2b** zones are areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present. Areas classified MRZ-2b contain discovered deposits that are either inferred reserves or deposits that are presently sub-economic as determined by limited sample analysis, exposure, and past mining history. Typical MRZ-2b area would include sites where there are good geologic reasons to believe that an extension of an operating mine exists or where there is an exposure of mineralization of economic importance.
- **MRZ-3a** zones are areas containing known mineral deposits that may qualify as mineral resources. MRZ-3a areas are considered to have a moderate potential for the discovery of economic mineral deposits. MRZ-3

An example of a MRZ-3a area would be where there is direct evidence of a surface exposure of a geologic unit, such as a limestone body, known to be or to contain a mineral resource elsewhere but has not been sampled or tested at the current location.

- ***MRZ-3b** zones are areas containing inferred mineral deposits that may qualify as mineral resources. Land classified MRZ-3b represents areas in geologic settings which appear to be favorable environments for the occurrence of specific mineral deposits, such as areas where indirect evidence exists for a geophysical or geochemical anomaly along a permissible structure indicating the possible presence of a mineral deposit*
- ***MRZ-4** zones are areas where geologic information does not rule out either the presence or absence of mineral resources. The distinction between the MRZ-1 and MRZ-4 categories is important for land-use considerations.*

The City of Rolling Hills has been identified by the California Division of Mines and Geology as being located in Mineral Resource Zone 1 (MRZ-1), which determines that the City does not have significant mineral deposits and that there is little likelihood for their presence. The City's General Plan Open Space and Conservation Element also does not identify any mineral resources or mines the City of Rolling Hills area. Consequently, the Project site does not contain any significant mineral deposits.

DISCUSSION OF IMPACTS

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While there may be proposed changes at the Project site in the future, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts at this level of environmental review and future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas. However, sincere there are no known mineral resources sites in the City limits, there would be **no impact**.

- b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While there may be proposed changes at the Project site in the future, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts at this level of environmental review and future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas. However, sincere there are no known mineral resources sites in the City limits, there would be no loss of a locally known mineral resource and there would therefore be **no impact**.

MITIGATION MEASURES

None Required.

4.13 Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
pp. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
qq. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
rr. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

Noise is typically defined as any disturbing or unwanted sound that interferes or harms humans or wildlife. Sound becomes unwanted when it interferes with daily activities such as sleeping, conversation, or disrupts or diminishes one's quality of life. The health effects associated with noise are often related to stress and stress-related illnesses such as high blood pressure, speech interference, hearing and sleep loss, and disruption of productivity. Just like air pollution or water pollution, noise can just as much cause substantial environmental impacts that become a source of pollution.

The City of Rolling Hills generally has a quiet sound environment with very few sources of noise. Such sources of noise within the City include transportation noise from Palos Verdes Drive located on the northern boundary of the City, aircraft noise from occasional overfly of small aircrafts from Torrance Airport located to the north of the City, and stationary noise from pool equipment, air conditioners, music, leaf blowers, tennis courts, and paddle tennis courts. Noise Sensitive Receptors in the City include the public school located on the western boundary of the City, and as an entirely residential community, all of the City of Rolling Hills can be considered noise sensitive. To ensure its residents are protected from excessive noise pollution, the City's General Plan Noise Element includes goals and policies that address existing noise conflicts as well as forecasted noise pollution from future development and other environmental source.

DISCUSSION OF IMPACTS

- a. **Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Ambient noise is defined as all the noise that is present in a given environment and is often referred to as “background noise.” The levels of ambient noise can have substantial health and safety implications if noise levels are not abated and properly mandated. The City has remained an exclusively residential community where a quiet rural atmosphere has been maintained. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for taller multi-family structures on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. Since the Proposed Project in itself would not generate a substantial temporary or permanent increase in ambient noise levels, there would be **no impact**.

- b. **Would the project generate excessive groundborne vibration or groundborne noise levels?**

Groundborne vibration and noise are typically generated from roadway traffic and construction activities. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for residential and related uses on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City’s General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. The Proposed Project would not generate excessive groundborne vibration or groundborne noise levels; there would be **no impact**.

- c. **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration

The nearest airport from the Project site is Torrance Airport and is located more than two miles, or approximately more than four miles northeast of the Project site. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for residential and related uses on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. The Proposed Project in itself would not expose people residing or working in the project area to excessive airport noise levels, and there would be no impact.

MITIGATION MEASURES

None Required.

4.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
ss. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
tt. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Rolling Hills is located on the Palos Verdes Peninsula in Los Angeles County. Incorporated in 1957, the City has a rural and equestrian character, with large lots, equestrian trails and open space areas. There is approximately 200 acres of vacant land in the City.

As of 2018, the City had a population of approximately 1,939, according to the Southern California Association of Governments (SCAG)'s Local Profiles Report for the City. This is an increase of 79 people from the SCAG estimate of 1,860 people in 2010, and an increase of 68 people from the California Department of Finance (DOF) estimates for 2000. The City is primarily Non-Hispanic White (about 72%), with a small mix of Asians (at 16%), African Americans, Native Americans and Pacific Islander (approximately 12%).

According to the SCAG report, housing type in the City is predominantly single family residential (99%) with one multi-family unit (0.1% of the total housing stock). Development in the City of Rolling Hills is controlled by Covenants, Conditions, and Restrictions (CC&Rs). These limit development in the City to single family residences on once-acre and two-acre lots. While the City has been primarily built out, there are some limited opportunities for growth and new housing. According to the City's Housing Element, about 89% of the City's residents commuted outside the City to work, while about 11% of residences worked from home. According to the SCAG's Local Profiles Report for the City of Rolling Hills, there were 0.5 permits per 1,000 residents in 2000, and no permits issued for residential units in 2018.

DISCUSSION OF IMPACTS

- a. **Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new uses on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone, the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. The Proposed Project could eventually induce unplanned population growth in the area by allowing future new homes. Impacts would therefore remain **less than significant**.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new uses on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific, at this level of environmental review. Moreover, there are currently no existing housing or people on the Project site. Future land uses that would occur pursuant to the creation of the overlay zone and the proposed zoning and General Plan amendments would therefore be subject to their own environmental reviews per CEQA regulation. The Proposed Project in itself would not displace any existing housing or people and there would be **no impact**.

MITIGATION MEASURES

None required.

4.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
uu. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Rolling Hills is primarily a residential community with very few public facilities within its boundaries. Public services are provided to the City by the Los Angeles County Fire Department; Station No. 56, the Los Angeles County Sheriff Department (LACSD) (located in the City of Lomita); and the Palos Verdes Unified School District (PVUSD). Storm Hill Park is the only park facility located within the City, and there are no libraries within City boundaries.

The Los Angeles County Fire Department (LACFD) Station 56 is located within City boundaries at 12 Crest Road West, Rolling Hills, California 90274, approximately half a mile to the east of the Project site. The LACFD works closely with the City to prepare and educate the community on evacuation procedures, creating defensible space around a home and on retrofitting a home with fire-resistant materials. The City also contracts with the Los Angeles County Sheriff's Department and is served by the Lomita Station located outside of City boundaries at 2623 Narbonne Avenue, Lomita, California, 90717, approximately five miles north of the City.

The City of Rolling Hills is served by the Palos Verdes Peninsula Unified School District (PVPUSD), with school levels ranging from elementary to adult education. An existing public high school facility, the Rancho Del Mar High School, is the only school facility located in the City. However, the school has moved

its operations to a new location outside of the City, approximately seven miles to the northwest, at 375 Via Almar in the City of Palos Verdes Estates.

Although the City has a large inventory of open space areas such as bridle trails and tennis courts, there is only one area within the city that is designated as a park. Storm Hill Park is located on the northwestern border of the City at Storm Hill Lane where approximately 25 miles of private equestrian trails are located and are maintained by the City of Rolling Hills Community Association (RHCA). Trails are open to both residents and non-residents. Non-residents are required to obtain a permit from the City prior to utilizing the trails.

Library services are offered through the Palos Verdes Library District at three locations outside of the City: Peninsula Center Library at 701 Silver Spur Road in the community of the City of Rolling Hills Estates, approximately two miles northwest of the City; Malaga Cove Library located in the City of Palos Verdes Estates, at 2400 Via Campesina, about six miles northwest of the City; and Miralest Library located in City of Rancho Palos Verdes, at 29089 Palos Verdes Drive East, about three miles west of the City of Rolling Hills.

The Project site is located on an existing school site where Rancho Del Mar High School previously operated. The High School has relocated its operations, but the facility remains on the site, along with Beach Cities Learning Center and the Palos Verdes Peninsula Transit Authority (PVPTA), which are both still operating on the Project site.

DISCUSSION OF IMPACTS

a.i. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The City's fire protection, rescue services, and medical services are provided by the Los Angeles County Fire Department (LACFD) Fire Station No. 56 is the nearest fire station to the Project site, and is located at 12 Crest Road West, about 1.2 miles southeast of the Project Site. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future would allow new buildings and additional people on the existing site that could incrementally increase the demand for fire protection services, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards, hazards mitigation plan, and emergency evacuation plan. As policy level documents, it is not possible to assess potential site-specific impacts to fire protection services or utilities, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own

environmental reviews for all issue areas including fire emergency response. There would be **no impact**.

- a.ii. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**

The City of Rolling Hills receives police protection services from the Lomita Station of the Los Angeles County Sheriff Department (LACSD). The Lomita Station is located at 26123 Narbonne Avenue in the City of Lomita, approximately 5.2 miles northeast of the Project site.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings and additional people on the existing site that could incrementally increase the demand for police protection services, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to potential additional police protection facilities or services or utilities, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas including police protection services, and there would be **no impact**.

- a.iii. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**

The proposed Project is a change in zoning classification of the Palos Verdes Unified School District site at 38 Crest Road West. The school site is currently occupied by a high school facility, a learning center, and the Palos Verdes Peninsula Transit Authority. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings and additional people on the existing site that could incrementally increase the demand for additional school facilities and services, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to fire protection services or utilities, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would

be subject to their own environmental reviews for all issue areas including additional school facilities, if needed. There would be **no impact**.

a.iv. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The City has several areas that serve recreational purposes for both residents and non-residents. There are currently three tennis courts, eight-acres of City-owned open space, equestrian facilities, and approximately 25 miles of private trails for horseback riders and pedestrians. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings and additional people on the existing site which could incrementally increase the demand for recreational uses, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to recreational facilities, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas including future recreational uses. Since there would be no substantial adverse physical impacts on parks, the proposed Project would have **no impact**.

a.v. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings and additional people on the existing site and that could result in the need for new or altered public facilities, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to public facilities, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas and there would be **no impact**.

The proposed Project would therefore have **no impact**.

MITIGATION MEASURES

None Required.

4.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
vv. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ww. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The City of Rolling Hills abound in recreational opportunities, from publicly owned open space areas, tennis courts and equestrian trails, to hillside open spaces. There are three tennis courts owned by the City and two equestrian riding rings within the City. Approximately 25-30 miles of private equestrian trails operated by the Rolling Hills Community Association are open to riders and joggers from the City as well as neighboring jurisdictions. Due to the topography in the City of Rolling Hills, a substantial portion of the area has steep hillsides and canyons.

In addition to outdoor recreational opportunities, the City also offers its residents various exclusive recreational club privileges. The Caballeros group was initially formed for residents who shared an interest in horseback riding. Today, the Group has a network of people, both riders and non-riders, who come together to continue to share their interests in both horseback riding as well as in maintaining the trails within the City. The City also hosts a Tennis Club and Social Club that allows both old and new residents to participate in tournaments, monthly socials, annual exhibition matches, holiday parties, and weekend getaways. The Women's Community Club of Rolling Hills also hosts a number of events for the City, including Children's Easter and Holiday parties, Spring Tea, luncheons, and neighborhood meetings.

DISCUSSION OF IMPACTS

- a. **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future would allow for population growth, additional buildings and potentially new recreation uses on the existing site, the Project in itself does not propose or authorize

any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to the physical deterioration of neighborhood or regional parks, at this level of environmental review. Future land uses that would occur pursuant to the creation of the overlay zone and the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. In addition, any future land uses that may include parks and recreational facilities would be subject to a project-by-project impact analysis. The proposed Project would therefore have a less than significant impact.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed Project in itself does not include the construction or expansion of recreational facilities. As mentioned in the discussion above, the proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for population growth, new buildings and potentially the construction or expansion of new recreation uses on the existing site, the Project in itself does not propose or authorize any new development. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards, and would be subject to their own environmental reviews per CEQA regulation. Any future land uses that could require the construction or expansion of recreational facilities may have physical effects on the environment. However, these facilities would be subject to a project-by-project impact analysis, and the proposed Project would therefore have a **less than significant impact**.

MITIGATION MEASURES

None Required.

4.17 Transportation/Traffic

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
xx. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
yy. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
zz. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
aaa. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

The City of Rolling Hills has a unique street system that consists exclusively of private roadways, which are the easements owned by the City of Rolling Hills Community Association (RHCA), created for recreational purposes. These private streets include a combination of pathways for vehicles, bicycles, horses, and pedestrians.

There are five major collector streets in the City: Portuguese Bend Road, Crest Road, Eastfield Drive, Southfield Drive, and Saddleback Road. Parking is allowed on the shoulder areas along some portions of collector roads where landscaping is not prohibitive, but the majority of off-street parking is provided in conjunction with City residents

The Palos Verdes Peninsula (PVP) Transit Authority is located within the City at 38 Crest Road West but does not provide direct transit services for the City since the roadways are all private. Transit services are provided by the Regional Transit District (RTD) along Palos Verdes Drive North located on the southern perimeter of the City of Rolling Hills, located outside of its boundaries.

According the City's General Plan Circulation Element, there are approximately 25 miles of equestrian/hiking trails provided within the community of Rolling Hills on private property easements where motorists and bicyclists are prohibited. Pedestrians can utilize the trail system as there are no sidewalks provided along the collector roads.

DISCUSSION OF IMPACTS

- a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

The City's General Plan Circulation Element addresses goals and policies that enforces a safe and efficient circulation system to help protect and maintain the existing private roadways that run throughout the City. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for uses on the existing site that could have an impact on the City's existing circulation system, as a policy-level document, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates, the creation of the overlay zone, the proposed zoning and would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to the related to changes to the applicable air quality plans, at this level of environmental review. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards would be subject to their own environmental reviews per CEQA regulation. The proposed Project in itself does not conflict with a program, plan, ordinance, or strategy addressing the City of Rolling Hills' existing circulation system, plan, ordinance; there would be no impact.

- b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

CEQA Guidelines Section 15064.3(b) provides specific considerations for determining whether or a project would have transportation impacts and identifies vehicle miles traveled (VMT) as the appropriate measure of transportation impacts.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new uses and associated transportation uses, the Project in itself does not propose or authorize any new development, at this current time. All future development resulting from the implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards would be subject to their own environmental reviews per CEQA regulation. The proposed Project would have less than significant impacts in relation with CEQA Guidelines section 15064.3, subdivision (b).

- c. **Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new buildings with unique design features, the Project in itself does not propose or authorize any new development. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts from transportation related geometric design features, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Though the proposed Project in itself would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment). Impacts would be less than significant.

- d. **Would the project result in inadequate emergency access?**

Existing emergency access is provided to the Project site via a private access road that branches off from Crest Road West.

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for additional population and therefore access needs for emergency vehicles and services on the existing site, as a policy-level document, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates, the creation of the overlay zone and the proposed zoning changes would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. The proposed Project in would not result in inadequate emergency access and would have **no impact**.

MITIGATION MEASURES

None Required.

4.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
bbb. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The State of California Assembly Bill 52 (AB 52) for Native American Consultation requires the Lead Agency for any project to consult with all California Native American tribes, traditionally and culturally associated with the project area. AB 52 and Senate Bill (SB) 18 allows for associated California Native American Tribes to aid in the protection of tribal and cultural resources affecting the Project site by providing recommendations for mitigation and protection. Under AB 52, agencies proposing a Project that requires a Notice of Preparation, Notice of Mitigated Negative Declaration (MND) or Notice of Negative Declaration (ND) are required to establish consultation with tribes that are traditionally and culturally affiliated to the geographic area where a project is located. Tribes notified under the requirements of AB 52 have 30 days to respond in writing of their request for consultation on the proposed project. Under AB 52, SB 18 applies to lead agencies proposing to adopt or amend a General Plan, Specific Plan or Open Space Designations. Like AB 52, SB 18 requires that local governments contact tribes about the opportunity to

consult on a proposed project; however, instead of 30 days to respond, tribes have 90 days to request consultation.

In compliance with AB 52, the City, as the Lead Agency for this Project distributed project notification letters to the following six tribes on October 16 and 17, 2020: Gabrieleno Band of Mission Indians – Kizh Nation; Gabrieleno/Tongva San Gabriel Band of Mission Indians; Gabrieleno/Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; Gabrielino/Tongva Tribe; and Soboba Band of Luiseno Indians. Should any Native American tribes seek consultation with the City of Rolling Hills, under the requirements of SB 18, the City will commence tribal consultation at that time.

DISCUSSION OF IMPACTS

- a.i. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**

The City of Rolling Hills is not currently listed on the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Code section §5020.1(k). The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new development and therefore site excavations on the existing site the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to tribal cultural resources, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Additionally, while the six afore-mentioned Native American tribes were notified of this particular Project, each future redevelopment project at the proposed Project site would entail its own tribal consultation. The proposed Project in itself would not cause a substantial adverse change in the significance of a tribal resources and therefore there would be less than significant impact.

- a.ii. Would the project cause a substantial adverse change in a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow for new development and therefore site excavations on the existing site the Project in itself does not propose or authorize any new development at the current

time All future development resulting from the creation of the overlay zone, the proposed zoning and implementation of the Land Use Element updates would be required to comply with the City's General Plan policies and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to tribal cultural resources, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. Additionally, while the six afore-mentioned Native American tribes were notified of this particular Project, each future redevelopment project at the proposed Project site would entail its own tribal consultation. The proposed Project in itself would not have a substantial adverse change on the significance in a California Native Tribal resource and therefore there would be less than significant impacts.

MITIGATION MEASURES

None required.

4.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
ccc. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ddd. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
eee. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
fff. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ggg. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The City of Rolling Hills has adopted the appropriate sections of the Los Angeles County Health and Safety Code (Title 11) and the Los Angeles County Plumbing Code (Title 28). In 2018, the City entered into a Memorandum of Understanding (MOU) with Los Angeles County (County) in order to be covered under the County's Local Agency Management Program's (LAMP) provisions and restrictions. As a result, the City is covered under the provisions and restrictions of LAMP and maintenance and installation of all onsite wastewater treatment system (OWTS) is authorized to be done by the Department of Public Health (DPH). LAMP also authorizes the Department of Public Health (DPH) to implement alternate standards including the conditions that allow DPH to issue operating permits for Non-Conventional Onsite Wastewater Treatment Systems (NOWTS). The City of Rolling Hills Municipal Code defines NOWTS as an onsite wastewater treatment system that utilizes one or more supplemental treatment components to provide further treatment of sewage effluent prior to discharging into the dispersal system. Supplemental

treatment components can include a three-compartment treatment tank, aerator, filter pods, pump, ultraviolet disinfection, clarifier, and effluent filtration. Without the adoption of the LAMP, residents whose properties do not meet the requirements for the installation of a low risk system would be required to apply for a Waste Discharge Requirements (WDR) permit from the local Water Board, pay annual fees to the Water Board, and comply with quarterly monitoring requirements.

The City of Rolling Hills Municipal Code also outlines provisions for domestic wastewater, defining it as wastewater normally discharged from plumbing fixtures, appliances, and other household and commercial devices including toilets, sinks, showers, and bathtubs. Strict provisions on the requirements for onsite wastewater treatment systems are outlined in the City's Zoning Code, ensuring that construction plans proposing a new OWTS are thoroughly reviewed prior to approval and issuance of permits. The Code further enforces the discharge of toxic materials or liquids that flow onto the surface of any land or body of water.

The Project site is located on an existing school site that is developed with existing structures and has an established utilities system that serves the site. Any future development on the Project site would be required to comply with the existing City and County standards for the maintenance of the existing utility systems.

DISCUSSION OF IMPACTS

- a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings on the existing site that may require water, wastewater storm drainage, electric power, natural gas, or telecommunications facilities, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. Since there are no new land development project involved specific to the proposed Project under evaluation, there would be no requirement for the construction or relocation of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. As policy level documents, it is not possible to assess potential site-specific impacts from the relocation or constructions of water, wastewater, storm drainage, power, gas, or telecommunications facilities, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all of these issue areas related to utilities and service systems. Impacts would be **less than significant**.

- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

The Project site is currently developed with Del Mar High School, Beach Cities Learning Center and the Palos Verdes Peninsula Transit Authority, where water supply facilities are already established and maintained. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new development and therefore potential future need for sufficient water supplies on the existing site, the Project in itself does not propose or authorize any new development. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards, hazards mitigation plan, and emergency evacuation plan. As policy level documents, it is not possible to assess potential site-specific impacts to water supply levels, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas related to the availability of water supply; impacts would therefore be **less than significant**.

- c. **Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new uses on the existing site that may affect wastewater capacity, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to future wastewater demand, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas including fire pollutant risks. Impacts would be **less than significant**.

- d. **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As policy level documents, it is not possible to assess potential site-specific impacts to existing local infrastructure, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for issue areas related to the capacity of local infrastructure. While the Proposed Project would not create excess solid waste or impair the attainment of solid waste reduction goals; impacts would be **less than significant**.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future would allow for additional development on the site and therefore the potential future need for solid waste facilities, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards. As a policy level document, it is not possible to assess potential site-specific impacts to solid waste facilities, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews per CEQA regulation. The Proposed Project in itself would not generate solid waste. Therefore, the Project could have effects on federal, state, or local management and reduction statutes that regulate solid waste, impacts would be **less than significant**.

MITIGATION MEASURES

None Required.

4.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING

The State of California Department of Forestry and Fire Protection (CAL FIRE) maps areas of fire hazards based on a number of factors such as terrain, slope, weather, fuels, and other. A Fire Hazard Severity Zone (FHSZ) map allows an area to evaluate wildfire hazards based on their degree of severity (very high, high, and moderate). Though FHSZs cannot predict where potential wildfire may occur, they do identify areas where wildfire hazards may be severe and therefore cause greater damages to life and property. All local jurisdictions in California are required to identify their areas of Fire Hazard Severity Zones (FHSZ) which are based on vegetation density, slope severity, fire weather, and other factors. CAL FIRE identifies three fire hazard zones based on increasing severity from fires – moderate, high, and very high.

Wildfire protection in California is the responsibility of the State and local governments, as well as the federal government. The State of California has therefore prepared FHSZ maps to evaluate likely risks for wildfire over a 30-50 year period. Lands where the State has financial responsibility for wildland fire protection are designated as State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs). Typically, Moderate, high, and very high FHSZs are found in SRAs where the State has financial responsibility for fire protection and prevention. SRAs are areas where the State of California has financial responsibility for fire protection, while LRAs include incorporated cities, cultivated lands, and even desert areas. Fire protection for LRAs are typically provided by fire protection districts, a jurisdiction's fire department, or by CAL FIRE under contract to local governments.

The City of Rolling Hills is located in Very High Fire Standard Severity Zone (VHFSSZ), as determined by CAL FIRE. The City prepared a Hazard Mitigation Plan in 2019 which included discussions for wildfire hazards, as well as a Community Wildfire Protection Plan (CWPP) in July 2020. As a designated VHFSSZ (see **Figure 8: Fire Hazards**) the City is vulnerable to brush fire hazards. Steep hillsides, cliffs and canyons along with vast areas of native and non-native vegetation. The severe risks to loss of life or injury, destruction of buildings, road closures, and loss of domestic animals as well as wildlife, among others, are some of the main effects of wildfires. The City of Rolling Hills has adopted a Hazard Mitigation Plan (HMP) in 2019, as well as a Community Wildfire Protection Plan (CWPP) in July 2020. Based on the community's concerns regarding fire fuel in the canyon areas of the City, fire mitigation strategies were developed from a variety of sources, the City has developed best strategies to implement to help mitigate wildfires caused by fire fuel. Additionally, the City has coordinated with the Los Angeles County Fire Department to develop options in dealing with vegetation management, including infrastructure hardening, vegetation management, maintenance of electric power lines, and inspections and enforcement.

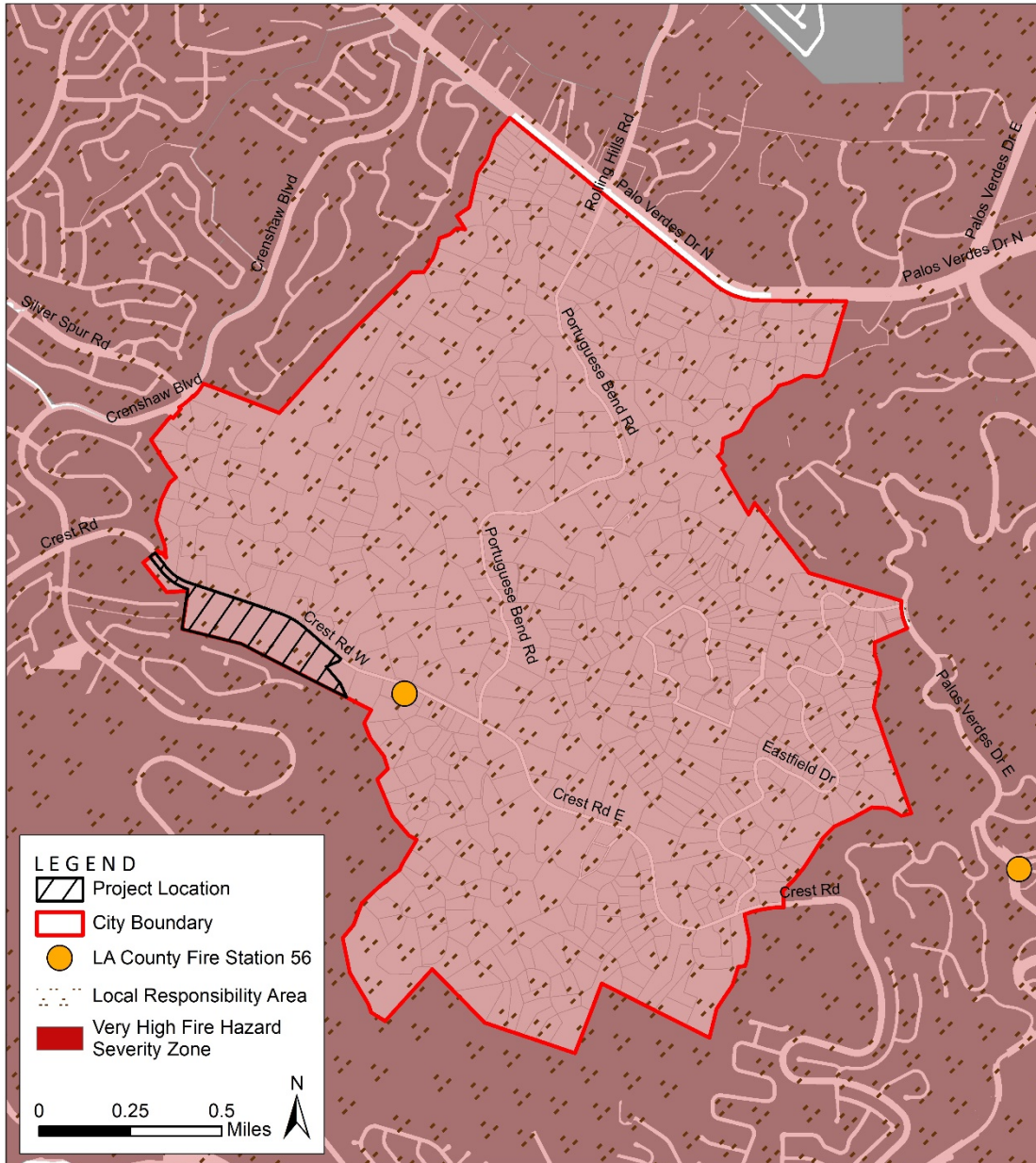
The City of Rolling Hills Hazard Mitigation Plan (HMP) also identifies wildfires as a potential hazard within the City and includes discussions on the community's wildfire issues. Through its contract with the Los Angeles County Fire Department, the City requires and administers precautionary measures to create defensible space for all properties within the City, particularly in the maintenance of structures and vegetation. The HMP further enforces the goals of wildfire mitigation that are consistent with the City's CWPP, with policies implemented to reduce threats to public safety and protect property from brush fire hazards.

City of Rolling Hills Rancho Del Mar Affordable Housing Overlay Zone Initial Study/Negative Declaration



Figure 8: Fire Hazards

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.
Boulder, Colorado



DISCUSSION OF IMPACTS

- a. **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards, hazards mitigation plan, and emergency evacuation plan. As policy level documents, it is not possible to assess potential site-specific impacts to emergency response plans, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas including fire emergency response. Though the proposed Project in itself would not by itself impair any emergency response and evacuations plans, the Project site's location in a VHFSSZ impact would result in a **less than significant impact**.

- b. **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards, hazards mitigation plan, and emergency evacuation plan. As policy level documents, it is not possible to assess potential site-specific impacts from wildfire risks and exposure to pollutant concentrations from wildfires, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all issue areas including fire pollutant risks. The Proposed Project site's location in a VHFSSZ would result in a **less than significant impact**.

- c. **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Even though the City is located in a Very High Fire Standard Severity Zone, the Project site is primarily developed with urban uses related to schools and a public transit facility. The proposed Project

includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards, hazards mitigation plan, and emergency evacuation plan. As policy level documents, it is not possible to assess potential site-specific impacts to wildfire risks from future maintenance or installation of infrastructure, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all wildfire related issue areas; however, the proposed Project site's location in a VHFSSZ would result in a **less than significant impact**.

- d. **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

The Project site is primarily developed with urban uses related to schools and a public transit facility and is located in a Very High Fire Standard Severity Zone. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new buildings on the existing site, the Project in itself does not propose or authorize any new development at the current time. All future development resulting from the implementation of the Land Use Element updates and zoning changes would be required to comply with the City's General Plan policies, Zoning Code, and Design standards, hazards mitigation plan, and emergency evacuation plan. As policy level documents, it is not possible to assess potential site-specific impacts from post-fire slope instability or drainage changes, at this level of environmental review. Future land uses that would occur as a result of the Proposed Project would be subject to their own environmental reviews for all wildfire related issue areas; however, since the proposed Project site is located in a VHFSSZ, impacts would remain **less than significant**.

MITIGATION MEASURES

None Required.



4.20 MANDATORY SIGNIFICANCE OF FINDINGS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
hhh. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
jjj. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SETTING

As discussed in Section 1, Aesthetics, the City of Rolling Hills is beautiful wooded City with scenic views of the Pacific Ocean, Catalina Island, city lights, and Los Angeles Harbor. In order to preserve the aesthetics and natural resources that characterize the City, goals and policies are enforced throughout the City's General Plan, Zoning Ordinance, and other local management plans. Residence adhere strictly to these policies to maintain the quality of the environment and the continued preservation of the plant and wildlife within the City.

DISCUSSION OF IMPACTS

- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new developments on the existing site, the Project in itself does not propose or authorize any new development. Future land uses that would occur pursuant to the creation of the overlay zone and the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. The proposed Project would not substantially degrade the quality of the environment or have an effect on the fish and wildlife population within the City; there would be **no impact**.

- b. **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Cumulative development in the City consists primarily of single-family residences, with the exception of City Hall, Los Angeles County Fire Department Station (LACFD) No. 56, Rancho Del Mar High School, and the Palos Verdes Peninsula Transit Authority. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new buildings on the existing site, the Project in itself does not propose or authorize any new development. Future land uses that would occur pursuant to the creation of the overlay zone and the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. The proposed Project would not have impacts that are cumulatively considerable; there would be **no impact**.

- c. **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes would allow for new buildings on the existing site, the Project in itself does not propose or authorize any new development. Future land uses that would occur pursuant to the creation of the overlay zone and the proposed zoning and General Plan amendments would be subject to their own environmental reviews per CEQA regulation. The proposed Project would have **no impact** on the environment that would cause substantial adverse effects on human beings.

MITIGATION MEASURES

None Required.

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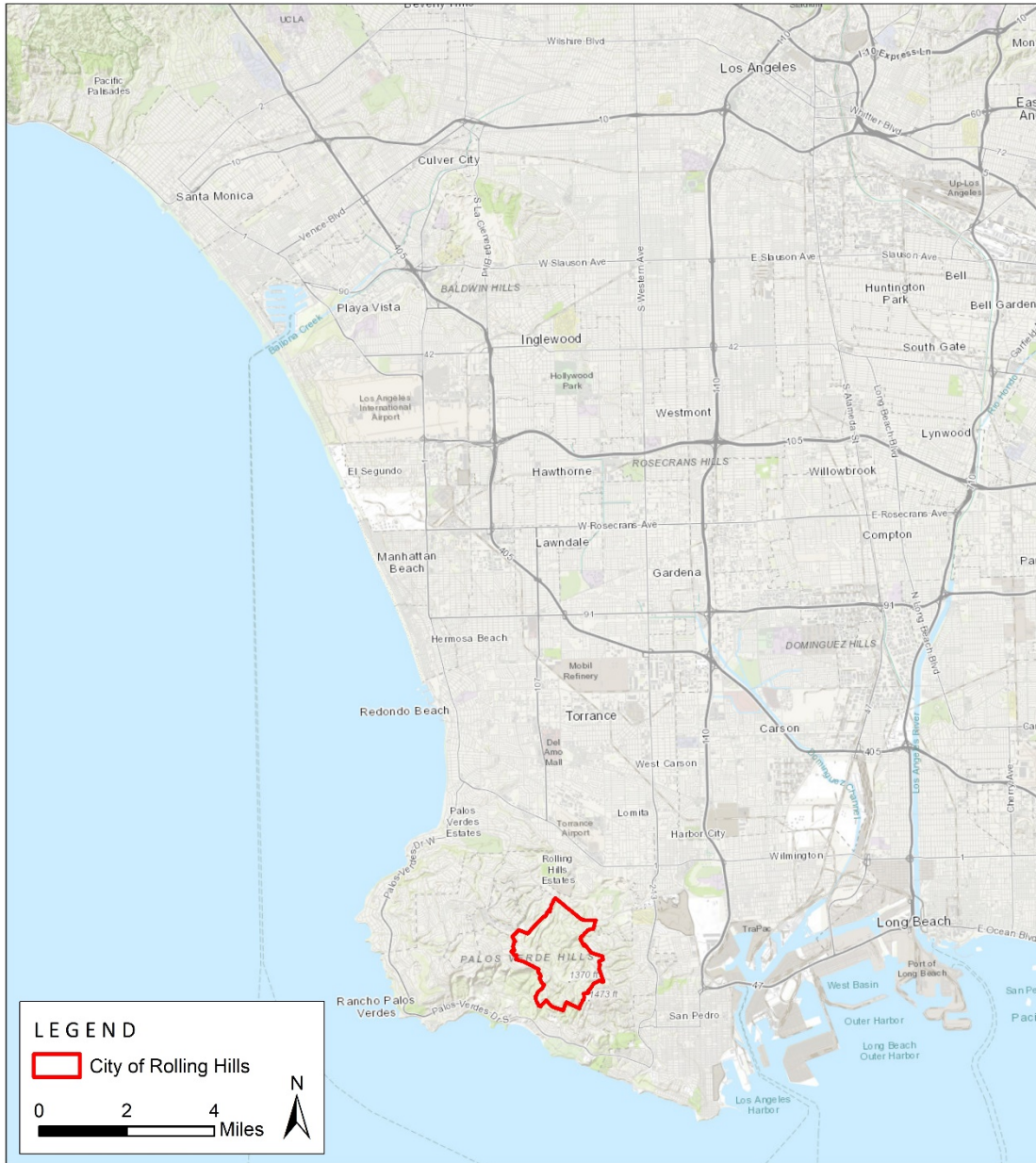
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Figure 1: Regional Location

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data, Esri, HERE, Garmin, Intermap, increment P Corp., GeBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

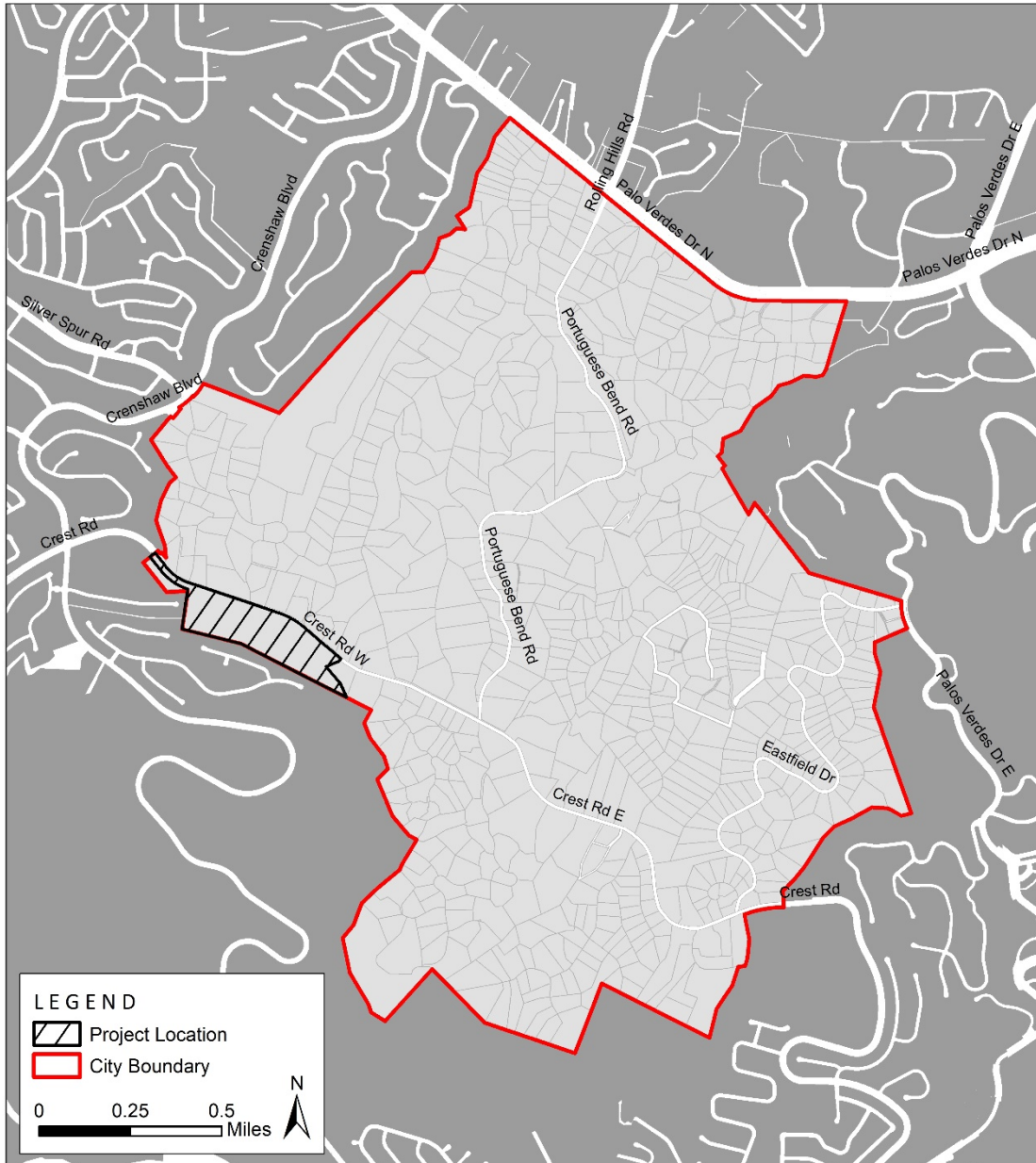


City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
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Figure 2: Project Location

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

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Source: Los Angeles County Open Data



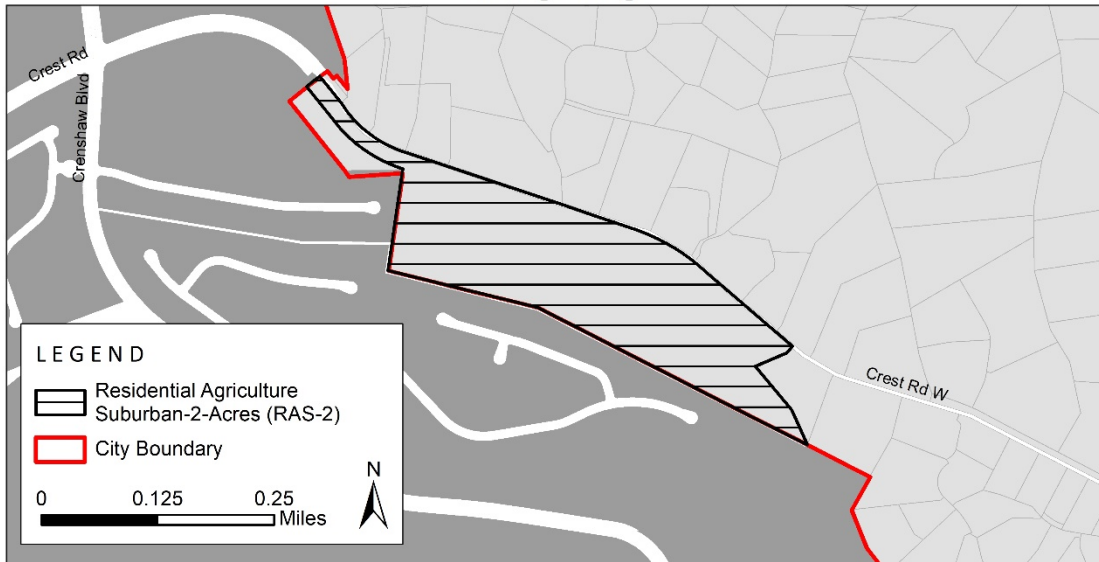
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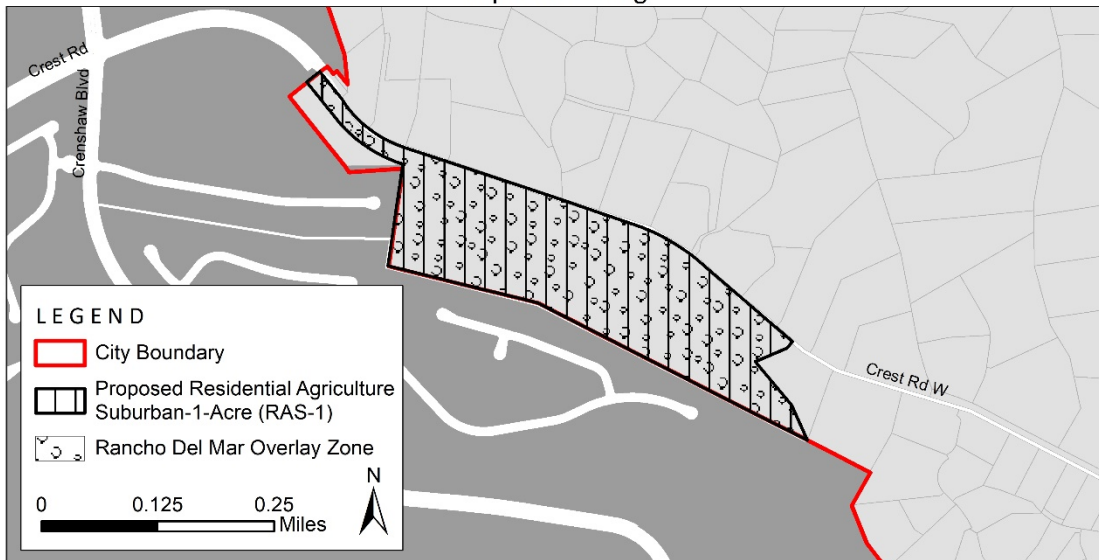
Figure 3: Existing and Proposed Zoning

Rancho Del Mar Affordable Housing Overlay Zone

Existing Zoning



Proposed Zoning



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Source: Los Angeles County Open Data

CSG Consultants, Inc.
 Andrew Davis

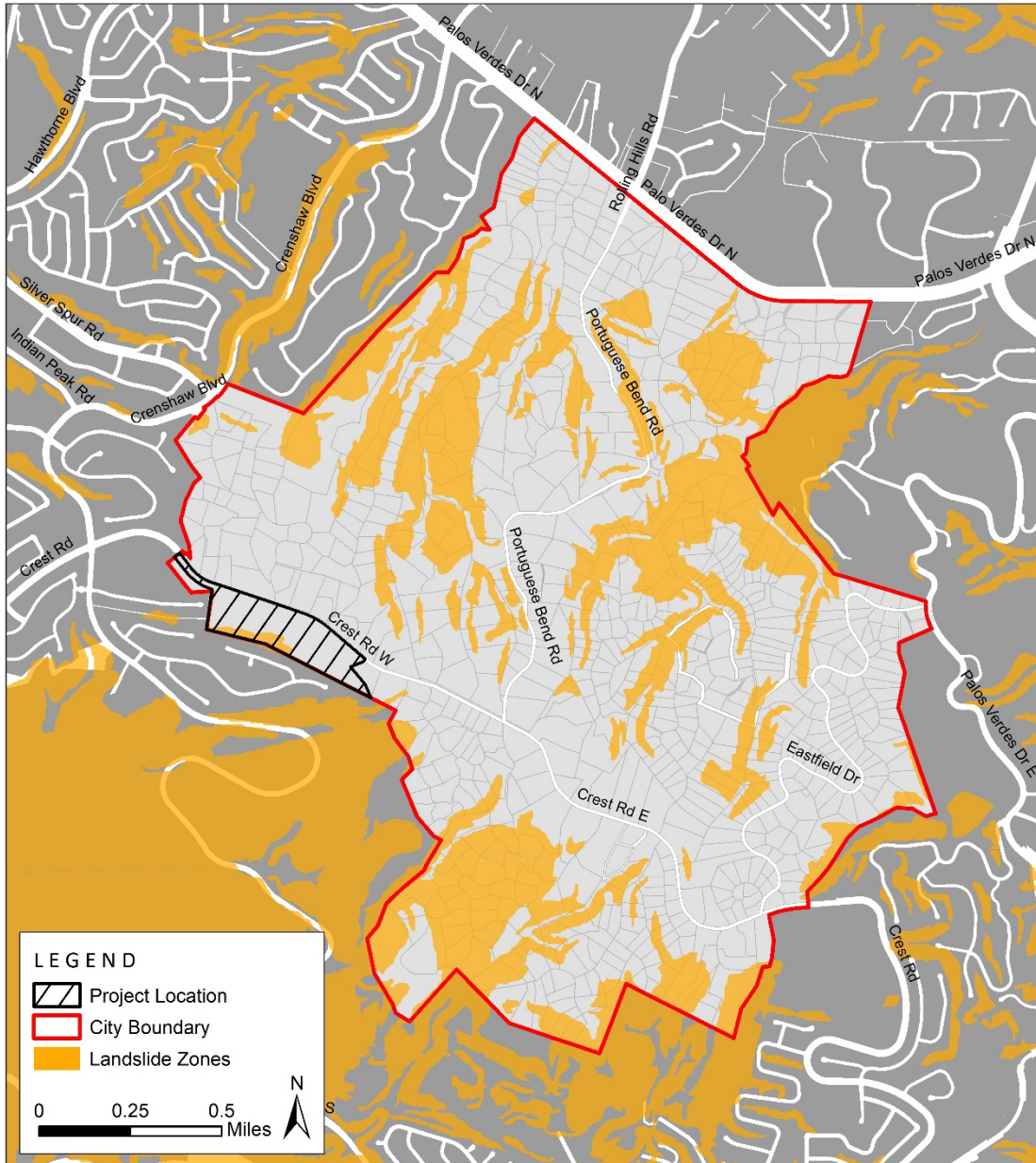


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Figure 4: Landslide Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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Source: Los Angeles County Open Data

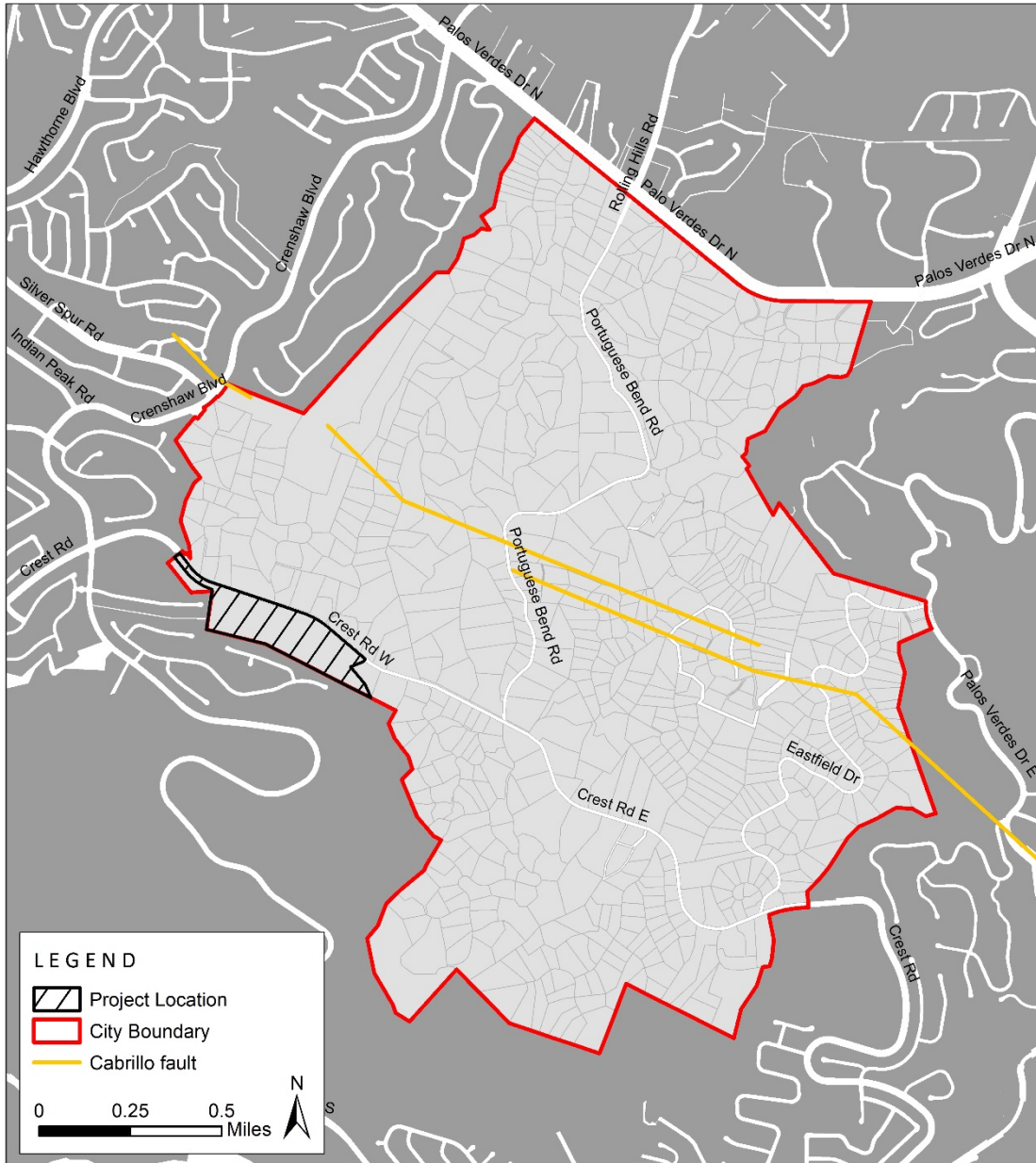


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Figure 5: Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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November 2020

Source: Los Angeles County Open Data

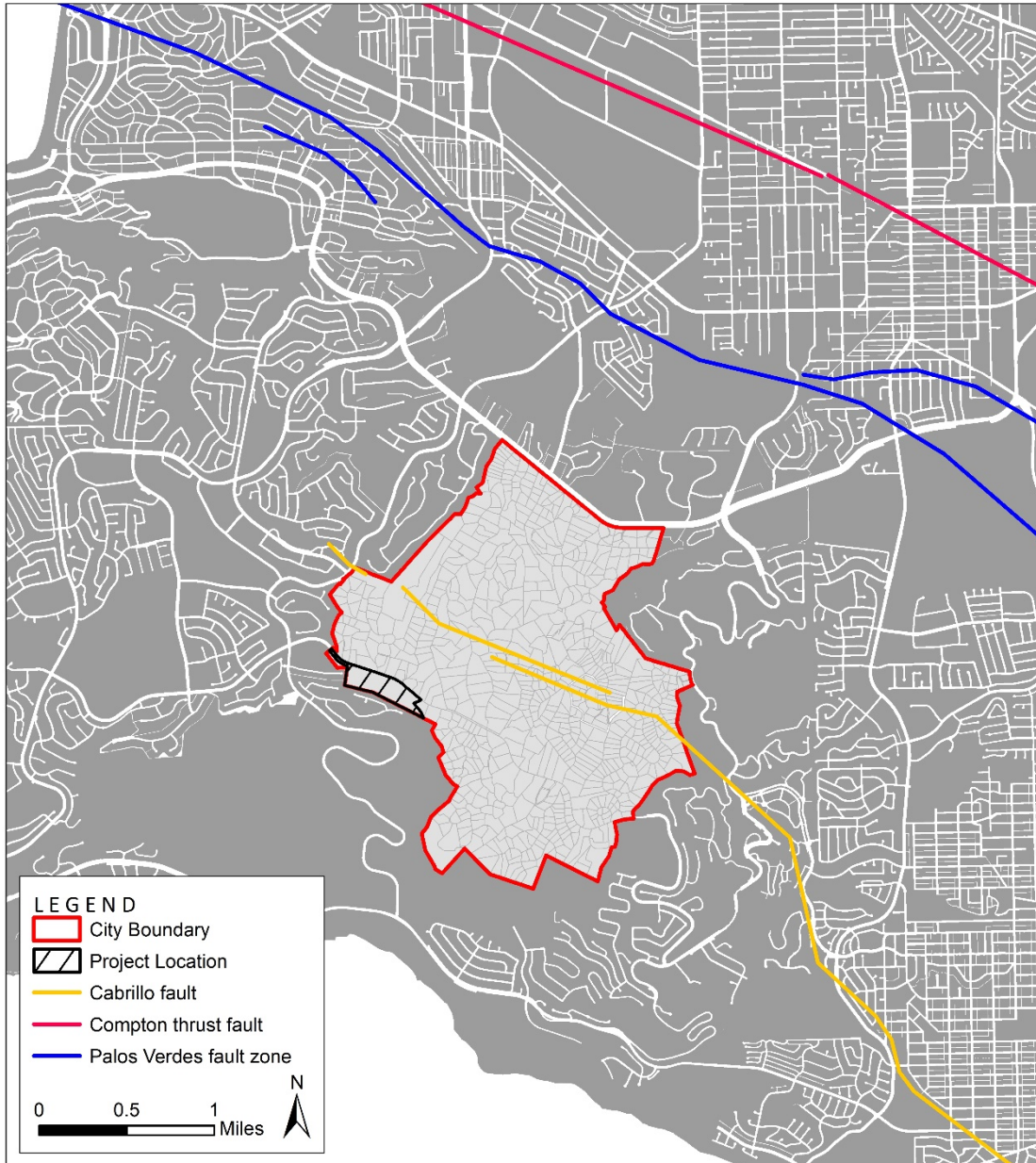


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Figure 6: Regional Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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November 2020

Source: Los Angeles County Open Data

 **CSG Consultants, Inc.**
Professional Seal

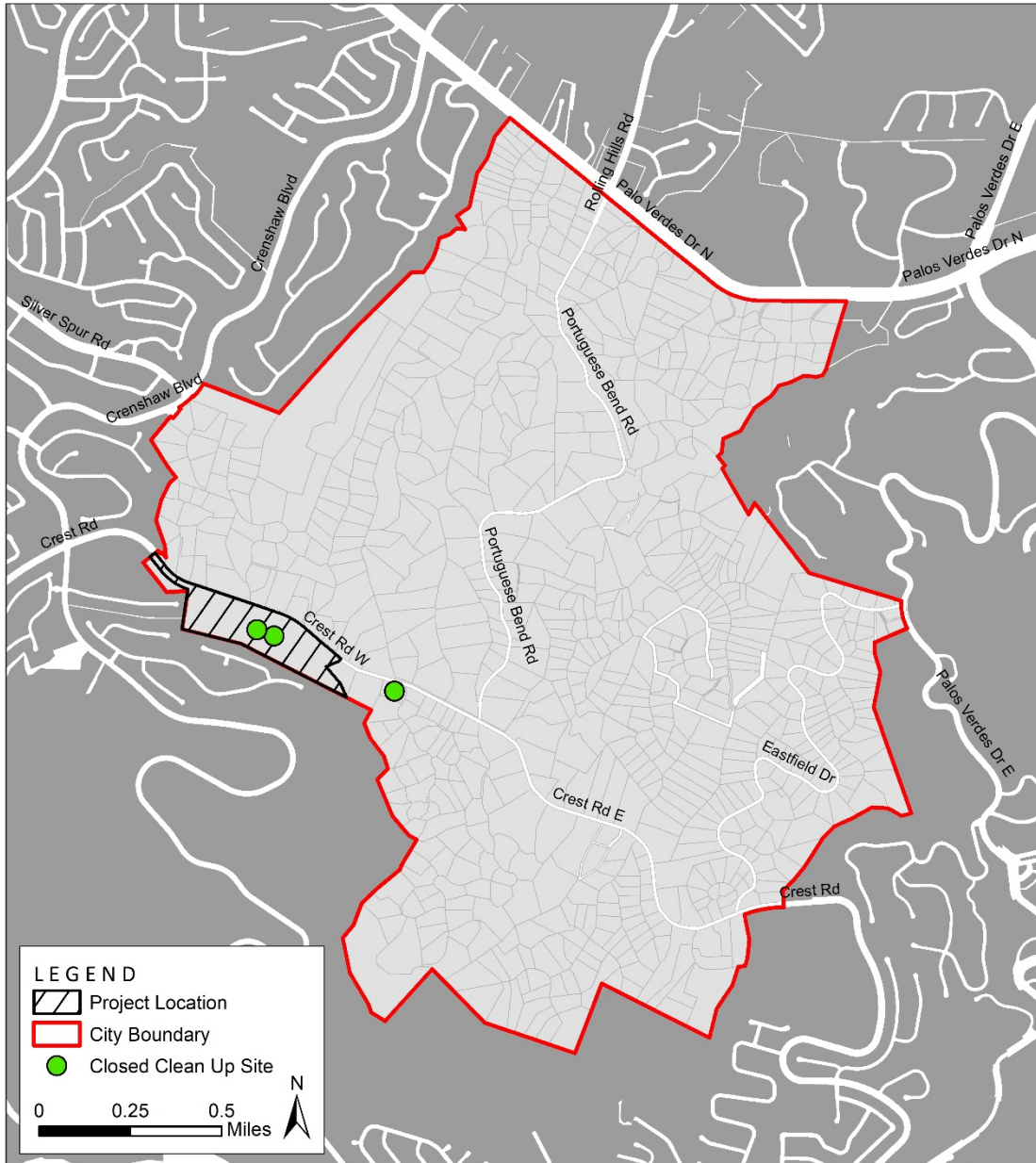


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Figure 7: Clean Up Sites

Rancho Del Mar Affordable Housing Overlay Zone



Disclaimer: This Map was developed for the Rancho Del Mar Affordable Housing Overlay Zone Project. The City is neither liable nor responsible for the use of this map beyond its intended purposes.

November 2020

Source: Los Angeles County Open Data, Geotracker (California State Water Resources Control Board)

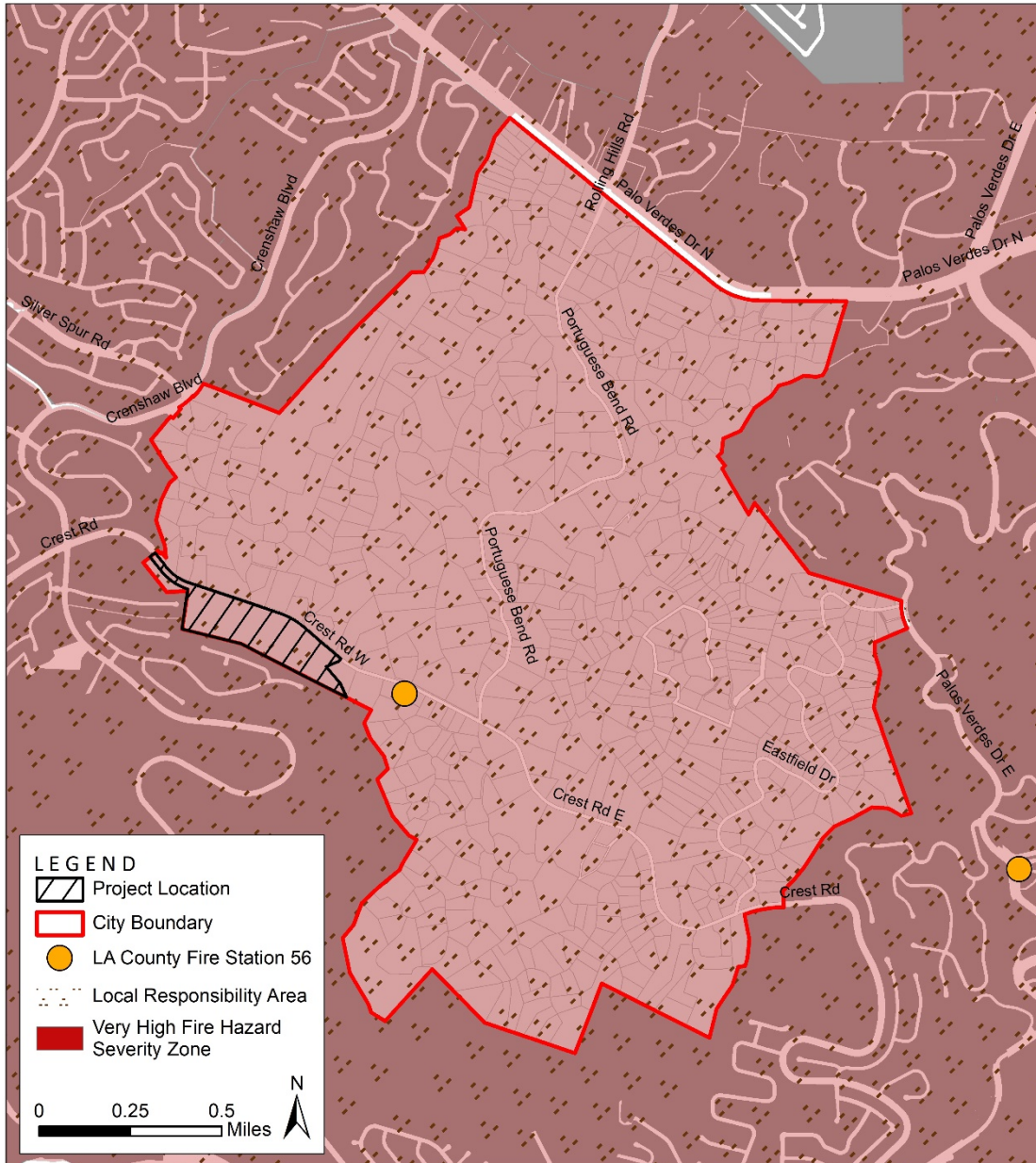


City of Rolling Hills Rancho Del Mar Affordable Housing Overlay Zone Initial Study/Negative Declaration



Figure 8: Fire Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.
Beverly Hills



COMMENTS RECEIVED
AS OF DECEMBER 17, 2020, 12 NOON



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Notice of Intent to Adopt An Initial Study/ Mitigated Negative Declaration

December 1, 2020

Project Name: Rancho Del Mar Housing Opportunity Overlay Zone Located: 38 Crest Road
west, City of Rolling Hills

Dear Meredith Elguira,

We have received your Notice of Intent to adopt a Negative Declaration for the Rancho Del Mar Housing Opportunity Overlay Zone in the City of Rolling Hills. Our Tribal Government is requesting the retention of a Native American Tribal Consultant to monitor all ground disturbance conducted for this project.

Sincerely,

Gabrieleno Band of Mission Indians/Kizh Nation
(1844) 390-0787 Office

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com



December 7, 2020

Mayor Jeff Pieper
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

Dear Mayor Pieper,

We are writing on behalf of **Abundant Housing LA** regarding Rolling Hills' upcoming 6th Cycle housing element update. Abundant Housing LA is a pro-housing education and advocacy organization working to help solve Southern California's housing crisis. We support efforts to reform zoning codes and expand housing production, which are needed to reduce rents, improve access to jobs and transit, strengthen the local economy and job market, and combat segregation. We have a large and growing membership base throughout Los Angeles County.

California has a statewide housing shortage of nearly 3.5 million homes, and [has the highest poverty rate in the nation](#) after accounting for housing costs. Households at all levels of income face a historically high rent burden. Exclusionary zoning and longstanding constraints on denser housing have led to an undersupply of medium and high density housing near jobs and transit. This contributes to high rents and displacement of households.

Over the past few years, new state laws (e.g. AB 686 (2018), SB 166 (2017), AB 1397 (2017), SB 828 (2018), SB 35 (2017), etc.) have strengthened the Regional Housing Needs Assessment (RHNA), which sets a housing growth target for individual jurisdictions and requires jurisdictions to update their housing elements in order to achieve these targets.

These changes to state law have led to historically high jurisdiction-level housing growth targets in the upcoming 6th Cycle Housing Element Planning Cycle, and have empowered the state Department of Housing and Community Development (HCD) to enforce appropriately high standards for housing element updates. We are encouraged that Rolling Hills was given a target of **45 new homes, of which 28 must be affordable to lower-income households.**

As jurisdictions start the housing element update process, AHLA seeks to provide guidance on how jurisdictions should fulfill both the letter and the spirit of housing element law. Unfortunately, some jurisdictions are already seeking to skirt their obligation to sufficiently plan to meet their housing needs. AHLA will scrutinize jurisdictions' housing elements, submit comments to HCD as needed, and collaborate closely with nonprofits that bring legal action against jurisdictions that fail to comply with state housing laws.

Of course, AHLA recognizes that the COVID-19 pandemic and resulting economic devastation have made it more difficult for jurisdictions to meet ambitious RHNA targets. But the pandemic has made it even more critical than ever for jurisdictions to solve the region's housing crisis and

encourage economic recovery. We seek to collaborate with you and your team on policy efforts to achieve the RHNA goals.

To that end, we have published a memo, [Requirements and Best Practices for Housing Element Updates: The Site Inventory](#), explaining the key legal requirements, as well as HCD and AHLA's recommended best practices, for housing element updates. Additionally, [this checklist provides a summary of our core policy recommendations](#). We respectfully encourage you to incorporate the concepts detailed in these documents into Rolling Hills' housing element update.

As your team begins to develop Rolling Hills' housing element update, we would like to draw particular attention to four critical components of the site inventory analysis:

1. Incorporating an estimate of the **likelihood of development** and the **net new units if developed** of inventory sites
2. Using an HCD-recommended "safe harbor" methodology for **forecasting future ADU production**
3. Prioritizing high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to **affirmatively further fair housing**
4. Including the HCD-recommended buffer of at least 15-30% extra capacity in the site inventory, in order to **avoid violating the No Net Loss requirement**

Component #1: Housing elements should estimate and report both the **likelihood of development** and the **net new units if developed** of inventory sites.

Just because jurisdictions zone for more housing doesn't mean that the housing will actually be built. The economic cycle, uncertainty of market conditions, the current usage of nonvacant sites, and land use regulations all influence the extent to which rezoned parcels are built to their maximum theoretical capacity.

A parcel's maximum theoretical capacity is not the same as its realistic capacity. To draw a parallel to college admissions, when UCLA wants 2,000 students in its incoming class, they admit 4,000 students. Similarly, to achieve housing production targets, jurisdictions must increase zoned capacity well above the target number of new homes.

An accurate assessment of site capacity is necessary in order for the housing element to achieve sufficient housing production. The site capacity estimate should account for the following **two factors**:

- What is the likelihood that the site will be developed during the planning period?
- If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

These are the **likelihood of development**¹ and **net new units if developed**² factors, as required by HCD guidelines. The portion of the jurisdiction’s RHNA target that a site will realistically accommodate during the planning period is:

(likelihood of development) x (net new units if developed) = realistic capacity.

In past planning cycles, the likelihood of development factor was not expressly considered; housing elements frequently assumed that most or all site inventory locations would be redeveloped to their maximum theoretical capacity. Since this generally did not happen, jurisdictions consistently fell short of their RHNA targets as a result. This is the case for Rolling Hills, which is not on a path to achieving its 5th cycle RHNA targets for very low, low, and moderate income housing. Through 2019, it has permitted 0 homes that are affordable at these income levels, out of a total RHNA target of 4 homes.

5th Cycle RHNA Targets vs. Actual Housing Production (2014-19)

Income Bucket	RHNA Target	Homes Permitted
VLI	2	0
LI	1	0
MI	1	0
AMI	2	0
Total	6	0

Professor Chris Elmendorf of the University of California, Davis estimates that the median local government in California is on track to develop only about [25% of claimed site-inventory capacity during the 5th cycle](#).³ Rolling Hills’ 6th cycle housing element should incorporate this likelihood of development estimate into its site inventory analysis, which would be a generous assumption given the city’s failure to permit **any** housing during the 5th cycle. Nevertheless, this would be consistent with HCD guidelines,⁴ while also ensuring that enough zoned capacity is available to encourage 45 housing units to be built by the end of the 6th cycle.

Assuming that zoned capacity has a 25% likelihood of being developed in the next 8 years, **the housing element must allow for 180 units of zoned capacity in order to achieve 45 actual housing units**. If Planning believes that a higher likelihood of development (and thus a smaller

¹ [HCD Site Inventory Guidebook, pg. 20](#)
² [HCD Site Inventory Guidebook, pg. 21](#)
³ [Making It Work: Legal Foundations for Administrative Reform of California's Housing Framework, 2019](#)
⁴ [HCD Site Inventory Guidebook, pg. 20](#)

zoned capacity increase) is justified for certain parcels in the site inventory, persuasive data to support this assumption must be provided.⁵

Component #2: Housing element updates should use an HCD-recommended “safe harbor” methodology for forecasting future ADU production.

Local jurisdictions frequently use overly optimistic estimates of future ADU production to avoid necessary housing reform and rezoning. ADU development estimates must reflect actual on-the-ground conditions to ensure that they are realistic. Overly aggressive ADU production estimates set jurisdictions up for failure in providing the required housing for residents.

To that end, HCD has established two safe harbors for forecasting ADU production during the 6th Cycle⁶. One option (“Option #1”) is to project forward the local trend in ADU construction since January 2018. The other, for use when no other data is available (“Option #2”), assumes ADU production at five times the local rate of production prior to 2018. Jurisdictions are also permitted to include programs that aggressively promote and incentivize ADU construction.

Where no other data is available, jurisdictions may assume an average increase of five times the previous planning period construction trends prior to 2018. Jurisdictions may also use regional ADU production trends, and include programs that aggressively promote and incentivize ADU construction. Jurisdictions should clearly and explicitly state their methodology and data sources for future ADU development forecasts.

According to HCD, **Rolling Hills issued no ADU permits between 2017 and 2019**. Under either of the two HCD safe harbor methodologies, Rolling Hills would not be able to project any ADU production during the 6th cycle. If the City believes that higher ADU production forecasts are warranted, it must provide well-grounded estimates, based on the pace of ADU production in neighboring jurisdictions, and must explain programs or policy efforts that could lead to higher ADU production.

Finally, per HCD, the housing element “should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.”⁷ Rolling Hills’ housing element should commit to mid-cycle rezoning if ADU production is lower than forecasted, and its midpoint review should be linked with immediate and automatic programs to increase housing production in the second half of the RHNA cycle. AHLA’s recommended approach is to incorporate by-right density bonuses on inventory sites, which would automatically take effect mid-cycle if the ADU target is not met. The density bonus should be large enough, and apply to enough parcels, to fully make up for any ADU production shortfall.

⁵ [HCD Site Inventory Guidebook, pg. 20-21](#)

⁶ [HCD Site Inventory Guidebook, pg. 31](#)

⁷ [HCD Site Inventory Guidebook, pg. 31](#)

Component #3: Housing elements must prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to affirmatively further fair housing.

AB 686 (2018) requires housing element updates to “affirmatively further fair housing”, which is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

In our region, housing policy and land use regulations were once used to exclude members of minority groups. [Redlining and restrictive covenants, which restricted where Black Americans could live, were once commonplace throughout Los Angeles County](#). Thankfully, Rolling Hills is much more welcoming today, but exclusion continues on the basis of income: the median home sale price in Rolling Hills is \$3.2 million⁸, and 33% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent)⁹. High housing costs place a disproportionate burden on lower-income communities of color, and have the effect of excluding them from the city altogether.

Jurisdictions must address this issue by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements. HCD’s Site Inventory Guidebook offers recommendations for **how** jurisdictions should accomplish this. HCD is **likely to require jurisdictions to distribute lower-income housing opportunities throughout the jurisdiction**, and recommends that jurisdictions first identify development potential for lower-income housing in high-opportunity neighborhoods¹⁰.

Given that single-family, exclusionary zoning predominates in Rolling Hills, and that the entire city is classified as a “highest-opportunity” census tract ([as defined in the TCAC/HCD Opportunity Map](#)), rezoning is required in order to accommodate the RHNA targets for lower-income households. Additionally, focusing rezoning in single-family zoned areas will expand housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.

Finally, Rolling Hills should identify funding sources, public resources, and density bonus programs to maximize the likelihood that housing projects with below market-rate units are actually built. Local measures like a [real estate transfer tax](#) and [congestion pricing](#) could help generate new funding to support affordable housing production and preservation.

Component #4: Housing elements should include the HCD-recommended buffer of at least

⁸ [Zillow Home Value Index estimate, Rolling Hills](#)

⁹ American Community Survey, 2014-18

¹⁰ [HCD Site Inventory Guidebook, pg. 3](#)



15-30% extra capacity in the site inventory, in order to avoid violating the No Net Loss requirement.

SB 166 (2017) requires adequate sites to be maintained **at all times** throughout the planning period to accommodate the remaining RHNA target by each income category.¹¹ This means that if a jurisdiction approves a development on a parcel listed in the site inventory that will have fewer units (either in total or at a given income level) than the number of units (either in total or at a given income level) anticipated in the site inventory, then the jurisdiction must identify and make available enough sites to accommodate the remaining unmet RHNA target for each income category.¹²

If additional sites with adequate zoned capacity don't exist, then the jurisdiction must rezone enough sites to accommodate the remaining unmet RHNA target within 180 days. If the jurisdiction fails to accomplish this rezoning in the required period, then the consequences will include decertification of the housing element and potential state legal action.

To ensure that adequate housing capacity at all income levels exists in the housing element through the 6th Cycle, HCD recommends that “the jurisdiction create a buffer in the housing element inventory of at least 15-30% more capacity than required, especially for capacity to accommodate the lower income RHNA.”¹³ Rolling Hills **should “overshoot” on total site capacity for each income level, in order to ensure that the City’s RHNA target is achieved at all income levels.**

The City of Rolling Hills has an obligation to sufficiently plan to meet current and future residents’ housing needs. The housing element update affords Rolling Hills, and the broader Southern California region, the chance to take bold action on lowering housing costs, reducing car dependency, strengthening the local economy, and guaranteeing access to opportunity for Californians of all racial and ethnic backgrounds. We urge you and your colleagues to fully embrace this opportunity to transform Rolling Hills for the better.

Finally, it is worth noting that state law imposes penalties on jurisdictions that fail to adopt a compliant 6th cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units¹⁴. Jurisdictions that want to maintain local control over new development should therefore plan to adopt a compliant housing element update on time.

¹¹ HCD [No Net Loss Law Memo](#), pg. 1

¹² [HCD Site Inventory Guidebook](#), pg. 22

¹³ [HCD Site Inventory Guidebook](#), pg. 22

¹⁴ [California Government Code 65589.5\(d\)\(5\)](#)



We would be glad to engage with your office and with the Planning Department throughout the housing element update process. We look forward to a productive and collaborative working relationship with the City of Rolling Hills on this critical effort. Thank you for your consideration.

Sincerely,

Leonora Camner
Executive Director
Abundant Housing LA

Anthony Dedousis
Director of Policy and Research
Abundant Housing LA

Requirements and Best Practices for Housing Element Updates: The Site Inventory
Abundant Housing LA
August 18, 2020

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Background

California has a statewide housing shortage of nearly 3.5 million homes, and households at all levels of income face a historically high rent burden throughout the state. Exclusionary zoning and longstanding constraints on denser housing production have led to an undersupply of medium and high density housing near jobs and transit, contributing to high rents and displacement of households across Southern California.

Over the past few years, new state laws (e.g. AB 686 (2018), SB 166 (2017), AB 1397 (2017), SB 828 (2018), SB 35 (2017), etc.) have strengthened the Regional Housing Needs Assessment (RHNA), a state-mandated process that sets a housing growth target for individual jurisdictions, and requires jurisdictions to update their housing elements in order to achieve the RHNA targets. These changes have led to historically high jurisdiction-level housing growth targets in the upcoming 6th Cycle Housing Element Planning Cycle, and have empowered the state Department of Housing and Community Development (HCD) to enforce appropriately high standards for housing element updates. As a result, the 6th Housing Element Planning Cycle has the potential to be transformative for our region and to relieve its housing crisis.

As jurisdictions start the housing element update process, Abundant Housing LA (AHLA) seeks to provide guidance on how jurisdictions should fulfill both the letter and the spirit of housing element law. Unfortunately, some jurisdictions are already seeking to skirt their obligation to sufficiently plan to meet their housing needs. AHLA will scrutinize jurisdictions' housing elements, submit comments to HCD as needed, and collaborate closely with nonprofits that bring legal action against jurisdictions that fail to comply with state housing laws.

To that end, we've prepared this report to explain both the key legal requirements and our recommended best practices for the housing element updates. These guidelines will inform how AHLA will review, assess, and comment on housing element updates. We believe that jurisdictions that follow these guidelines will succeed in designing housing element updates that expand the availability of housing at all income levels, reduce longstanding patterns of racial segregation and lack of equal access to high-resource areas, and promote climate-friendly living patterns that increase transit usage and reduce carbon emissions from transportation.

This report is focused on the **site inventory assessment** portion of the housing element update. HCD has provided detailed guidance on requirements and best practices for the site inventory assessment in its [Site Inventory Guidebook](#), and this report identifies the most impactful elements of housing element law and the Guidebook to help jurisdictions simplify their housing element process and implement policies that encourage significant housing production.

Housing element law also requires an analysis of constraints on housing development and a program to mitigate or remove these constraints. This is a substantial topic that merits its own Requirements and Best Practices analysis, and we will address it in a future report. Finally, while this report addresses the legal requirement to affirmatively further fair housing in the site

inventory assessment, it is worth noting that HCD will soon release a technical assistance memo offering more specifics on how to address AFFH requirements in the housing element.

Part 1 - General Principles for Site Inventory Assessment

[See HCD's Site Inventory Guidebook, June 2020](#) for citations and examples

The site inventory and assessment of capacity is the heart of the housing element. But the numerous, sometimes convoluted, requirements and factors for assessing capacity make it easy to lose sight of the [big picture](#). This report presents AHLA's view of the big picture, and explains what we'll be looking for when we review, comment on, and litigate housing elements.

The big picture is this: housing element law aims to bring about the production of the total RHNA target and, where feasible, the subsidiary targets in each income bin.¹ A further goal is to enable the development of relatively low-cost housing types in high-opportunity neighborhoods (Gov't Code 65583(c)(10)), which helps to address jurisdictions' requirement to affirmatively further fair housing (see Part 3). Ambiguities in the law should be worked out with these central objectives in view.

An accurate assessment of site capacity is necessary in order for the housing element to achieve the above central objectives. The site capacity estimate should account for the following **two factors**:

- What is the likelihood that the site will be developed during the planning period?
- If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

We call these the **likelihood of development** (pg. 20, Guidebook) and **net new units if developed** (pg. 21, Guidebook) factors. The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

(likelihood of development) x (net new units if developed) = realistic capacity.²

In past planning cycles, the likelihood of development factor was not expressly considered, and jurisdictions consistently fell short of their targets. Not accounting for the likelihood factor in a housing plan is like failing to account for the probability of enrollment in a college admissions plan. When UCLA wants a first-year class of 6,000 students, it admits 14,000 high school seniors, knowing that many who are offered admission will decline.

Similarly, not every owner of a suitably zoned site will accept the "offer" to develop it during the planning period. In fact, the median city is on track to develop [only 25% of the nominal site capacity](#) of its 5th cycle housing element.

¹ [Elmendorf et al. "Making It Work: Legal Foundations for Administrative Reform of California's Housing Framework"](#)

² The example calculation of realistic capacity on pg. 21-22 of the Guidebook is instructive here.

Recent amendments to the housing element law, including AB 1397 and SB 6, position HCD to require discounting of the **net new units if development** factor by the likelihood of development factor. The Guidebook directs attention to the likelihood of development factor on pg. 20-22 and pg. 25.

Part 2 - Capacity Assessment for Vacant Sites: Minimum Zoned Density Method

[*See HCD's Site Inventory Guidebook, pg. 19 for citations and examples*](#)

The housing element law provides jurisdictions with a “safe harbor” for counting vacant, residentially zoned sites at their **minimum** zoned density. Although it's not clear that this provision excuses jurisdictions from accounting for the site's likelihood of development, the Guidebook interprets the safe harbor in this way. AHLA will accept this interpretation.

Principal requirements for legal compliance

A housing element that uses the minimum zoned density safe harbor must ensure that “overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density” will not preclude development of the site at that density (pg. 19). The only way to provide this guarantee is to declare in the housing element a “fundamental, mandatory, and clear” policy of allowing inventory sites to be developed at the density ascribed to them in the housing element. The housing element is a component of the general plan, and under background principles of state law, any “fundamental, mandatory and clear” policy of the plan supersedes contrary municipal ordinances and regulations, and is judicially enforceable.

Recommended best practices

We counsel against use of the “minimum zoned density” safe harbor, as it may be highly unrealistic. It both ignores the possibility that the site won't be developed at all during the planning period, and the possibility that the site will be developed at a density exceeding the minimum. That said, if a jurisdiction does use the “minimum zoned density” safe harbor, the housing element should certainly declare a “fundamental, mandatory and clear” policy of allowing development at the stipulated minimum density.

Part 3 - Capacity Assessment for Vacant and Nonvacant Sites: Factors Method

[*See HCD's Site Inventory Guidebook, pg. 19-26 for citations and examples*](#)

For vacant sites, the alternative to relying on the “minimum zoned density” safe harbor is to assess capacity using what the Guidebook calls the “factors” or “Step 2” method (pg. 19). The statute lists a number of overlapping factors to be considered, such as “realistic capacity,” “current or planned availability and accessibility of sufficient water, sewer, and dry utilities,” “typical densities of existing or approved residential developments,” and “land use controls and site improvement requirements.” (Gov't Code 65583.2(c)(2); Guidebook pg. 19).

The statute is confusing because the various factors are all subsumed by the concept of **realistic capacity** (i.e. **likelihood of development** multiplied by **net new units if developed**), which is itself listed as one of the factors (pg. 20)). For example, if a site doesn't have current or planned access to utilities, the site is very unlikely to be developed during the planning period, and hence has little realistic capacity.

Another section of the statute lists additional factors to be weighed in assessing the capacity of nonvacant sites. These include “the extent to which existing uses may constitute an impediment to additional residential development, ... past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts ..., development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development.” (Gov't Code 65583.2(g), Guidebook pg. 24-26). All of these factors bear in one way or another on the two central questions identified in Part 1: **What is the site's likelihood of development during the planning period, and how many net new units will be built if it is developed?** Jurisdictions should estimate site inventory capacity in a way that directly addresses these two questions.

Principal requirements for legal compliance

The factors listed in Gov't Code 65583.2(c) and (g) should not be treated as a mechanical checklist, such that a housing element “complies” if it discusses every factor, and “fails to comply” if it doesn't. Rather, the housing element's analysis of vacant site capacity (using the factor method) and of nonvacant site capacity, should focus on whether the jurisdiction reasonably assessed both the **likelihood of development** and the **net new units if developed** of the sites in the inventory.³

Every housing element should **report the proportion of sites from the previous housing element's inventory that were developed** during the previous planning period. This proportion need not be used as a proxy for current inventory sites' likelihood of development, but it provides a starting point, especially “[i]f no information about the rate of development of similar parcels is available.” (Guidebook, pg. 21) A jurisdiction may find that current inventory parcels have a higher likelihood of development, possibly owing to new “market conditions” or “regulatory or other incentives” that the jurisdiction had enacted to facilitate the sites' development (Gov't Code 65583.2(g)). But if the housing element assumes a likelihood of development for a given site that is higher than the likelihood implied by past performance, the assumption requires justification (“The methodology analysis must describe how each of these adjustments was generated” (pg. 21)).

Again, jurisdictions must estimate and report both the **likelihood of development** and the **net new units if developed** of inventory sites. This requirement doesn't impose a single methodology for **how** jurisdictions should estimate these two factors. Rather, this requirement

³ During economic recessions, the rate of housing development usually falls. A housing element's assessment of development likelihood may properly focus on normal years, not recession or pandemic years.

improves accountability (e.g. makes it easier to compare capacity assessment methodologies across jurisdictions) while leaving jurisdictions flexibility to estimate the two factors in any reasonable manner.

For this reason, AHLA will scrutinize housing elements to ensure that jurisdictions provide both a “likelihood of development” and a “net new units if developed” number for every parcel in the inventory (excluding vacant sites counted at their minimum zoned density), as well as a reasonable justification for likelihood of development estimates that exceed the rate of development from the previous housing element’s inventory.

If the analysis of inventory sites’ capacity reveals a shortfall (relative to the RHNA) under current zoning, the housing element must include rezoning programs to make additional capacity available (Gov’t Code 65583(c)(1)). These rezoning programs should be described with enough specificity for site owners to determine how much they will be allowed to build. The Housing Accountability Act (HAA) disallows jurisdictions from denying or reducing the density of projects (with at least a 20% affordable set-aside) if the project is “consistent with the density specified in the housing element, even though it is inconsistent with ... the jurisdiction’s zoning ordinance.” (Gov’t Code 65589.5(d)). The HAA thus presupposes that housing elements will include site-specific plans for accommodating the RHNA, even if the plan necessitates greater density than the zoning code currently allows.

Recommended best practices

To ensure that inventory sites can actually be built to the intended density, AHLA recommends that jurisdictions declare a “fundamental, mandatory, and clear” policy of allowing development of the number of units anticipated in the housing element. The policy should also declare an average unit size that will be allowed on the site. These declarations would entitle developers to an exception from local ordinances and regulations that physically preclude development of inventory sites to the scale and density anticipated in the housing element. The declaration may provide for exceptions if development would have an adverse health or safety impact within the meaning of the Housing Accountability Act. (Gov’t Code 65589.5(j)).

Because development trends and market conditions are subject to change, AHLA recommends that housing elements provide for mid-cycle adjustments if inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated. The mid-cycle adjustment could take the form of:

- An automatic density bonus on inventory sites
- An option for developers to elect ministerial permitting of projects on inventory sites
- A procedure for developers to obtain waivers of fee, exaction, or parking and design requirements that make it economically infeasible to develop inventory sites to the density the housing element anticipated

Part 4 - Site Selection and the Duty to Affirmatively Further Fair Housing

See HCD's [Site Inventory Guidebook](#), pg. 9, and HCD's [AB 686 Summary of Requirements in Housing Element Law, April 2020](#) for citations and examples

High-income neighborhoods with good access to jobs, transit, schools, and parks tend to have very high housing costs. Racially motivated zoning [created many of these neighborhoods](#), and today's single-family zoning reinforces historical patterns of racial and income segregation, disproportionately harming Black and Latino communities.

AB 686 requires jurisdictions to analyze fair housing issues and to affirmatively further fair housing (AFFH) through their housing element. It's no longer permissible to allow relatively affordable housing to be built only in areas of socioeconomic disadvantage.

Below, we summarize AHLA's understanding of the AFFH requirements in relation to housing elements, specifically the site inventory and associated rezoning programs. HCD intends to release a technical assistance memo about AFFH requirements (Guidebook, pg. 9), and we will update our guidance after that memo is released.

Principal requirements for legal compliance

The new AFFH duty encompasses **analytic, programmatic, and procedural** requirements. Housing elements must analyze "available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk." (Gov't Code 65583(c)(10)). The analysis must dig into causes as well as patterns (Gov't Code 65583(c)(10)(iii)).

AHLA will monitor housing elements to ensure that the fair housing analysis **acknowledges any publicly available data or reports about the history of overt racial or ethnic discrimination in the jurisdiction's housing and land development market**. This includes racial covenants, racially discriminatory lending, and the adoption of exclusionary zoning in response to actual or feared demographic change.

With respect to the site inventory and rezoning programs, a housing element must not concentrate opportunities for affordable housing development in areas of segregation or high poverty. Rather, "sites must be identified throughout the community in a manner that affirmatively furthers fair housing." (Guidebook, pg. 9). Additionally, the site inventory must not only include an analysis of site capacity to accommodate the RHNA target for each income level, "but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity" (pg. 6, AB 686 Summary).

The [TCAC/HCD Opportunity Area Maps](#), which characterize existing socioeconomic patterns at the census tract level, can be used to gauge compliance with this requirement. **AHLA will oppose housing elements that fail to accommodate at least a pro-rata portion of the lower-income RHNA in high-opportunity census tracts** (e.g. if 30% of a jurisdiction's land area is located in high-opportunity tracts, then at least 30% of the lower-income RHNA should be allocated to such tracts.)

Regarding procedure, the jurisdiction "shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." (Gov't Code 65583(c)(7)). Housing elements should not cater to the predominantly [wealthy, white, and homeownership populations that customarily dominate land-use policy forums](#).

Recommended best practices

Analysis: AHLA recommends that jurisdictions set up a public web portal to elicit studies and other information about the history of overt racial, ethnic, and socioeconomic discrimination in their community. This portal should go online at least one year prior to the target date for completing the draft housing element.

Programs: Particularly in communities with a history of discrimination and substantial racial or socioeconomic segregation, housing elements should go beyond the minimal duty not to further concentrate lower-income housing in disadvantaged areas. As the Guidebook explains (p. 9), jurisdictions should try to accommodate as much of the lower-income RHNA as possible on sites with:

- Proximity to transit
- Access to high performing schools and jobs
- Access to amenities, such as parks and services
- Access to health care facilities and grocery stores
- No need for environmental mitigation

A housing element must affirmatively "[a]ssist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households" (Gov't Code 65583(c)(2)). The AFFH program should use available public resources, including real estate transfer taxes, publicly owned land, and the potential for "super" density bonuses (in excess of those under state law) for projects with below-market-rate units. **Simply rezoning parcels to the density that state law deems suitable for affordable housing isn't enough.**

Procedure: To overcome bias in patterns of public participation, jurisdictions should sample a random cross-section of the community (e.g., from voter or jury rolls), and elicit the respondents' preferences and priorities regarding zoning and residential development. If response rates vary with demographic or geographic characteristics of respondents, the survey results should be reweighted accordingly so that they more accurately reflect the distribution of opinion within the community.

Additionally, when the jurisdiction takes public comment on its draft housing element, it should require commentators to provide their name and address. Comments from people whose name or address cannot be verified should be disregarded. Names should be matched to property tax records (to determine whether the commentator is a homeowner), and addresses should be matched to census tracts (to determine whether the commentator lives in a high-opportunity or low-opportunity neighborhood). If the pattern of participation proves to be demographically skewed, the jurisdiction should give less weight to the comments.

Part 5 - Findings Required if the Housing Element Assigns >50% of the Lower-Income RHNA Target to Nonvacant Sites

[See HCD's Site Inventory Guidebook](#), pg. 26-28 for citations and examples

If a housing element assigns more than 50% of the lower-income RHNA to nonvacant sites, the jurisdiction must make findings supported by “substantial evidence” that the sites’ existing uses are “likely to be discontinued during the planning period.” (Gov’t Code 65583.2(g)(2)).

This “findings requirement” should be approached with practical considerations in view. In communities where most sites have already been developed, there are real advantages to assigning the lower-income RHNA target to nonvacant sites. This tends to advance fair housing goals, as vacant sites in already-developed jurisdictions are likely to be concentrated in poor communities. Moreover, by spreading the RHNA target over a large number of sites, a jurisdiction hedges against the risk of unanticipated development barriers on any given site. Much as the prudent investor diversifies her portfolio of assets (rather than trying to pick a few “winning” stocks), the prudent jurisdiction plans to accommodate its RHNA target on a large and diverse portfolio of sites.

However, the Guidebook implies (pg. 26-28) that if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites, the jurisdiction must make findings about the discontinuation of existing uses **for each individual site**. This becomes increasingly impractical as the number of sites grows. As such, it could discourage jurisdictions from pursuing prudent, diversified strategies for site capacity and fair housing compliance.

Principal requirements for legal compliance

It’s not yet clear what courts will deem sufficient to satisfy the “findings requirement”. To encourage diversification, AHLA endorses [Monkkonen et al.’s proposal](#) to interpret “likely to be discontinued” to mean “more likely to be discontinued than the development probability claimed for the site.” Since redevelopment **by definition** requires discontinuation of the current use, the findings requirement should be deemed satisfied if:

- The housing element discounts inventory sites’ “net new units if developed” by the likelihood of development, using factors supported by substantial evidence, and

- The aggregate realistic capacity of the housing element's lower-income inventory sites equals or exceeds the RHNA target.

In a recent [webinar](#), HCD presenters interpreted "likely to be discontinued" to mean "a greater than 50% chance of being discontinued." Though different from Monkkonen et al.'s approach, this interpretation is also reasonable. However, it may unnecessarily hinder the distribution of the lower-income RHNA to nonvacant sites, particularly if site-specific discontinuation-of-use findings are required.

Recommended best practices

To the extent that jurisdictions adopt the "greater than 50%" interpretation, AHLA encourages jurisdictions to use statistical methods to justify the requisite findings, at least for housing elements that rely on large numbers of nonvacant sites.

For example, a jurisdiction or its Council of Governments could survey a random sample of owners of nonvacant sites, asking whether they intend to discontinue their current use during the next eight years. If 40% of the site owners answer affirmatively, the jurisdiction could assume that 40% of its nonvacant inventory sites satisfy the "existing uses are likely to be discontinued" condition. The housing element's nonvacant site capacity (for lower-income housing) would be deemed sufficient if the jurisdiction's lower-income RHNA could realistically be accommodated on 40% of such sites, chosen at random from the inventory. This is a way for jurisdictions to comply with the statutory findings requirement while employing a large, diversified portfolio of inventory sites.

Part 6 - Forecasts of ADU Development and Credits for Anticipated Production

See [HCD's Site Inventory Guidebook](#), pg. 30-32 for citations and examples

Local jurisdictions frequently use overly optimistic estimates of ADU capacity and future production to avoid necessary housing reform and rezoning. ADU development estimates must reflect actual on-the-ground conditions to ensure that they are realistic. This will maximize the likelihood that ADUs will be built to the level forecasted in the housing element update.

Principal requirements for legal compliance

Housing element law and the Guidebook allow jurisdictions to count anticipated ADU production on non-inventory sites toward the jurisdiction's RHNA target. The analysis of ADU capacity must be "based on the number of accessory dwelling units developed in the prior housing element planning period," and "other relevant factors." (Gov't Code 65583.1).

Fundamentally, the assessment of ADU capacity is no different from the assessment of capacity for any other type of housing. The ultimate question is: **what is the realistic housing production yield that can be anticipated during the planning period?** The answer depends

on the number of sites, the sites' likelihood of development, and the number of units likely to be built on each site in the event of development.

To that end, the Guidebook establishes two safe harbors for forecasting ADU production during the 6th Cycle (pg. 31). One option is to project forward the local trend in ADU construction since January 2018. The other, for use when no other data is available, assumes ADU production at five times the local rate of production prior to 2018. Jurisdictions are also permitted to use trends from regional production of ADUs, and include programs that aggressively promote and incentivize ADU and JADU construction.

The housing element "should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle midpoint to evaluate if production estimates are being achieved." (pg. 31). "Depending on the finding of that review, amendments to the housing element may be necessary, including rezoning pursuant to Government Code 65583.2 (h) and (i)." (pg. 31). This provides a fail-safe in the event that ADU development falls short of forecasted production by the midpoint of the planning cycle.

Recommended best practices

Jurisdictions should clearly explain their methodology and data sources for forecasting ADU development. The data and models should be shared publicly online.

A housing element's provision for mid-cycle adjustment should be feasible to implement at the midpoint of the cycle. Rezoning is generally a multiyear process, often involving extensive CEQA review and litigation. Rezoning initiated at the midpoint may result in little (if any) new zoned capacity during the planning period.

AHLA therefore recommends that jurisdictions proactively plan for the possibility of an ADU shortfall by either:

- Providing in the housing element for by-right density bonuses on inventory sites, which would become automatically available mid-cycle if the ADU target is not met, or
- Completing a fallback rezoning during the first half of the cycle, which would take effect at mid-cycle if the ADU target is not met.

Given the choice between these two approaches, we recommend the first one. It is more transparent and predictable, and it also avoids wasting resources on a rezoning program that may never be adopted.

The density bonus should be large enough, and apply to enough parcels, to fully make up for any ADU production shortfall. For example, if the parcels designated for the bonus have realistic capacity under current zoning of 5,000 units (in the aggregate), and the ADU production shortfall during the first half of the cycle was 1,000 units, the "make up" density bonus would entitle developers to 20% ($1,000 / 5,000$) more density on each inventory site than the zoning

otherwise allows. To ensure that use of the bonus is economically feasible, no below-market-rate requirements should attach to it.

Part 7 - No Net Loss

See HCD's [Site Inventory Guidebook](#), pg. 22, and HCD's [No Net Loss Law Memo, November 2019](#) for citations and examples

California's No Net Loss law requires jurisdictions to maintain adequate site capacity throughout the planning period. Gov't Code 65863. SB 166 (2017) amended this law to require maintenance of site capacity **by income category**, not just in the aggregate.

Principal requirements for legal compliance

If a jurisdiction downzones a site inventory parcel, or approves a project with fewer units at the targeted affordability level than the housing element planned to accommodate on the site, then the jurisdiction must ensure that it has enough remaining inventory capacity to accommodate the remaining unmet RHNA target at that affordability level (Guidebook, pg. 22). If additional sites with adequate zoned capacity don't exist, the jurisdiction must rezone enough sites to accommodate the remaining unmet RHNA within 180 days. A failure to rezone within this window may result in decertification of the housing element and legal action.

Recommended best practices

Six months is a small window of time for rezoning, and likely sets the stage for a messy, rushed process that results in suboptimal housing policy and litigation risk. To avoid this situation, jurisdictions should take proactive steps when creating their housing element to ensure adequate site capacity throughout the planning period. AHLA endorses HCD's recommendation that jurisdictions "create a **buffer in the housing element inventory of at least 15-30%** more capacity than required, especially for capacity to accommodate the lower income RHNA." (Guidebook, pg. 22).

Part 8 - What If the RHNA Target is Not Realistic?

Having realistically assessed site capacity and potential ADU production, and having developed a housing element that meets AFFH and No Net Loss Law requirements, a jurisdiction may still conclude that the RHNA target itself is unachievable or unrealistic. What then?

We must distinguish two senses in which the RHNA target may be unrealistic. First, it could be practically impossible for the jurisdiction to achieve its targets by income bin without "expend[ing] local revenues for the construction of housing, housing subsidies, or land acquisition." (Gov't Code 65589.9(a)). Second, it could be practically impossible for the jurisdiction to provide sufficient capacity to achieve the aggregate target, without regard to affordability levels, owing to a lack of demand for housing, high-value existing uses, or construction costs that are high for reasons beyond the jurisdiction's control.

In the first scenario, the jurisdiction's problem is more apparent than real. This is because the law allows sites to be counted toward the lower-income target if they are zoned to allow certain densities (30 units per acre in metropolitan counties), regardless of whether market-rate units are more likely than subsidized units to be constructed on the sites (Gov't Code 65583.2(c); Guidebook, pg. 13). To achieve minimum legal compliance, the jurisdiction just needs to zone at the stipulated density and include a capacity buffer for ongoing compliance with No Net Loss law. The same goes for moderate-income housing. Statutory densities deemed adequate for lower-income housing are adequate for moderate-income housing too. (Of course, AHLA expects jurisdictions to both zone for **and** fund subsidized affordable housing. Local funding sources and other incentives, like density bonus programs, can ensure that lower-income housing is actually built; see pg. 8 of this memo.)

In the second scenario, where weak demand or unavoidably high construction costs make it impractical to provide sufficient site capacity, the jurisdiction may be able to achieve compliance by assigning its RHNA target to vacant sites and using HCD's safe harbor for counting vacant sites at their minimum zoned density, regardless of likelihood of development (Guidebook, pg. 19). Alternatively (and preferably) the jurisdiction could comply by committing through its housing element to aggressive rezoning and constraint removal programs, with the goal of creating as much realistic capacity as is feasible.

Concurrently, the jurisdiction would set "quantified objectives" for housing production in each income bin, commensurate with its rezoning and constraint removal programs. These quantified objectives may be smaller than the RHNA targets. (See Gov't Code 65583(b)(2): "[i]f total housing needs ... exceed available resources and the community's ability to satisfy this need ..., the quantified objectives need not be identical to the total housing needs"). However, a jurisdiction should never set quantified objectives below its RHNA targets without exhausting all practicable options for increasing housing production during the planning period. AHLA will carefully monitor jurisdictions' use of the quantified objectives proviso.

Requirements and Best Practices for Housing Element Updates: Checklist

Abundant Housing LA

Site Capacity Assessment

- ☐ Does the housing element estimate and report both the **likelihood of development** and the **net new units if developed** of inventory sites, both vacant and nonvacant?
- ☐ Does the housing element **report the proportion of sites from the previous housing element's inventory that were developed** during the previous planning period?
 - ☐ If not, were HCD-recommended methodologies and data sources used in order to conduct a thorough "factors" analysis of sites' realistic development capacity?
- ☐ Does the housing element declare a "fundamental, mandatory, and clear" policy of allowing inventory sites to be developed at the density ascribed to them in the housing element?
- ☐ If the housing element assigns more than 50% of the lower-income RHNA target to nonvacant sites, were statistical methods (e.g. surveying a random sample of owners of nonvacant sites) used to determine that the sites' existing uses are likely to be discontinued during the planning period?
- ☐ Was a buffer of **at least 15-30%** extra capacity included in the housing element site inventory, especially for capacity to accommodate the lower-income RHNA target?


Affirmatively Furthering Fair Housing

- ☐ Does the housing element include a thorough analysis of local patterns in socioeconomic/racial segregation and integration, including patterns of overt racial or ethnic discrimination in the housing and land development market?
- ☐ Does the housing element prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities?
- ☐ Does the housing element identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built?
- ☐ Did the jurisdiction solicit public feedback and commentary on the housing element in a way that accurately reflects the jurisdiction's socioeconomic makeup?

Forecasts of ADU Development

- ☐ Did the housing element use an HCD-recommended safe harbor methodology for forecasting future ADU production?
- ☐ Does the housing element provide for mid-cycle adjustments if a) inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated and if b) ADU production falls short of projections?
 - ☐ Do mid-cycle adjustments automatically implement a by-right density bonus on inventory sites, starting mid-cycle, and is it large enough to make up for an ADU shortfall?

Meredith Elguira

From: Dan McFarland 
Sent: Wednesday, December 16, 2020 11:03 AM
To: Meredith Elguira
Subject: Overlay zoning opposition

Hello Meredith,

Please redact my email address and don't read this into the public minutes, but make it a part of the record and provide it to the Planning Commission and City Council members. Our concerns can certainly be summarized at the meetings.

**Del Cerro Property Owner
Coveview Drive
Rancho Palos Verdes, CA 90275**

December 16, 2020

RE: Oppose Rancho Del Mar Housing Overlay Zone

Dear Planning Commission,

Oppose Overlay Zone – Not in Character with Surroundings

We oppose the overlay zone since it is not in character with the North, South, East and West zoning, which is all residential (1 to 2 homes per acre). We live in RPV directly above and adjacent to the property and our parcels are zoned similarly to Rolling Hills, one home per 20,000 SF. Changing the zoning to allow such high density to one section of the parcel doesn't make any sense? It changes the whole character of the surrounding properties.

Coveview Parcel – Slope and Fire Issue

Our home sits about 100+ feet directly above the parcel's empty lot between the school and the PVUSD maintenance building. There is approximately a 200+ foot slope (maybe 2:1 slope) below our property that terminates into the flat area of the parcel in question. Except for about the top 50 feet of the Coveview Drive hill slope, the rest of the slope behind the Coveview homes is owned by the school district (parcel in question) and it should be excluded from the overlay zone so that it can't be built upon. This slope is a very high fire zone and any activity below on the flat area of the parcel can catch the slope on fire, burn quickly up the hill and burn our homes on Coveview Drive. Of course, we oppose the overlay zone in its entirety, but if you do approve it, all the slope area should be excluded and identified as non-buildable. There should also be a substantial distance from the bottom of the slope to where buildings, parking areas, etc. can be constructed including a wall to separate the slope from where people can congregate.

Noise Issue

You may not know this, but the noise ricochets back and forth in the swale/canyon where the parcel is located. From our backyard, we can hear the noise from every car that drives along Crest Road as the noise bounces back and forth in the canyon between the Coveview Drive hill and Crest Road hill. While we have lived with the school and school district facilities for over 50 years, the noise was only during the day, not nights or weekends other than an occasional soccer match. Now you're adding high-density housing that translates into many more people living there day and night, people parking cars outside with their car alarms chirping every time they lock their cars, playing music in backyards or rooms, nighttime parties, etc. If you were building low-density, single-family homes, most people would park in their garages and there would be fewer people to cause a noise nuisance. Just look at the issues the City of RPV is having with

parking, noise, etc. at the end of Crenshaw where the Burma Trailhead is. We're already dealing with these types of issues as you enter our Del Cerro neighborhood. We don't need another problem.

View Issue

While we oppose the overlay, if you did approve it, we would not want to look down on flat tar roofs, roof air conditioning units, trash enclosures, parking lots, parking structures (listed as approved in your uses), loading docks, etc. You mention in your documents that you would screen these from the street view, but what about from behind and from above where we would look down onto the roof and backyard of the high-density units. We would even see people milling around outside in waiting lines as your staff reports indicates that there must be room for. Additionally, there are no street lights in our neighborhood, nor in Rolling Hills, yet you have specified in your planning documents there would have to be significant lighting for security purposes. Once again, this is not in keeping with the surrounding single-family homes as the now dark canyon below us will be illuminated all night.

Burglary/Crime Issue

If possible, you should remove Emergency Shelters and Single Room Occupancy from your overlay. These can be used for regular renters or tenants, but also the homeless, transients and people in rehab, which is not in character with the surrounding single-family homes. You mention a facility like this would be run by an outside provider who is likely primarily interested in filling beds to make a profit, not in background screening tenants. All the hiking trail homes in RPV now have more burglaries as people become more familiar with the Burma Trailhead at the end of Crenshaw Blvd. Those who stay in the shelter will have access to the vast trail system in Rolling Hills and RPV and potentially increase the crime risk to homes and family members. We're in favor of shelters, and in fact, we donate to several non-profits that are in high-density city areas that are designed and staffed to accommodate people in a proper fashion. They do not locate their shelters in the middle of rural, single-family neighborhoods.

Density Is Too High

Twenty units per acre is as dense as most condos and apartment buildings. This does not fit within a single-family neighborhood. It will be an eyesore. You should either keep the whole 31 acres with the 1 and 2 per acre zoning and enable low income with this type of zoning density. However, if you are mandated to make in high density, you should put your required high-density housing units at another location. This high-density project would be a better fit near City Hall and could replace the tennis courts and riding ring where the project can be more regulated. Then, put the displaced tennis courts or riding ring on the Rancho Del Mar site. Or buy an acre or two from a homeowner who has excess land along Palos Verdes Drive North. Having an exterior street entrance off PVDN for the shelters and high-density buildings where the users don't go through the guard gates is a better solution from a security perspective and a more traditional zoning approach where high-density buildings act as a buffer to single-family residential. This puts your high-density building zoning along a busy street, similar to how most cities zone their land (ie. busy street, then commercial, then multi-family, then single-family residential).

Solve Requirements With Accessory Dwelling Units

It seems from reading some of your planning documents that you can solve some or all of your mandates with ADUs. That sounds like a better solution and there is no need for the overlay zoning. You can't prevent ADUs from being built, so as time goes by, homeowners will naturally be adding them. Maybe your overlay district should be on all single-family parcels and allow one low-income ADU per lot, which is technically already allowed. This might meet your state mandate.

No Transportation Facilities

Bus, taxi, Uber, Lyft, shuttles, car-pool parking, etc. should not be added as allowable uses on the overlay district. We do not want the noise and traffic associated with this type of use and it is not compatible with the surrounding single-family parcels. I understand the school district is already using it for this purpose, but don't codify it now into the zoning for future uses.

Minimize Overlay Zoning to One to Two Acres

Why encumber the whole 31 acres with the new zoning overlay. Most cities don't have 31 acres to designate for low-income housing. The state can't mandate that large of a parcel. A city might have one or two acres to designate only. If you are mandated by law to come up with 20-30 units for low-income housing, then reduce the overlay zoning area to just 1-2 acres to accommodate the housing. We suggest those one to two acres should be near the entrance to Rolling Hills on Crest Road West. This is the area that would least affect the neighborhood and would keep the housing near the city entrance along Crest Road and not deep within the city. If you zone the whole 31 acres for low-income housing, then the school district or parcel owner could develop the vacant parcel directly below our home and the city wouldn't be able to prevent them from doing so. Sure, you could impose architectural or other screening elements, but they'll still be able to build.

Unsightly Existing School and Maintenance Buildings – That's Okay

We bought our homes knowing the school and maintenance buildings were there. We're not asking you to change them. In fact, four kids in our family all went to La Cresta Elementary School. We would much rather you keep the zoning "as is" residential, which also allows the current uses.

We oppose this detrimental zoning change due to the points mentioned above. It will diminish our property values, affect our views, create noise issues, increase fire danger for our properties, and has the potential to increase loitering, burglaries and crime.

Sincerely,

The McFarland Family

Meredith Elguira

From: Jana Cooley ~~janacooley@psdschools.org~~
Sent: Wednesday, December 16, 2020 2:30 PM
To: Meredith Elguira
Subject: Housing Element Document

Hi, Meredith,

I have been reading through the consultant's report and though I haven't completed it, there was one missing item that caught my eye.

Page 14, item 7 under Project Description, the mileage to the 110 is missing in the sentence, it reads "approximately miles to the east."

Also, the information provided about non-residents being able to apply for a permit to hike the trails is out of date. At this time the RHCA only grants trail badges to non-resident Equestrians who fill out an application. They are only allowed to ride on the trails and are not allowed to use the riding rings. Hikers must be on the guest list of a resident and can only hike the trails with a resident.

I am not sure of the importance of the second item, but I did think it should be clarified in the final document.

I will keep reading!

Thanks,
Jana

ORDINANCE NO. 369

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE HOUSING AND TO AMEND SECTION 17.08.010 (ZONES ESTABLISHED) OF CHAPTER 17.08 (ESTABLISHMENT OF ZONES AND BOUNDARIES) TO IDENTIFY THE OVERLAY ON THE ZONING MAP; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECITALS

A. Pursuant to its obligation under Government Code § 65583.2, the City Council of the City of Rolling Hills needs to amend its municipal code to establish an overlay zone to accommodate housing;

B. On December 22, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning a proposed ordinance. It adopted a resolution recommending that the City Council adopt the proposed ordinance;

C. On January 6, 2021, the City gave public notice of the January 25, 2021 public hearing to be held by the City Council on the proposed ordinance by publishing notice in the Torrance Daily Breeze, a newspaper of general circulation;

D. On January 25, 2021, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance. Staff introduced changes to the proposed ordinance warranting referral back to the Planning Commission under Government Code § 65857. The City Council continued the public hearing to its February 8, 2021 meeting;

E. On February 5, 2021, the Planning Commission held a duly-noticed public meeting to consider the changes introduced by staff and considered the staff report, recommendations by staff, and public comments concerning the proposed ordinance. It adopted a resolution recommending that the City Council adopt the proposed ordinance; and

F. On February 8, 2021, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance.

**THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES HEREBY ORDAIN
AS FOLLOWS:**

Section 1. Section 17.08.010 (Zones established) of Chapter 17.08 (Establishment of Zones and Boundaries) in Title 17 (Zoning) is hereby amended to read as follows:

Chapter 17.08 - ESTABLISHMENT OF ZONES AND BOUNDARIES

17.08.010 - Zones established.

Rolling Hills is a unique, well-established residential community. Development consists almost exclusively of single-family residential houses on large lots. The General Plan of the City of Rolling Hills establishes a policy to maintain the existing pattern and type of residential development, with support public facility uses. Toward the end of implementing General Plan land use policy, zone districts are established as follows:

A. RA-S - Residential Agriculture-Suburban. The RA-S zone district is divided into two sub-districts: RA-S-1 and RA-S-2. The suffix indicates the minimum lot size requirement in net acres.

1. The Overlay Zoning District (OZD-1) overlies a portion of the RA-S-1 zone and is identified on the zoning map.

2. The Rancho Del Mar Housing Opportunity Overlay Zoning District (RDMO) overlies a portion of the RA-S-2 zone and is identified on the zoning map.

B. PF - Public Facilities.

Section 2. Chapter 17.19 (Rancho Del Mar Housing Opportunity Overlay Zone) is added to Title 17 (Zoning) to read as follows:

**Chapter 17.19 – RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY
ZONE**

17.19.010 – Intent and purpose.

The Rancho Del Mar Housing Opportunity Overlay Zone (RDMO) is established by this chapter to:

A. To provide regulations that implement the goals and policies of the general plan and other similar long-range planning documents aimed at encouraging mixed-use development within the City. The RDMO zone is further intended to serve as an implementation tool of the City's land use and housing elements of the general plan by facilitating further residential development.

B. The RDMO zone has the following major objectives:

1. Create "by-right" opportunities for housing;

2. Implement state laws that require cities to demonstrate available land capacity and zoning tools to accommodate the City's current and projected need for housing;
3. Facilitate well-designed development projects that combine residential and nonresidential uses (e.g., office, transit facility and other community amenities) to promote a better balance of jobs and housing;
4. Encourage development that provides attractive features (e.g., landscaping, public spaces, courtyards, etc.) designed to integrate the public realm (e.g., right of way, walking path, etc.) with development on adjacent private property.

17.19.020 – Applicability.

The RDMO applies to 38 Crest Road West, Rolling Hills, California.

17.19.030 – Uses Permitted.

No lot, premises, building, or structure shall be used for any use or purpose other than the following:

- A. Affordable Multi-family⁺;
- B. Affordable Senior housing⁺;
- C. Emergency Shelter⁺;
- D. Single Room Occupancy*;
- E. Daycare*;
- F. School facilities*;
- G. Transit facilities*.

*Requires Conditional Use Permit (RHMC Chapter 17.42)

+Requires Zone Clearance Permit (RHMC Chapter 17.44)

[^]Requires compliance with Government Code Section 65583.2(h)

17.19.040 – Development Standards for Single Room Occupancy.

- A. Single Room Occupancy Defined. "Single room occupancy (SRO) facility" means a facility operated by a provider with six or more dwelling units for persons of lower income where each unit has a minimum floor area of two hundred fifty square feet and a maximum floor area of three hundred fifty square feet. These dwelling units must be offered on a monthly basis or longer. For the purposes of this definition, a "provider" means a government agency or private nonprofit organization that provides or contracts with recognized community organizations to provide SRO housing, and "lower income" has the meaning set forth in Health and Safety Code Section 50079.5.
- B. SRO housing shall conform to the following requirements:
 1. SRO housing shall be limited to a total maximum number of eight (8) units.
 2. Occupancy shall be limited to maximum two persons per unit.
 3. Each SRO unit shall be provided with the following minimum amenities:
 - i. Kitchen sink with garbage disposal.

- ii. A toilet and sink located in a separate room within the unit that is a minimum twenty square feet.
 - iii. One closet per person.
 - iv. Telephone and cable TV hookups.
- 4. If full bathrooms are not provided in each unit, shared showers shall be provided on each floor at a ratio of one per seven units on the same floor, with doors lockable from the inside.
- 5. If full kitchens are not provided in each unit, shared kitchen facilities shall be provided on each floor consisting of a range, sink with garbage disposal, and refrigerator.
- 6. If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises.
- 7. On-site management shall be provided.
- 8. Off-street parking shall be provided at the rate of one-half spaces per unit, plus one space for each employee on duty.

17.19.050 – Development Standards for Emergency Shelter.

- A. Operational Requirements. An application for a permit to establish and operate an emergency shelter shall be accompanied by a management and operations plan, which shall establish hours of operation, staffing levels, maximum length of stay, size and location of exterior and interior on-site waiting and intake areas, and security procedures.
- B. Developmental Requirements. Emergency Shelters shall conform to the following requirements:
 - 1. Maximum of twelve beds.
 - 2. Minimum separation of three hundred feet between emergency shelters.
 - 3. Facility Requirements.
 - i. Each occupant shall be provided a minimum of fifty square feet of personal living space, not including space for common areas.
 - ii. Bathing facilities shall be provided in quantity and location as required by the California Plumbing Code (Title 24 Part 5), and shall comply with the accessibility requirements of the California Building Code (Title 24 Part 2).
 - iii. Shelters must provide a storage area for refuse and recyclables that is enclosed by a six-foot-high landscape screen, solid wall, or fence, which is accessible to collection vehicles on one side. The storage area must be large enough to accommodate the number of bins that are required to provide the facility with sufficient service so as to avoid the overflow of material outside of the bins provided.
 - iv. The shelter may provide one or more of the following specific facilities and services on site, including but not limited to:
 - (1) Commercial kitchen facilities designed and operated in compliance with the California Retail Food Code;
 - (2) Dining area;
 - (3) Laundry room;

- (4) Recreation room;
- (5) Support services (e.g. training, counseling, etc.); and
- (6) Child care facilities.
- v. On-Site Waiting and Intake Areas. A minimum of five percent of the total square footage of a shelter shall be designated for indoor on-site waiting and intake areas to accommodate drop off, intake, and pickup. In addition, an exterior waiting area shall be provided, the minimum size of which is equal to or larger than the minimum interior waiting and intake area.
- vi. Off-Street Parking. One space of off-street parking shall be provided for each staff person on duty.

17.19.060 – Development Standards for Multifamily Residential:

- A. All multifamily residential projects shall be located west of the improved portion of the PVPTA Facility and south of the access road.
- B. All multifamily residential projects shall comply with the following development standards:

Table 17.19.050A
Multifamily Residential Development Standards—Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Development Regulation	RDMO	Notes
1. Minimum density (residential uses)	1du/2,178 sq.ft. (i.e., 20 units per acre)	
2. Maximum density (residential uses)	1du/1815 sq.ft. (i.e., 24 units per acre)	
3. Maximum number of units	16 units	
4. Minimum dwelling unit size	Studio: 250 sq. ft. 1-bdrm: 400 sq. ft. 2-bdrm: 650 sq. ft. 3-bdrm: 900 sq. ft.	
5. Maximum building height	2 stories/28 ft.	Minimum roof pitch: 3½:12
6. Distance between buildings (minimum)	6 ft.	
7.. front yard setback	5 ft. (min); 15 ft. (max)	
8.. street side setback	5 ft. (min); 15 ft. (max)	

9. side setback	5 ft. (min); No max	
10. rear yard setback	10 ft. (min)	
11. Setback from bottom of slope	50 ft. minimum	Building pad not to exceed 10% slope.
12. Permitted setback encroachments	6 ft. into setbacks	Balconies, awning, porches, stairways and similar elements may extend up to 6 ft. into the setback. Cornices, eaves, fireplaces, similar architectural features may extend 4 ft. into the front and rear setbacks and 3 ft. in interior setbacks.
13. Maximum Development site	.8 acre	
Landscape/open space standards		
14. Common open space (multi-family residential)	100 sq. ft. per unit	
Parking Standards		
15. Surface parking	20 ft. min. setback from front lot line at driveway entrance; 15 ft. min side yard setback at driveway entrance.	
16. Garage/tuck-under parking	Prohibited along front	
17. Underground/podium parking	Allowed beneath building footprint	

Abbreviations: sq. ft. = square feet; ft. = feet or foot

17.19.070 – Parking regulations.

All allowed uses identified in Section 17.19.030 shall comply with the following:

A. Parking standards:

Table 17.19.070A

Parking Standards - Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Use	Required Number of Spaces	Notes
Multi-family residential and condominiums	Studio - 1 space per unit One bedroom - 1 space per unit Two bedrooms – 1.5 spaces per unit	Per unit; Tandem parking is allowed in cases where multiple

	Three or more bedrooms - 2.5 spaces per unit Additional guest parking 1/4 space per unit	spaces are assigned to a single unit
Senior housing	1.0 spaces per unit for developments of 10 units or less. For developments of 11 units or more, the parking shall be 0.5 spaces per dwelling unit, or 10 spaces, whichever is greater. For developments of 10 or more units, 10 percent of the total required parking shall be reserved for guest parking	
Very low and low income housing units	1.0 space per very low or low income unit. This parking ratio only applies to those units which are designated for very low or low income. For developments of 10 or more units, ten (10) percent of the total required parking shall be reserved for guest parking 1.1	
Single Room Occupancy	0.5 space per unit plus 1.0 space for each staff on duty	
Emergency Shelter	1.0 space for each staff on duty	

- B. **Reduced Parking.** The Planning Commission and City Council may reduce the required parking after considering documentation and a study provided by the applicant showing infeasibility of providing required parking. Staff's recommendation shall give weight to all relevant facts, including but not limited to the following: availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use. Required parking shall comply with State law for affordable housing units.
- C. **Electric Vehicle Charging Stations.** In accordance with the California Green Building Code (CALGreen Code), new buildings shall be electric vehicle charging station ready. This requires residential properties to provide one 120V AC 20 amp and one 208/240V 40 amp, grounded AC outlet for each required parking space. The number of required parking spaces for electric vehicle charging shall be as follows:

Table 17.17.080B
Electric Vehicle Charging Station Standards - Rancho Del Mar Housing
Opportunity Overlay Zone (RDMO)

Total Number of Spaces	Number of Required Electric Vehicle Charging Spaces
1-10	1
11-20	3

21-30	5
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17.19.080 – Multifamily Residential Frontage type regulations.

- A. Elevation of Ground Floor.
 - 1. The elevation of the ground floor shall be elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.
 - 2. The ground floor elevation shall be located within five feet of the ground surface of the adjacent sidewalk or walkway.
- B. Minimum Ground Floor Ceiling Height. Ten (10) feet minimum (floor-to-floor height).
- C. Ground Floor Unit Entrances.
 - 1. Entrances and windows shall be provided on the front of the facade to provide eyes on the street and direct sidewalk access to the building.
 - 2. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.
- D. Upper Floor Unit Entrances. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a facade fronting a street.
- E. Recessed Entrances. Entrances may be recessed into the facade.
- F. Stoops and Front Porches.
 - 1. Stoops and front porches may be provided in front of building and unit entrances.
 - 2. Stoops and front porches may project up to five feet from the facade and project into the setback.
- G. Projecting Elements (Balconies, Roof Overhangs, Shade Structures, and Bay Windows). Projecting Elements on upper floors may project four (4) feet from the facade and project into the setback.
- H. Sidewalk and Setback Treatment.
 - 1. The public sidewalk shall be improved with street trees with an average spacing of thirty (30) feet on-center and pedestrian-scaled lights not to exceed 30 inches in height and maximum 25 Watts.
 - 2. If the front facade is setback from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).

17.19.090 – Multifamily Residential usable open space regulations.

- A. Usable Open Space Defined. Usable open space areas are an open area or an indoor or outdoor recreational facility which is designed and intended to be used for outdoor living and/or recreation. Usable open space shall not include any portion of parking areas, streets, driveways, pedestrian paths, or turnaround areas.
- B. Usable Open Space Amenities/Facilities.
 - 1. Each multifamily residential project shall include one usable open space amenity. Each square foot of land area devoted to a usable open space amenity shall be credited as common open space on a 1:1 basis.
 - 2. The following listed recreational amenities satisfy the above recreational amenity requirement:
 - i. Clubhouse
 - ii. Gym
 - iii. Children's playground equipment.
 - iv. Day care facility.
 - v. Other recreational amenities deemed adequate by the Planning and Community Services Director.

17.19.100 - Multifamily Residential public space amenities requirements.

- A. Each multifamily residential project shall include a public open space amenity. Each square foot of land area devoted to a public space amenity shall be credited as common open space on a 1:1 basis.
- B. The following listed public space amenities satisfy the above public space amenity requirement:
 - 1. Formal Plazas. A formal plaza would be a publicly accessible open space which has a design that is influenced by classical urban planning design. A formal plaza would typically include some sort of central water fountain and/or symmetrical landscaping.
 - 2. Gardens. A garden can be located on the ground level or on upper levels of a structure. Urban gardens include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants, and trees. Many times there are sculptures or other forms of public art that are included within the urban garden.
 - 3. Covered Colonnades. Colonnades are linear in design and generous in depth. The intent is to provide a comfortably wide, covered pathway that is adjacent to the openings of a building. Sometimes the second floor of a building is utilized to create the "covered" element of the colonnade.
 - 4. Pedestrian Alleys and Walkways. A pedestrian alley or walkway is typically a "lane" that does not follow the alignment of a vehicular street, but provides a pedestrian access to either a public space or some other feature within the interior of a development. Pedestrian alleys or walkways must be designed in such a manner so as to be inviting to pedestrians. Therefore, issues such as lighting, security, line of sight, cleanliness and visual appeal are important considerations to a well-designed pedestrian alley or walkway. Sometimes public art, street furniture, and access to public spaces are features of pedestrian alleys and walkways.

5. Bicycle Storage Areas. All developments shall provide common bicycle racks or storage areas for the residents as follows: two (2) bicycle racks or storage units for every five (5) dwelling units.

17.19.110 – Multifamily Residential Operational and Compatibility Standards

- A. Trash Enclosures. Enclosures shall be required for refuse and recycling bins and there location shall be clearly indicated on required site plan. Outside trash enclosures shall be a minimum six (6) feet in height and shall be architecturally compatible with main building. Enclosures are not permitted in required front yard or street side yard setback area.
- B. Landscaping. Landscaping shall comply with RHMC Chapter 13.18 (Water Efficiency).
- C. Screening and Buffering—Mechanical Equipment and Trash Facilities. All mechanical equipment, heat, and air-conditioning equipment shall be architecturally screened from view and buffered and trash facilities shall be screened and buffered.
- D. Sound mitigation. Residential dwelling units shall be designed to be sound attenuated against present and future project noise. New projects or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards.

Section 3. An Initial Study and Negative Declaration No. 2020-01 has been prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 *et seq.*) and the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*) for the RDMO Zone. Pursuant to Section 15070, *et seq.* of the CEQA Guidelines, the City Council finds, on the basis of substantial evidence in the light of the whole record, that the proposed project could not have a significant effect on the environment. Upon the basis of all of the evidence in the record, the City Council finds that the Negative Declaration reflects the independent judgment of the City Council and hereby approves the Negative Declaration.

Section 4. This ordinance shall take effect thirty days after its passage and adoption pursuant to California Government Code section 36937.

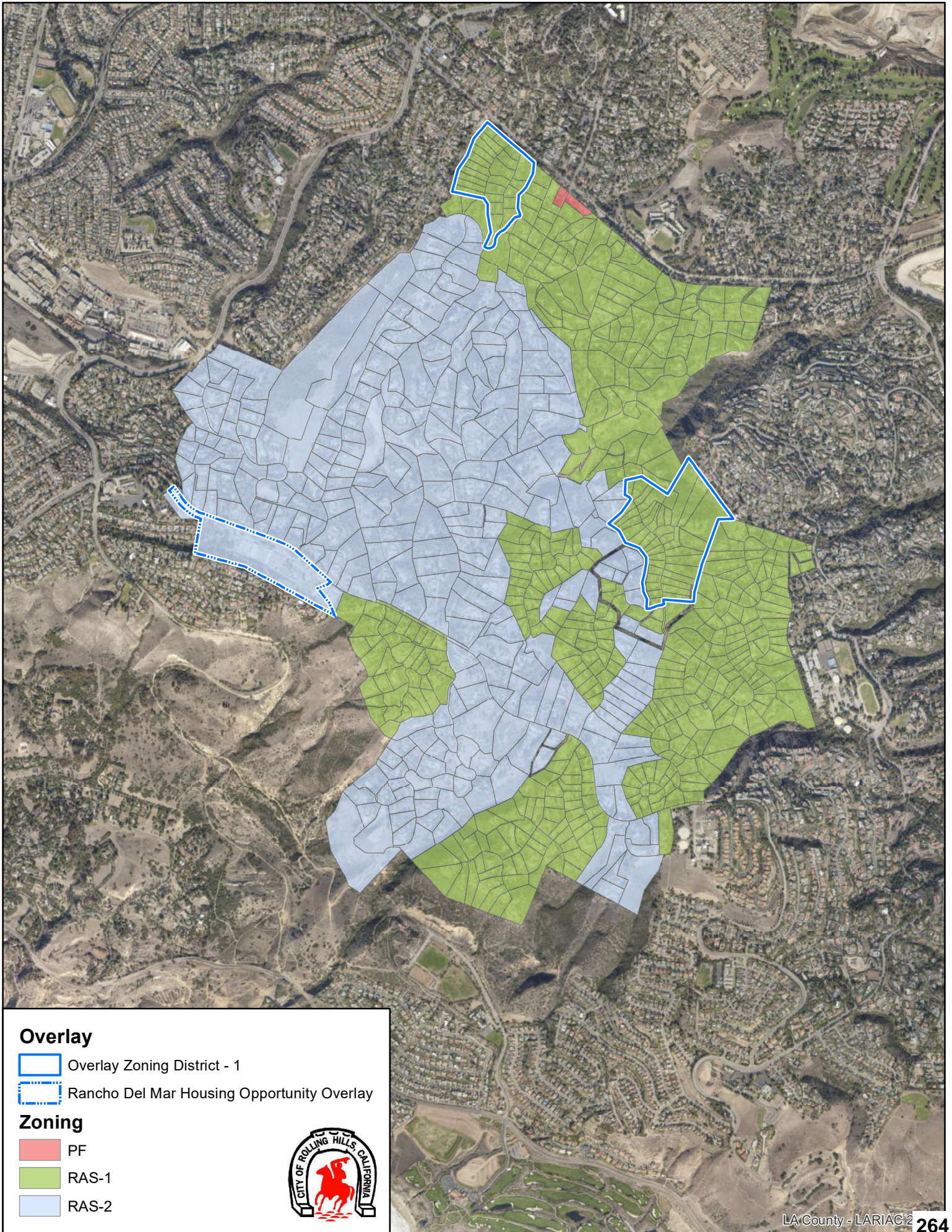
Section 5. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Rolling Hills's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED, APPROVED and ADOPTED this 22nd day of February, 2021.



JEFF PIEPER
MAYOR

ATTEST:




ELAINE JENG, P.E.
ACTING CITY CLERK



Overlay

-  Overlay Zoning District - 1
-  Rancho Del Mar Housing Opportunity Overlay

Zoning

-  PF
-  RAS-1
-  RAS-2



RESOLUTION NO. 1270

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING GENERAL PLAN AMENDMENT NO. 2020-01, AMENDING THE LAND USE ELEMENT AND LAND USE POLICY MAP TO ACCOMMODATE HOUSING; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECITALS

A. Pursuant to its obligation under Government Code § 65583.2, the City Council of the City of Rolling Hills needs to amend its Land Use Element and Land Use Policy Map of the City of Rolling Hills General Plan (“General Plan Amendment No. 2020-01”) to allow multifamily housing, single room occupancy, and emergency shelters;

B. The proposed General Plan Amendment No. 2020-01 was sent to affected public entities for their review and comment;

C. The proposed General Plan Amendment No. 2020-01 was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA");

D. On December 22, 2020, the Planning Commission conducted a duly noticed public hearing and considered the staff report, written public comments, and oral public testimony regarding the proposed General Plan Amendment No. 2020-01 and recommended approval and adoption to the City Council;

E. On January 6, 2021, the City gave public notice of the consideration of a proposed General Plan Amendment No. 2020-01 by publishing notice in the Torrance Daily Breeze, a newspaper of general circulation;

F. On January 25, 2021, the City Council conducted a duly noticed public hearing and considered the staff report, written public comments, and oral public testimony regarding the proposed General Plan Amendment No. 2020-01. The City Council continued the public hearing to its February 8, 2021 meeting;

G. On February 8, 2021, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning proposed General Plan Amendment No. 2020-01.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

Section 1. ENVIRONMENTAL DOCUMENTATION (CEQA): An Initial Study and Negative Declaration No. 2020-01 has been prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 *et seq.*) and the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*) for General Plan Amendment No. 2020-01. Pursuant to Section 15070, *et seq.* of the CEQA Guidelines, the City Council finds, on the basis of substantial evidence in the light of the whole record, that the proposed project could not have a significant effect on the environment. Upon the basis of all of the evidence in the record, the City Council finds that the Negative Declaration reflects the independent judgment of the City Council and hereby approves the Negative Declaration.

Section 2. The City Council hereby approves General Plan Amendment No. 2020-01, Amending the Land Use Element and Land Use Policy Map (Exhibit A), based upon the following findings:

- A. The Land Use Element Amendment and Land Use Policy Map Amendment appropriately update these two portions of the General Plan to address current legal developments and required updates and to provide for integration and consistency with the General Plan.
- B. The Land Use Element Amendment and Land Use Policy Map Amendment provide for development within the City that is consistent or compatible with the General Plan and all of the other elements of the General Plan.

PASSED AND ADOPTED this 22nd day of February, 2021 by the following vote:

Ayes:

Noes:

Abstaining:

Absent:

Jeff Pieper, Mayor

ATTEST:

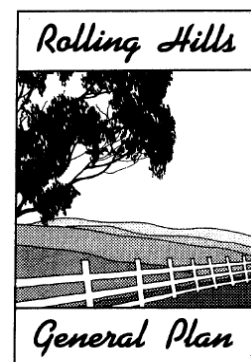
Elaine Jeng, P.E.
Acting City Clerk

Attachments:

Exhibit A: Land Use Element Amendment and Land Use Policy Map Amendment to the Rolling Hills General Plan

LAND USE ELEMENT

Rolling Hills General Plan



LAND USE ELEMENT

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LAND USE ELEMENT

INTRODUCTION

The City of Rolling Hills enjoys the advantages of being located on the San Pedro Hills of the Palos Verdes Peninsula, including cool sea breezes and low concentrations of smog in the summer months, more sunshine due to its elevation above much of the coastal fog, and commanding views of the Pacific Ocean and Los Angeles Basin. Due to its coastal location, Rolling Hills has been able to avoid many of the air quality and traffic problems associated with growth in the Los Angeles area. However, geologic hazards have greatly affected properties within Rolling Hills and have forced the City to examine development policies within certain areas of the community.

This Land Use Element describes official City policy for the location of land uses and their orderly growth and development. It serves as a guide for public officials and citizens to determine the best uses of lands within the City. To the private citizen, the Land Use Element will set forth the type of neighborhood he or she can expect to live in, the location and type of public facilities available, and the time and distance required for travel to necessary activities. Public officials will use the Land Use Element as a guide for placement of public facilities and services, and for directing new development. The Element also serves as a basis for definition of short-range and long-range capital improvement programs.

Purpose of the Element

The intent of the Land Use Element is to describe present and projected land use activity within Rolling Hills. The Element also addresses crucial issues concerning the relationship between land uses and environmental quality, potential hazards, and social and economic objectives.

In accordance with the State of California General Plan Guidelines, the Land Use Element serves the following purposes:

- Identifies land use issues;
- Provides a statement of land use policies and proposals, distinguishing, when appropriate, between short, middle and long-term periods of fulfillment;
- Describes land use density and land use intensities provided for under the Plan, including the relationships of such uses to social, environmental and economic goals and objectives;
- Provides for standards and criteria for physical development within each use area with consideration for land capacity; and

- Describes and depicts land use patterns provided for under the Plan.

In response to the State of California Department of Housing and Community Development's ("HCD") December 28, 2018 letter regarding the City's noncompliance with the State Housing Element Law and subsequent instructions from HCD staff for the City to achieve compliance and to avoid penalty, the Land Use Element must now make provision for multifamily housing, single room occupancy, and emergency shelters through the creation of the Rancho Del Mar Housing Opportunity Overlay ("RDMO") located over a specific parcel at 38 Crest Road West, Rolling Hills, California.

Relationship to Other Elements

A major goal in this General Plan Update is to achieve internal consistency throughout the various General Plan elements. Since the Land Use Element regulates how land is utilized, it integrates and synthesizes most of the issues and policies contained in the other Plan elements.

Specifically, the Land Use Element relates to the Housing Element by defining the extent and density of future residential development in the City. The Land Use Element is also coordinated with the Open Space/ Conservation Element in that open space resources are designated on the Land Use Policy Map, and environmental factors are considered in the location of land use types. The Land Use Element also relates to the Safety and Noise Elements by integrating their broad land use recommendations into detailed policies which apply to specific geographic locations. Finally, the Circulation and Land Use Elements are interrelated in that specific land use decisions depend upon traffic routes and circulation patterns.

EXISTING LAND USE

The City of Rolling Hills is almost an entirely residential community of large one+ acre parcels on 2.98 square miles of land. The land use pattern was established with the original subdivision and sale of parcels which began in 1936. Situated astride the San Pedro Hills of the Palos Verdes Peninsula, Rolling Hills is characterized by white, single-story California ranch style homes with three-rail fences and an abundance of equestrian facilities. Landscaping which was located as parcels developed has matured, rendering the Rolling Hills area a heavily wooded setting. Lot sizes range from a minimum of one acre to several acres in size. Many lots contain a buildable ridge and steep arroyos.

Rolling Hills was created by A.E. Hanson and the Palos Verdes Corporation in 1936 following a generally unsuccessful attempt to sell 10 to 50 acre parcels as “dude ranches” to residents of Los Angeles and Beverly Hills. The concept was modified to offer one to five acre parcels to residents of closer-by communities attracted to the cleaner, cooler air, sunshine and absence of congestion. One of Rolling Hills’ unique features is the set of Covenants, Conditions and Restrictions which have assured the maintenance and uniformity of properties throughout the years. Buildings are limited to one story in height with three-rail fences surrounding the properties. Residences are strongly encouraged to be of a ranch style, and are required to be painted white. All properties provide easements which are primarily utilized for equestrian trails. The CC&Rs are enforced through the Rolling Hills Community Association. Through the association, fees are levied which are used for maintenance of the roads and recreational facilities.

Beginning in 1938, the 150-acre area known as the Flying Triangle was added to the development’s original 600 acres. The Flying Triangle area has, in recent years, been subject to major landslides resulting in building moratoriums for parts of the area that are known to be at risk.

To comply with State mandates, a comprehensive land use survey was undertaken by City staff in 2020 to identify the extent of existing land uses in the community. Figure LU-1 illustrates existing land uses in Rolling Hills; an existing land use map is also on file at City Hall. Table LU-1, Existing Land Use Inventory, quantifies the acreage dedicated to the various land uses present in Rolling Hills. The table is divided into five residential density categories and categories for Public Facility, Education, Recreation and Vacant Land. The following sections describe the nature of each of these land uses in Rolling Hills.

BOX REPRESENTS MAP ON PAGE 4 OF PDF DOCUMENT
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Residential

Rolling Hills is comprised almost exclusively of ranch style residential homes. Large setback requirements and lot sizes, as well as topographic constraints on many lots provide significant amounts of open space on developed parcels that give the overall community a sense of openness. Many of the lots are large enough to support horses, and many have stables as accessory structures.

The character of residential development in Rolling Hills has changed substantially over the years. Many homes are constructed to maximize the building area on the lot. The increasing building size has also fostered a tendency for more grading to prepare many of the steeper properties for a structure. Increases in grading practices have had a significant effect on the natural environment and views. These combined trends have significantly altered the community's character and affect surrounding properties. The results of a Community Attitude Survey indicate a high level of concern among residents related to residential development and design compatibility issues. In response to those concerns, the City adopted a site plan review ordinance to preserve and enhance the community's character.

In addition to the changes in community character, increased building size and related grading may have contributed to the instability of soil in the area of the City known as the Flying Triangle. Combined with several winters of heavy rainfall, increases in water discharged from septic systems and increased grading are believed to have contributed to soil destabilization. Development in this area is limited by the Building Code.

The need for housing across California has also resulted in the State requiring cities to allow certain types of housing. In response to these State requirements, the City has identified the RDMO Zone located over a specific parcel at 38 Crest Road West, Rolling Hills, California to provide additional housing opportunities within the City.

In order to define the range of existing residential land use, five density ranges were arrived upon. The five categories include parcels of 0-1 acres, 1-2 acres, 2-3 acres, 3-5 acres and 5+ acres. As illustrated in Table LU-1, approximately three percent of the City's developed residential acreage consists of parcels less than one acre in size, 20 percent consists of parcels between 3-5 acres, with 1-2 acre parcels, 2-3 acre parcels, and 5+ acre parcels each comprising 25 percent of the City's developed acreage. A total of 683 single-family dwelling units have been developed in Rolling Hills on 1,636.8 acres of land.

**TABLE LU-1
CITY OF ROLLING HILLS
EXISTING LAND USE INVENTORY
January 1989**

Land Use	Acreage	DUs
SINGLE-FAMILY RESIDENTIAL		
0-1 acre	49.6	
1-2 acres	436.4	
2-3 acres	430.5	
3-5 acres	317.3	
5+ acres	403.0	
Total Residential	1,636.8	683
PUBLIC/ASSOCIATION-OWNED FACILITIES	5.5	
EDUCATION	<u>31.14</u>	
RECREATION	33.3	
VACANT LAND	203.1	
Total Non-Residential	272.2	
TOTAL ACREAGE	1,908.9 (2.98 sq.miles)	

Source: City of Rolling Hills
compiled by Cotton/Beland/Associates, Inc.

Public/Association-Owned Facilities

Public facilities owned by the City of Rolling Hills and private facilities owned by the Rolling Hills Community Association provide for the needs of the community. The City owns the Rolling Hills Administrative Building which houses the offices of the City of Rolling Hills and the Rolling Hills Community Association. The City also owns a maintenance building, three tennis courts and two equestrian riding rings.

The Community Association *owns* roadway easements and the guard gates. The Palos Verdes Water Company owns two water tanks and several antenna towers adjacent to and accessed through Rolling Hills. A major radar installation site is contiguous to the City's eastern boundary that is operated by the Federal Aeronautic Administration. Finally, the Los Angeles County Fire Protection District *owns* and operates a Fire Station within the City. Table LU-1 shows facilities owned by the City, other public entities, and the Community Association. These facilities comprise a total of 5.5 acres within the community.

Education

The Palos Verdes Peninsula School District owns a site of 31.14 acres which is located south of Crest Road along the City's western boundary. The site is home to the Rancho Del Mar Continuation High School which serves the Palos Verdes Peninsula Unified School District. Access to the school district property is via Crest Road outside the City.

Recreation

The City contains 33.3 acres of recreational open space. Opposite the City administration building are three City-owned tennis courts which are operated and maintained by the Rolling Hills Community Association. The courts are open to Association members and their guests and are operated from 7 a.m. to 10 p.m. Also contained within the City are two riding rings and a series of trails. The trails are an extensive network laced throughout the City affording hikers and equestrians alike varied opportunities within the community's boundaries. Also available for recreational use within Rolling Hills is an 8.01 acre parcel on the north end of Storm Hill which was dedicated through provisions of the Quimby Act. The property is open to City residents for use as an open equestrian area.

Vacant Land

Of the numerous vacant properties in Rolling Hills, many are constrained from future developments. The area within the Flying Triangle which is subject to landslides is under a moratorium and will not likely be buildable into the foreseeable future due to building code requirements which do not permit construction in geologically unstable areas. Other properties exist which are constrained due to excessive slopes on the property. It is estimated that there are 203.1 acres of vacant, residentially zoned land within the City. Of that total,

LAND USE ELEMENT

172.75 acres are unconstrained (either located outside the Flying Triangle and/or not constrained by slope) and, subject to site plan review requirements, may accommodate a maximum of 59 additional residential units.

SIGNIFICANT LAND USE ISSUES

The following list is a summary of issues and opportunities relating to land use that have been identified in Rolling Hills from the Community Attitude Survey and through discussions with the General Plan Advisory Committee and other City committees. These issues are addressed in the Goals and Policies of this Land Use Element.

- The landslide area within the Flying Triangle has rendered a large amount of land within the City's southwest area unsuitable for residential development, and is subject to ongoing changes in topography.
- Due to the constraints of the landslide area within the Flying Triangle, a large amount of open space remains open to alternative uses such as recreation or study of such geologic hazards.
- The City's topography renders large parts of many parcels constrained, thus leaving smaller areas available for development. Recent residential construction has maximized lot coverage through extensive grading.
- Grading of individual lots have significantly altered the topography and drainage patterns on many lots thus eliminating certain views and diminishing of the natural character of the City.
- New residential development within the community has changed significantly in character from the original residential developments, thus generating an increasing degree of incompatibility between adjacent uses.
- The increasing size and bulk of recent residential developments within Rolling Hills and the surrounding area have substantially reduced the natural, rural environment which has characterized Rolling Hills in the past.
- The use of private septic systems within the City may have contributed to soil instability. While lot size does not mandate a conversion to a common sewage system, the City may facilitate such a conversion.
- The need for housing within the City has required the implementation of the RDMO Zone to allow for uses, including multifamily, single room occupancy, and emergency shelters.

OVERVIEW OF LAND USE PLAN

The Rolling Hills Land Use Policy Map is presented in Figure LU-2. The Map provides a graphic representation of the General Plan's development policies and indicates land uses as they are designated and for which policies and standards have been formulated. The major goal of Rolling Hills' General Plan Update is to maintain and foster the community's rural and residential environment while ensuring that new development is in conformance with established community standards.

The land use classifications designated by the General Plan provide for the development of the community's limited vacant properties in a manner that is consistent with established and approved development patterns. The land use classifications established by this General Plan Update reflect a system that is different but generally consistent with the previous land use classifications. The City's policy retains the existing low-density land use pattern, while accommodating a range of housing types as required by State law. Table LU-2 presents the list of updated General Plan land use categories, their general development standards and characteristics. The following discussion will elaborate on the location and intent of the General Plan land uses.

Residential Land Uses

The Plan continues the City's two existing residential land use categories - Low Density and Very Low Density. The former mandates establishes a density of one unit per acre and the latter establishes a density of one unit per two acres. Zoning provisions have been developed to allow accessory dwelling units. Through these classifications, the City will be able to ensure that the remaining undeveloped properties throughout Rolling Hills will be developed at densities that are compatible with existing residential development.

Civic Center

The Civic Center designation has been added to the Land Use Policy Map to specify the 1.3 acre area that is currently used by the City for its administrative offices. The Civic Center land use category has been created to accurately reflect uses that exist within the City, and to provide consistency between the General Plan Land Use Policy Map and the Zoning Map.

BOX REPRESENTS MAP THAT WAS ON PAGE 11 OF PDF

**TABLE LU-2
CITY OF ROLLING HILLS
GENERAL PLAN LAND USE CATEGORIES**

Designation	Development Standards	Development Characteristics
Residential Very Low Density Low Density	2+ net acres/dwelling unit, single story 1-2 net acres/dwelling unit, single story	Single-family homes on large lots, usually custom designed. Parcels often contain varied topography and canyon areas. Single-family homes on large lots, often custom designed.
Public Civic Center Publicly-Owned Open Space	Single story Development prohibited	City Hall and associated facilities. Equestrian riding rings and undeveloped open space areas owned by the City.
Landslide Hazard Overlay	Development prohibited unless landslide hazard is mitigated	Active landslide areas requiring mitigation of geologic hazards prior to development.
Rancho Del Mar Housing Opportunity Overlay	Public Facilities permitted. Two story construction permitted. Multifamily Housing permitted, not to exceed 16 units for the entire overlay site.	School Facilities Transportation Facilities Clustered Housing and Special Housing Types

Publicly-Owned Open Space

While the majority of recreational open space within the community is maintained by the Rolling Hills Community Association, a limited amount of open space is also owned by the City. Areas of publicly-owned open space lie at the northern end of Storm Hill where a parcel of eight acres was dedicated to the City through the provisions of the Quimby Act. Also included as publicly owned open space are the two equestrian riding rings owned by the City. The purpose of separating out publicly-owned open space is to identify lands that are owned and maintained by the City and will remain as open space. In addition, this land use category could also be utilized in the future for any additional open space land purchased by the City.

Landslide Hazard Overlay

A Landslide Hazard Overlay classification has been created to address the landslide hazards present in Rolling Hills. Landslide hazards have occurred most notably in the Flying Triangle area beginning in 1980. The reasons for the onset of landslide activity are multiple and are addressed in detail in the Safety Element.

The Landslide Hazard Overlay classification has been developed to further establish the City's continuing policy which prohibits development in areas which are known to be subject to active landslides, specifically the Flying Triangle. Establishing this policy in the General Plan provides the framework for the inclusion of specific criteria in the Zoning Ordinance. Residential development will be permitted pursuant to the underlying zoning, only where evidence can be provided that establishes such development as posing no hazard to the property or adjacent properties. This evidence will be formed on a case by case basis upon review of geologic and soils information and hydrologic and topographic analyses. The Rolling Hills Zoning Ordinance, upon revision, will specify development constraints in overlay areas.

Rancho Del Mar Housing Opportunity Overlay (RDMO) Zone

A RDMO Zone has been created to meet State housing requirements and provide opportunities for a variety of housing types. The City is required by State law to plan for its fair share of regional housing needs, including housing for all income groups. Because Rolling Hills is developed with large, environmentally constrained lots that make higher densities impractical, the City has determined that the best way to accomplish the State requirements is through providing opportunities with a combination of accessory dwelling units ("in-law apartments") and multifamily housing.

The City has identified a specific parcel located at 38 Crest Road West, Rolling Hills, California to accommodate its share of regional housing needs. The 31.14-acre parcel is designated Very Low Density Residential,

which allows one unit per two acres—or 16 units for the entire site (rounding up from 15.57). To meet the current and projected housing needs of the City, the City is creating an overlay zone on the specific parcel located at 38 Crest Road West, Rolling Hills, California to allow multifamily residential housing, not to exceed 16 units for the entire overlay site. The Rolling Hills Zoning Ordinance includes an overlay zoning district which codifies this requirement.

Other land uses, such as public facilities, parks, and transportation facilities, are permitted within this overlay.

Implications of Land Use Policy

The Land Use Element provides for the continued residential emphasis of the Rolling Hills community. The General Plan ensures that this growth will take place in a way that promotes compatibility with adjacent properties, preserves the existing rural residential character, and is environmentally sensitive. The amount of additional growth that can be accommodated under this General Plan is presented as Table LU-3. As this table illustrates, the Plan only provides for the expansion of residential uses.

**TABLE LU-3
CITY OF ROLLING HILLS
ESTIMATED GENERAL PLAN BUILDOUT
NET INCREASE IN DEVELOPMENT**

Residential	Acres	Dwelling Units	Population
Very Low Density	148.50	49	156.8
Low Density	24.25	10	32.0
(RDMO)	(31.14)	(16)	(51.2)
Totals	203.89	75	240

Based on an average household size of 3.2 persons.

Source: City of Rolling Hills
Cotton/Beland/Associates, Inc.

The Plan accommodates a maximum net increase of 59 single-family dwelling units and 16 multifamily dwelling units. The majority of this growth would occur on the properties under the Very Low Density classification, residential development on 2+ acre parcels. Growth in the residential areas will occur under different circumstances. The population of Rolling Hills as of January 1, 1989 was 2,092. Over the City's 2.98 square miles the population density is 702 persons per square mile. Based on Department of Finance estimates of an average 3.2 persons per household in Rolling Hills, an additional 240 persons could reside in the City under General Plan buildout.

GOALS AND POLICIES

The following goals and policies reflect current land use issues affecting the community of Rolling Hills and will serve as a guide to future policy decisions made for the City.

GOAL 1: Maintain Rolling Hills' distinctive rural residential character.

Policy 1.1: Maintain the City's one and two acre minimum lot size requirements.

Policy 1.2: Maintain the City's one story height limitation for single-family residences to preserve scenic viewsheds.

Policy 1.3: Require the use of landscaping which is compatible with the City's rural character.

Policy 1.4: Require that development conform with the City's existing low-profile, ranch style architecture.

Policy 1.5: Preserve a natural twilight environment at night by prohibiting street lighting and uplighting of landscaping and minimizing driveway lighting.

Policy 1.6: Evaluate the City's existing requirement for minimum stable size to assess its appropriateness and effectiveness.

GOAL 2: Accommodate development which is compatible with and complements existing land uses.

Policy 2.1: Evaluate the City's lot coverage standards to assess their effectiveness in providing for development which is compatible with adjacent uses.

Policy 2.2: Require that lighting of residential properties not adversely affect adjacent residences.

Policy 2.3: Maintain and provide regulations for sufficient setbacks and easements to provide buffers between residential uses.

Policy 2.4: Ensure the siting of buildings maintain and preserve viewscales from adjacent structures through the site review process.

GOAL 3: Accommodate development that is sensitive to the natural environment and accounts for environmental hazards.

Policy 3.1: Establish a Landslide Overlay classification to reflect the more stringent development standards the City has applied to development in active landslide areas.

Policy 3.2: Maintain strict grading practices to preserve the community's natural terrain.

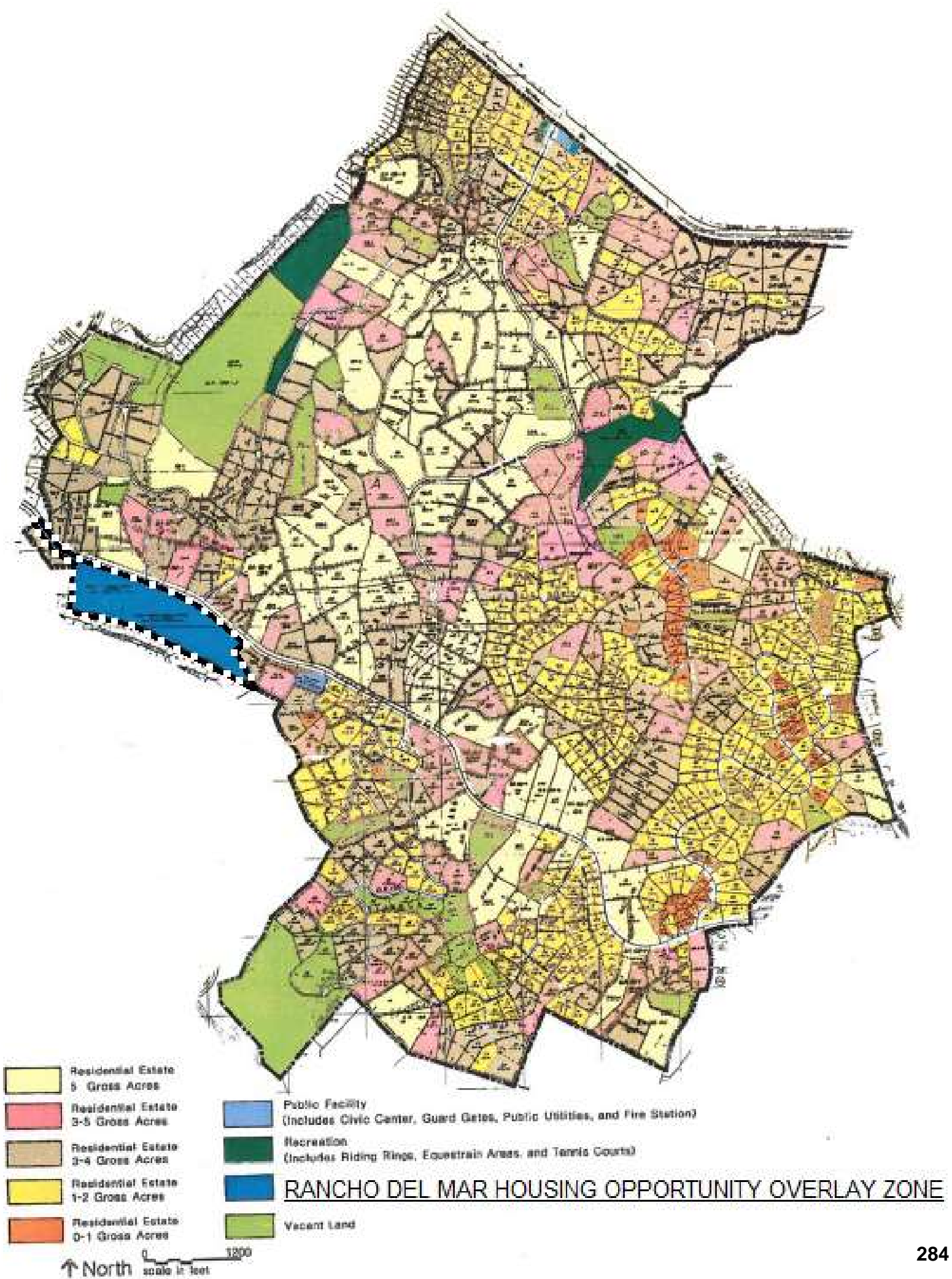
Policy 3.3: Require the use of native, naturally fire resistant landscape materials in development.

Policy 3.4: Maintain the City's open space requirement to preserve natural vegetation and wildlife habitat.

Policy 3.5: Facilitate the preservation and restoration of viewscales through the removal of obstructions.

GOAL 4: Fulfill State-mandated obligation to provide housing opportunities.

Policy 4.1: Establish zoning regulations that provide for a variety of housing types, as required by State law and in a manner that is compatible with the other policies expressed in the Land Use Element.





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.A

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ALAN PALERMO, PROJECT MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER AND APPROVE RESOLUTION NO. 1271 TO AMEND RESOLUTION NO. 1263 THAT ACCEPTED STATE DEPARTMENT OF PARKS AND RECREATION PER CAPITA PROGRAM GRANT ALLOCATION IN THE AMOUNT OF \$177,952 FROM THE OFFICE OF GRANTS AND LOCAL SERVICES (OGALS) TO INCLUDE THE URBAN COUNTY PER CAPITA ALLOCATION IN THE AMOUNT OF \$1,156; AND AMEND RESOLUTION NO. 1265 THAT TRANSFERRED THE STATE DEPARTMENT OF PARKS AND RECREATION PER CAPITA PROGRAM GRANT ALLOCATION OF \$177,952 TO ROLLING HILLS ESTATES FOR IMPROVEMENTS TO THE GEORGE F. CANYON NATURE CENTER TO INCLUDE THE URBAN COUNTY PER CAPITA ALLOCATION IN THE AMOUNT OF \$1,156.

DATE: February 22, 2021

BACKGROUND:

City Council approval is requested for the City of Rolling Hills to approve a resolution to accept grant funding for the "Per Capita Program" from the Office of Grants and Local Services (OGALS), State Department of Parks and Recreation. The City was awarded a grant fund allocation in the amount of \$177,952 from the "Per Capita Program" and is required to approve a resolution accepting these grant funds.

At the September 28, 2020 City Council meeting, the requirements listed in the resolution to accept the funds would be resource intensive and the Council concluded that the requirements cannot be met. The City Council directed staff to explore the following:

1. Can the funds be sold to another agency as with the Los Angeles County Proposition A allocation for transit programs?
2. Can the funds be used fire fuel abatement in the Nature Preserve?

The Prop 68 Per Capita grant funds cannot be sold to another agency but can be transferred to another

agency. Per Capita funds can only be used for capital improvement. Maintenance and projects relating to maintenance of past projects or facilities is not eligible. Fire fuel abatement is considered maintenance, not capital improvement therefore ineligible for Per Capita program funds.

At the September 28, 2020 meeting, staff presented an eligible project on the Peninsula for the Prop 68 Per Capita funding: redesign of the George F. Canyon Nature Center in the City of Rolling Hills Estates. In August 2020, Rolling Hills Estates inquired about Rolling Hills' Per Capita program allocation and requested the allocation to be transferred to support capital improvements to the George F. Canyon Nature Center.

In November 2020 City Council approved Resolution No. 1263 to accept the grant funds, and Resolution No. 1265 to approve a transfer the City of Rolling Hills Per Capita Grant Fund allocation of \$177,952 to Rolling Hills Estates.

The signed resolutions were sent to the Project Officer at the Office of Grants and Local Services (OGALS) and the City was informed there is also an allocation in the amount of \$1,156 for the Urban County Per Capita allocation that the City needs to address.

DISCUSSION:

The City of Rolling Hills proposes to accept the \$1,156 Urban County Per Capita allocation as stipulated in the Per Capita Program Procedural Guide and proposes to transfer these grant funds to the City of Rolling Hills Estates.

Resolution No. 1271 amends previously approved Resolution No. 1263 to include the \$1,156 Urban County Per Capita Grant allocation the City of Rolling Hills will accept.

Resolution No. 1271 amends previously approved Resolution No. 1265 to include the \$1,156 Urban County Per Capita Grant allocation the City of Rolling Hills will be accepting and will be transfer their Urban County Per Capita Program Grants funds to Rolling Hills Estates.

FISCAL IMPACT:

Passing Resolution No. 1271 amending Resolution No. 1263 accepting the Urban County Per Capita allocation and amending Resolution No. 1265 transfer the Urban County Per Capita allocation to an eligible city will not have any fiscal impact on the City.

RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 1271 amending Resolution No. 1263 accepting the Per Capita Program Grant Fund allocation in the amount of \$177,952 to include the \$1,156 Urban County Per Capita allocation; and that amends Resolution No. 1265 transferring the Per Capita Program Grant Fund allocation in the amount of \$177,952, to include the \$1,156 Urban County Per Capita allocation to Rolling Hills Estates.

ATTACHMENTS:

[ResolutionNo1271AMENDMENT_TO_Transfer_of_Per_Capita_Grant_Program_Funds-c1.DOC](#)
[ResolutionNo1263-Approving_Application_for_Per_Capita_Grant_Program_Funds-c1.PDF](#)
[ResolutionNo1265-Transfer_of_Per_Capita_Grant_Program_Funds-c1.PDF](#)

RESOLUTION NO. 1271

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING RESOLUTION NOS. 1263 AND 1265 TO AUTHORIZE THE CITY OF ROLLING HILLS TO TRANSFER \$1,156 OF ITS URBAN COUNTY PER CAPITA ALLOCATION TO THE CITY OF ROLLING HILLS ESTATES AND APPROVE THE FILING OF A PROJECT APPLICATION BY THE CITY OF ROLLING HILLS ESTATES BASED ON THIS TRANSFERRED AMOUNT

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals.

A. On November 23, 2020, the City Council of the City of Rolling Hills adopted Resolution No. 1265 authorizing the City of Rolling Hills to transfer \$177,952 of the General Per Capita Program allocation and \$0 of the Urban County Per Capita allocation under the Per Capita Grant Program (“Program”) designated for the City of Rolling Hills to the City of Rolling Hills Estates.

B. Concurrently, the City Council adopted Resolution No. 1263 approving the filing of a project application by the City of Rolling Hills Estates based on, at least in part, the \$177,952 of the General Per Capita Program Allocation and \$0 of the Urban County Per Capita allocation under the Program transferred by the City of Rolling Hills to the City of Rolling Hills Estates pursuant to Resolution No. 1265.

C. Following the adoption of Resolution Nos. 1265 and 1263, City of Rolling Hills staff learned that the City of Rolling Hills was allocated \$1,156 of Urban County Per Capita funds under the Program.

D. The City Council of the City of Rolling Hills desires to amend Resolution Nos. 1265 and 1263 to identify \$1,156 of Urban County Per Capita funds instead of \$0 of Urban County Per Capita funds.

Section 2. Section 2 of Resolution No. 1265 shall be amended to replace \$0 of the Urban County Per Capita allocation with \$1,156 of the Urban County Per Capita allocation.

Section 3. Section 2 of Resolution No. 1263 shall be amended to replace \$0 of the Urban County Per Capita allocation with \$1,156 of the Urban County Per Capita allocation.

Section 4. All sections in Resolution Nos. 1265 and 1263 not amended by this Resolution shall remain in full force and effect.

PASSED, APPROVED, AND ADOPTED this 22nd day of February 2021.

JEFF PIEPER
MAYOR

ATTEST:

ELAINE JENG, P.E.
ACTING CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

The foregoing Resolution No. 1271 entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROLLING HILLS AMENDING
RESOLUTION NOS. 1263 AND 1265 TO
AUTHORIZE THE CITY OF ROLLING HILLS TO
TRANSFER \$1,156 OF ITS URBAN COUNTY PER
CAPITA ALLOCATION TO THE CITY OF
ROLLING HILLS ESTATES AND APPROVE THE
FILING OF A PROJECT APPLICATION BY THE
CITY OF ROLLING HILLS ESTATES BASED ON
THIS TRANSFERRED AMOUNT**

was approved and adopted at a regular meeting of the City Council on the 22nd day of
February 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ELAINE JENG, P.E.
ACTING CITY CLERK

RESOLUTION NO. 1263

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS APPROVING APPLICATION(S) FOR THE PER CAPITA GRANT PROGRAM FUNDS.

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals.

A. The State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program (the "Program"), setting up necessary procedures governing applications for the Program; and

B. The application procedures established by the State Department of Parks and Recreation require a city council to certify by resolution the approval of a project application(s) before submission of said applications to the State; and

C. The State Department of Parks and Recreation allows a local government to transfer all or part of its allocation of funds under the Program to another eligible local government, provided that certain requirements are met; and

D. The City of Rolling Hills Estates has expressed interest in using the City of Rolling Hills' Per Capital Grant Fund allocation for project(s) within the jurisdiction of the City of Rolling Hills Estates; and

E. The City Council of Rolling Hills adopted Resolution No. 1265 authorizing the City of Rolling Hills to transfer \$177,952 of the General Per Capita Program allocation and \$0 of the Urban County Per Capita allocation under the Program designated for the City of Rolling Hills to the City of Rolling Hills Estates; and

F. The City Council of the City of Rolling Hills similarly desires to authorize the City of Rolling Hills Estates to file project application(s) based on, at least in part, the \$177,952 of the General Per Capita Program allocation and \$0 of the Urban County Per Capita allocation under the Program transferred by the City of Rolling Hills to the City of Rolling Hills Estates pursuant to Resolution No. 1265.

Section 2. The City Council of the City of Rolling Hills hereby approves the filing of project application(s) by the City of Rolling Hills Estates based on, at least in part, the \$177,952 of the General Per Capita Program allocation and \$0 of the Urban County Per Capita allocation under the Program transferred by the City of Rolling Hills to the City of Rolling Hills Estates pursuant to Resolution No. 1265.

Section 3. The City Council of the City of Rolling Hills hereby approves the filing of said project application(s) by the City of Rolling Hills Estates in which the City of Rolling Hills Estates must certify the following:

A. The City has or will have available, prior to commencement of project work utilizing Program funding, sufficient funds to complete the project(s).

B. The City has or will have sufficient funds to operate and maintain the project(s).

C. The projects proposed will be consistent with the park and recreation element of the City's general or recreation plan. (Public Resources Code §80063(a).)

D. These funds will be used to supplement, not supplant, local revenues in existence as of June 5, 2018. (Public Resources Code §80062(d).)

E. It will comply with the provisions of §1771.5 of the State Labor Code.(Public Resources Code §80001(b)(8)(A-G).) To the extent practicable, as identified in the "Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and

Other Public Lands and Waters,” dated January 12, 2017, the City will consider a range of actions that include, but are not limited to, the following:

- 1) Conducting active outreach to diverse populations, particularly minority, low-income, and disabled populations and tribal communities, to increase awareness within those communities and the public generally about specific programs and opportunities.
- 2) Mentoring new environmental, outdoor recreation, and conservation leaders to increase diverse representation across these areas.
- 3) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.
- 4) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.
- 5) Expanding the use of multilingual and culturally appropriate materials in public communications and educational strategies, including through social media strategies, as appropriate, that target diverse populations.
- 6) Developing or expanding coordinated efforts to promote youth engagement and empowerment, including fostering new partnerships with diversity-serving and youth-serving organizations, urban areas, and programs.
- 7) Identifying possible staff liaisons to diverse populations.

F. To the extent practicable, the project(s) will provide workforce education and training and contractor and job opportunities for disadvantaged communities. (Public Resources Code §80001(b)(5).)

G. The City shall not reduce the amount of funding otherwise available to be spent on parks or other projects eligible for funds under this division in its jurisdiction. A one-time allocation of other funding that has been expended for parks or other projects, but which is not available on an ongoing basis, shall not be considered when calculating a recipient’s annual expenditures. (Public Resources Code §80062(d).)

H. The City has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Procedural Guide.

I. The City delegates the authority to the City Manager, or designee, to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope.

J. The City will comply with all applicable federal, state and local laws, ordinances, rules, regulations, and guidelines.

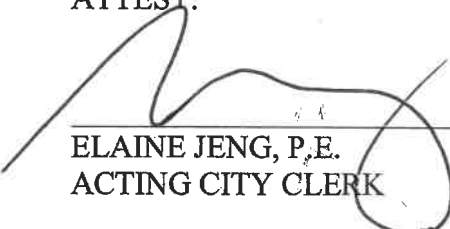
Section 4. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED, AND ADOPTED this 23 day of November 2020.



JEFF PIEPER
MAYOR

ATTEST:



ELAINE JENG, P.E.
ACTING CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

The foregoing Resolution No. entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF ROLLING HILLS APPROVING APPLICATION(S) FOR
THE PER CAPITA GRANT PROGRAM FUNDS.**

was approved and adopted at a regular meeting of the City Council on the 23 day of November 2020, by the following roll call vote:

AYES: MAYOR PIEPER, MAYOR PRO TEM DIERINGER, COUNCILMEMBER
 BLACK, MIRSCH, AND WILSON.

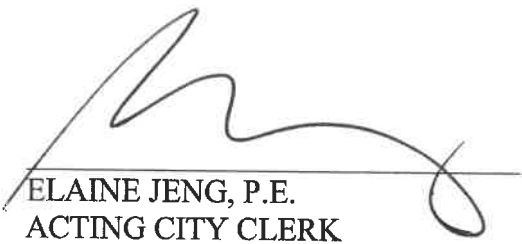
NOES: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

and in compliance with the laws of California was posted at the following:

Administrative Offices.


ELAINE JENG, P.E.
ACTING CITY CLERK

RESOLUTION NO. 1265

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AUTHORIZING THE CITY OF ROLLING HILLS TO TRANSFER \$177,952 OF ITS GENERAL PER CAPITA PROGRAM ALLOCATION AND \$0 OF ITS URBAN COUNTY PER CAPITA ALLOCATION TO THE CITY OF ROLLING HILLS ESTATES.

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. Recitals.

A. The State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program (the "Program");

B. The Program originates from Proposition 68, placed on the ballot via Senate Bill 5 and approved by voters on June 5, 2018, resulting in The California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018. Funds have been made available for local park rehabilitation, creation, and improvement grants to local governments on a per capita basis;

C. The State Department of Parks and Recreation allows a local government to transfer all or part of its allocation of funds under the Program to another eligible local government, provided that certain requirements are met;

D. The City of Rolling Hills desires to transfer all of its allocation of funds under the Program to the City of Rolling Hills Estates.

Section 2. The City Council hereby authorizes the State of California to transfer \$177,952 of the General Per Capita Program allocation and \$0 of the Urban County Per Capita allocation under the Program designated for the City of Rolling Hills to the City of Rolling Hills Estates.

PASSED, APPROVED, AND ADOPTED this 23 day of November 2020.


JEFF PIEPER
MAYOR

ATTEST:


ELAINE JENG, P.E.
ACTING CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 1265 entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING
HILLS AUTHORIZING THE CITY OF ROLLING HILLS TO
TRANSFER \$177,952 OF ITS GENERAL PER CAPITA PROGRAM
ALLOCATION AND \$0 OF ITS URBAN COUNTY PER CAPITA
ALLOCATION TO THE CITY OF ROLLING HILLS ESTATES.**

was approved and adopted at a regular meeting of the City Council on 23rd, of
November 2020 by the following roll call vote:

AYES: MAYOR PIEPER, MAYOR PRO TEM DIERINGER, COUNCILMEMBER
 BLACK, MIRSCH, AND WILSON.

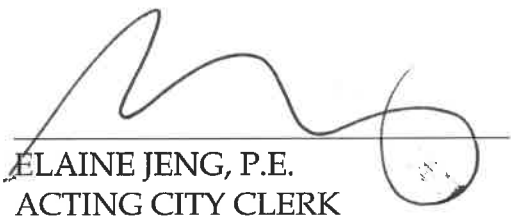
NOES: NONE.

ABSENT: NONE.

ABSTAIN: NONE.

and in compliance with the laws of California was posted at the following:

Administrative Offices.


ELAINE JENG, P.E.
ACTING CITY CLERK



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

**SUBJECT: PENINSULA CITIES JOINT LETTERS TO STATE REPRESENTATIVE
OPPOSING SENATE BILLS 9 AND 10.**

DATE: February 22, 2021

BACKGROUND:

In December 2020, many housing density bills that came close to passing were reintroduced by State legislators. Senate Bill 9 (Atkins) replaced SB 1120. Senate Bill 9 would allow for the creation of accessory dwelling units by local ordinance, if the local agency has not adopted an ordinance. The bill would also allow for the construction of two units per lot and allow subdivision of parcels through the ministerial process. Both newly created parcels must be equal in size and no smaller than 1,200 square feet. SB 9 would allow up to six residential units per parcel on a single family residential zoned lot. Senate Bill 10 (Weiner) replaces Senate Bill 902. The proposed Bill would authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel if the parcel is located in a transit-rich, a jobs-rich area, or an urban infill site.

DISCUSSION:

Senate Bill 9 and Senate Bill 10 continue to usurp the local jurisdictions' powers to shape the development of their cities and protect the quality of life of their citizens. These two bills will increase the housing densities in the local area but there is no guarantee that the proposed developments will help alleviate the need for affordable housing units. These bills have no provisions for development of below market rate housing units.

The approval of SB 9 and SB 10 would have adverse impacts on the Peninsula cities. The Peninsula is not a job rich area that is highly accessible by public transit. Most people travel outside of the area to work. Increasing density without improving the infrastructure could potentially cause a huge strain on the local streets, sewer capacity and water supply. More importantly, increasing the density in an area located in a Very High Fire Hazard Severity Zone with limited access in and out of the area poses a great threat to public health, safety and welfare.

Attached, for the City Council's consideration, are SB 9 and SB 10 joint Peninsula Cities' letters of opposition. These draft letters have been forwarded to the three adjacent cities for their consideration and input. Lastly, the League of California Cities has also prepared a template letter opposing SB 9. This letter opposes SB 9 unless amendments were made to the bill. Staff views the proposed

amendments as falling short of protecting the City's authority on development and will still allow a one-size fits all strategy to increase density in the area. The amendments will not protect the unique value and character of the City of Rolling Hills.

FISCAL IMPACT:

The cost to prepare opposition letters to Senate Bill 9 and 10 is included in the adopted budget for Fiscal Year 2020-2021.

RECOMMENDATION:

Authorize the Mayor to sign joint letters of opposition to Senate Bill 9 and 10 and discuss whether to support League of California Cities' letter.

ATTACHMENTS:

[CALIFORNIA LEGISLATURE SB 9.pdf](#)

[CALIFORNIA LEGISLATURE SB 10.pdf](#)

[League of Cities Sample Letter.docx](#)

[Draft SB9 Letter of Opposition.docx](#)

[Draft SB10 Letter of Opposition.docx](#)

SENATE BILL NO. 9

**Introduced by Senators Atkins, Caballero, Rubio, and Wiener
(Coauthors: Senators Gonzalez and McGuire)
(Coauthor: Assembly Member Robert Rivas)**

December 07, 2020

An act to amend Section 66452.6 of, and to add Sections 65852.21 and 66411.7 to, the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

SB 9, as introduced, Atkins. Housing development: approvals.

The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.

This bill, among other things, would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving the construction of 2 residential units, including, but not limited to, authorizing a city or county to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of up to 2 units, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. Under the Subdivision Map Act, an approved or conditionally approved tentative map expires 24 months after its approval or conditional approval or after any additional period of time as prescribed by local ordinance, not to exceed an additional 12 months, except as provided.

This bill, among other things, would require a city or county to ministerially approve a parcel map or tentative and final map for an urban lot split that meets certain requirements, including, but not limited to, that the urban lot split would not require the demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the parcel is located within a residential zone, and that the parcel is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving an urban lot split, including, but not limited to, authorizing a city or county to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of 2 units on either of the resulting parcels, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

The bill would also extend the limit on the additional period that may be provided by ordinance, as described above, from 12 months to 24 months and would make other conforming or nonsubstantive changes.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment. CEQA does not apply to the approval of ministerial projects.

This bill, by establishing the ministerial review processes described above, would thereby exempt the approval of projects subject to those processes from CEQA.

The California Coastal Act of 1976 provides for the planning and regulation of development, under a coastal development permit process, within the coastal zone, as defined, that shall be based on various coastal resources planning and management policies set forth in the act.

This bill would exempt a local government from being required to hold public hearings for coastal development permit applications for housing developments and urban lot splits pursuant to the above provisions.

By increasing the duties of local agencies with respect to land use regulations, the bill would impose a state-mandated local program.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Digest Key

Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: YES

Bill Text

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1.

Section 65852.21 is added to the Government Code, to read:

65852.21.

(a) A proposed housing development containing two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements:

(1) The parcel subject to the proposed housing development is located within a city the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(2) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(3) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(C) Housing that has been occupied by a tenant in the last three years.

(4) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(5) The proposed housing development does not allow the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions:

(A) If a local ordinance so allows.

(B) The site has not been occupied by a tenant in the last three years.

(6) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(b) (1) Notwithstanding any local law and except as provided in paragraph (2), a city or county may impose objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with this section.

(2) (A) The city or county shall not impose objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units.

(B) (i) Notwithstanding subparagraph (A), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(ii) Notwithstanding subparagraph (A), in all other circumstances not described in clause (i), a local government may require a setback of up to four feet from the side and rear lot lines.

(c) In addition to any conditions established in accordance with subdivision (b), a local agency may require any of the following conditions when considering an application for two residential units as provided for in this section:

(1) Off-street parking of up to one space per unit, except that a local agency shall not impose parking requirements in either of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(2) For residential units connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

(d) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(e) Notwithstanding Section 65852.2, a local agency shall not be required to permit an accessory dwelling unit on parcels that use both the authority contained within this section and the authority contained in Section 66411.7.

(f) Notwithstanding subparagraph (B) of paragraph (2) of subdivision (b), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(g) Local agencies shall include units constructed pursuant to this section in the annual housing element report as required by subparagraph (I) of paragraph (2) of subdivision (a) of Section 65400.

(h) For purposes of this section, all of the following apply:

(1) A housing development contains two residential units if the development proposes two new units or if it proposes to add one new unit to an existing unit.

(2) The terms “objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(i) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(j) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for a housing development pursuant to this section.

SEC. 2.

Section 66411.7 is added to the Government Code, to read:

66411.7.

(a) Notwithstanding any other provision of this division and any local law, a city or county shall ministerially approve, as set forth in this section, a parcel map or tentative and final map for an urban lot split that meets all the following requirements:

(1) The parcel map or tentative and final map subdivides an existing parcel to create two new parcels of equal size.

(2) (A) Except as provided in subparagraph (B), both newly created parcels are no smaller than 1,200 square feet.

(B) A local agency may by ordinance adopt a smaller minimum lot size subject to ministerial approval under this subdivision.

(3) The parcel being subdivided meets all the following requirements:

(A) The parcel is located within a residential zone.

(B) The parcel subject to the proposed urban lot split is located within a city the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(iv) Housing that has been occupied by a tenant in the last three years.

(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.

(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.

(b) An application for an urban lot split shall be approved in accordance with the following requirements:

(1) A local agency shall approve or deny an application for an urban lot split ministerially without discretionary review.

(2) A local agency shall approve an urban lot split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as otherwise expressly provided in this section.

(3) Notwithstanding Section 66411.1, a local agency shall not impose regulations that require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map or tentative and final map for an urban lot split.

(c) (1) Except as provided in paragraph (2), notwithstanding any local law, a city or county may impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to a parcel created by an urban lot split that do not conflict with this section.

(2) A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels.

(3) (A) Notwithstanding paragraph (2), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(B) Notwithstanding paragraph (2), in all other circumstances not described in subparagraph (A), a local government may require a setback of up to four feet from the side and rear lot lines.

(d) In addition to any conditions established in accordance with subdivision (c), a local agency may require any of the following conditions when considering an application for an urban lot split:

(1) Easements required for the provision of public services and facilities.

(2) A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way.

(3) Off-street parking of up to one space per unit, except that a local agency shall not impose parking requirements in either of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(e) A local agency shall require that the uses allowed on a lot created by this section be limited to residential uses.

(f) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(g) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an urban lot split, the correction of nonconforming zoning conditions.

(h) Notwithstanding Section 65852.2, a local agency shall not be required to permit an accessory dwelling unit on parcels that use both the authority contained within this section and the authority contained in Section 65852.21.

(i) Notwithstanding paragraph (3) of subdivision (c), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(j) Local agencies shall include the number of applications for urban lot splits pursuant to this section in the annual housing element report as required by subparagraph (I) of paragraph (2) of subdivision (a) of Section 65400.

(k) For purposes of this section, the terms “objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are

not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(l) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(m) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for urban lot splits pursuant to this section.

SEC. 3.

Section 66452.6 of the Government Code is amended to read:

66452.6.

(a) (1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional ~~12~~ 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way ~~which~~ *that* abut the boundary of the property to be subdivided and ~~which~~ *that* are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by ~~36~~ 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

(2) Commencing January 1, 2012, and each calendar year thereafter, the amount of two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) shall be annually increased by operation of law according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting. The effective date of each annual adjustment shall be March 1. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

(3) "Public improvements," as used in this subdivision, include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

(b) (1) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include any period of time during which a development moratorium, imposed after approval of the tentative map, is in existence. However, the length of the moratorium shall not exceed five years.

(2) The length of time specified in paragraph (1) shall be extended for up to three years, but in no event beyond January 1, 1992, during the pendency of any lawsuit in which the subdivider asserts, and the local agency ~~which~~ *that* approved or conditionally approved the tentative map denies, the existence or application of a development moratorium to the tentative map.

(3) Once a development moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed. However, if the remaining time is less than 120 days, the map shall be valid for 120 days following the termination of the moratorium.

(c) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include the period of time during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction, if the stay of the time period is approved by the local agency pursuant to this section. After service of the initial petition or complaint in the lawsuit upon the local agency, the subdivider may apply to the local agency for a stay pursuant to the local agency's adopted procedures. Within 40 days after receiving the application, the local agency shall either stay the time period for up to five years or deny the requested stay. The local agency may, by ordinance, establish procedures for reviewing the requests, including, but not limited to, notice and hearing requirements, appeal procedures, and other administrative requirements.

(d) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed with the legislative body without first processing a new tentative map. Once a timely filing is made, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording, may lawfully occur after the date of expiration of the tentative map. Delivery to the county surveyor or city engineer shall be deemed a timely filing for purposes of this section.

(e) Upon application of the subdivider filed ~~prior to~~ *before* the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). ~~Prior to~~ *Before* the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

(f) For purposes of this section, a development moratorium includes a water or sewer moratorium, or a water and sewer moratorium, as well as other actions of public agencies ~~which~~ *that* regulate land use, development, or the provision of services to the land, including the public

agency with the authority to approve or conditionally approve the tentative map, which thereafter prevents, prohibits, or delays the approval of a final or parcel map. A development moratorium shall also be deemed to exist for purposes of this section for any period of time during which a condition imposed by the city or county could not be satisfied because of either of the following:

(1) The condition was one that, by its nature, necessitated action by the city or county, and the city or county either did not take the necessary action or by its own action or inaction was prevented or delayed in taking the necessary action ~~prior to~~ *before* expiration of the tentative map.

(2) The condition necessitates acquisition of real property or any interest in real property from a public agency, other than the city or county that approved or conditionally approved the tentative map, and that other public agency fails or refuses to convey the property interest necessary to satisfy the condition. However, nothing in this subdivision shall be construed to require any public agency to convey any interest in real property owned by it. A development moratorium specified in this paragraph shall be deemed to have been imposed either on the date of approval or conditional approval of the tentative map, if evidence was included in the public record that the public agency ~~which~~ *that* owns or controls the real property or any interest therein may refuse to convey that property or interest, or on the date that the public agency ~~which~~ *that* owns or controls the real property or any interest therein receives an offer by the subdivider to purchase that property or interest for fair market value, whichever is later. A development moratorium specified in this paragraph shall extend the tentative map up to the maximum period as set forth in subdivision (b), but not later than January 1, 1992, so long as the public agency ~~which~~ *that* owns or controls the real property or any interest therein fails or refuses to convey the necessary property interest, regardless of the reason for the failure or refusal, except that the development moratorium shall be deemed to terminate 60 days after the public agency has officially made, and communicated to the subdivider, a written offer or commitment binding on the agency to convey the necessary property interest for a fair market value, paid in a reasonable time and manner.

SEC. 4.

The Legislature finds and declares that ensuring access to affordable housing is a matter of statewide concern and not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Sections 1 and 2 of this act adding Sections 65852.21 and 66411.7 to the Government Code and Section 3 of this act amending Section 66452.6 of the Government Code apply to all cities, including charter cities.

SEC. 5.

No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

SENATE BILL NO. 10

Introduced by Senator Wiener
(Principal coauthors: Senators Atkins and Caballero)
(Principal coauthor: Assembly Member Robert Rivas)

December 07, 2020

An act to add Section 65913.5 to the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

SB 10, as introduced, Wiener. Planning and zoning: housing development: density.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law requires an attached housing development to be a permitted use, not subject to a conditional use permit, on any parcel zoned for multifamily housing if at least certain percentages of the units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing.

This bill would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to pass an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel rezoned pursuant to these provisions from being approved ministerially or by right.

This bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

Digest Key

Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: NO

Bill Text

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1.

Section 65913.5 is added to the Government Code, to read:

65913.5.

(a) (1) Notwithstanding any local restrictions on adopting zoning ordinances enacted by the jurisdiction, including restrictions enacted by a local voter initiative, that limit the legislative body's ability to adopt zoning ordinances, a local government may pass an ordinance to zone a parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, if the parcel is located in one of the following:

(A) A transit-rich area.

(B) A jobs-rich area.

(C) An urban infill site.

(2) An ordinance adopted in accordance with this subdivision shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(3) Paragraph (1) shall not apply to parcels located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This paragraph does not apply to parcels excluded from the specified hazard zones by a local agency pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

(b) (1) Notwithstanding any other law, a residential or mixed-use residential project consisting of more than 10 new residential units on one or more parcels that have been zoned to permit residential development pursuant to this section shall not be approved ministerially or by right, and shall not be exempt from Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) Paragraph (1) shall not apply to a project to create no more than two accessory dwelling units and no more than two junior accessory dwelling units per parcel pursuant to Sections 65852.2 and 65852.22 of the Government Code.

(3) A project may not be divided into smaller projects in order to exclude the project from the prohibition in this subdivision.

(c) For purposes of this section:

(1) "High-quality bus corridor" means a corridor with fixed route bus service that meets all of the following criteria:

(A) It has average service intervals of no more than 15 minutes during the three peak hours between 6 a.m. to 10 a.m., inclusive, and the three peak hours between 3 p.m. and 7 p.m., inclusive, on Monday through Friday.

(B) It has average service intervals of no more than 20 minutes during the hours of 6 a.m. to 10 a.m., inclusive, on Monday through Friday.

(C) It has average intervals of no more than 30 minutes during the hours of 8 a.m. to 10 p.m., inclusive, on Saturday and Sunday.

(2) (A) “Jobs-rich area” means an area identified by the Department of Housing and Community Development in consultation with the Office of Planning and Research that is high opportunity and either is jobs rich or would enable shorter commute distances based on whether, in a regional analysis, the tract meets both of the following:

(i) The tract is high opportunity, meaning its characteristics are associated with positive educational and economic outcomes for households of all income levels residing in the tract.

(ii) The tract meets either of the following criteria:

(I) New housing sited in the tract would enable residents to live near more jobs than is typical for tracts in the region.

(II) New housing sited in the tract would enable shorter commute distances for residents, relative to existing commute patterns and jobs-housing fit.

(B) The Department of Housing and Community Development shall, commencing on January 1, 2022, publish and update, every five years thereafter, a map of the state showing the areas identified by the department as “jobs-rich areas.”

(3) “Transit-rich area” means a parcel within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or a parcel on a high-quality bus corridor.

(4) “Urban infill site” means a site that satisfies all of the following:

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C) A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

(d) The Legislature finds and declares that ensuring the adequate production of affordable housing is a matter of statewide concern and is not a municipal affair as that term is used in

Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.

February 23, 2021

The Honorable Toni Atkins
President pro Tempore, California State Senate
State Capitol Building, Room 205
Sacramento, CA 95814

RE: SB 9 (Atkins) Increased Density in Single-Family Zones
Oppose Unless Amended (As Introduced 12/7/2020)

Dear Senate President pro Tempore Atkins,

The City of Rolling Hills writes to express an Oppose Unless Amended position on your SB 9, which would require a local government to ministerially approve a housing development containing two residential units in single-family residential zones. Additionally, this measure would require local governments to ministerially approve urban lot splits.

Housing affordability and homelessness are among the most critical issues facing California cities. Affordably priced homes are out of reach for many people and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the groundwork for housing production by planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry.

While your desire to pursue a housing production proposal is appreciated, unfortunately, SB 9 as currently drafted would not spur much needed housing construction in a manner that supports local flexibility, decision-making, and community input. State driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements that are certified by the California Department of Housing and Community Development (HCD).

The City of Rolling Hills requests the following amendments in order to address our concerns and remove our opposition:

- Clarify that a property owner using SB 9 is limited to constructing two residential units, not two residential units and additional accessory dwelling units (ADUs) on the same parcel;
- Require a housing developer to acquire a building permit within one year of a lot split, so that speculators do not sell lots and never build homes;
- Allow local governments to require adequate access for police, fire and other public safety vehicles and equipment;
- Prohibit developers from using SB 9 in very high fire hazard severity zones;
- Allow cities to determine a range of lot sizes suitable for SB 9 development projects;
- Ensure HCD provides Regional Housing Needs Allocation (RHNA) credit for production of SB 9 units;
- Allow local governments to take into account local conditions such as hillsides, lot dimensions, natural hazards, available infrastructure, etc. when approving or denying housing project applications;
- Allow local governments to continue to determine parking standards; and
- Ensure large-scale investors and builders do not exploit SB 9 provisions.

The City of Rolling Hills is committed to being part of the solution to the housing shortfall across all income levels and will continue to work collaboratively with you to spur much needed housing construction. Thank you for considering the above amendments.

For these reasons, the City of Rolling Hills opposes SB 9 (Atkins) unless it is amended to address our concerns.

Sincerely,

JEFF PIEPER
MAYOR
CITY OF ROLLING HILLS

cc. Ben Allen, Senator, 26th State Senate District
Al Muratsuchi, Assembly Member, 66th Assembly District
Jeffrey Kiernan, League Regional Public Affairs Manager (via email)
Meg Desmond, League of California Cities (via email)

February XX, 2021

The Honorable Toni Atkins
President pro Tempore, California State Senate
State Capitol Building, Room 205
Sacramento, CA 95814

RE: SB 9 (Atkins) Increased Density in Single-Family Zones

Dear Senate President pro Tempore Atkins:

The Cities of Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills and Rolling Hills Estates (Peninsula Cities) strongly object to SB 9 which attempts to undermine local authority and control. This bill will have a significant impact on how we effectively regulate and develop as we deem appropriate for our cities.

Efforts to increase development of housing must take into consideration local values and conditions. A one-size fits all approach does not work for the Peninsula Cities. Increasing housing density in a Very High Fire Severity zone poses a great threat to public health, safety and welfare. The peninsula has limited access in and out of the area. Increasing the population could be life threatening to many of our residents and their animals in case of an emergency.

While we appreciate efforts to ensure that all Californians have access to affordable housing, this bill destroys local control and more significantly, it fails to take into account our local conditions that could potentially put our residents in grave danger, for these reasons the Peninsula Cities oppose SB 9.

Sincerely,

Mayor
Palos Verdes Estates

Mayor
Rancho Palos Verdes

Mayor
City of Rolling Hills

Mayor
Rolling Hills Estates

cc: Ben Allen, Senator, 26th State Senate District
Al Muratsuchi, Assembly Member, 66th Assembly District
Jeff Kiernan, League of California Cities
Meg Desmond, League of California Cities
Marcel Rodarte, California Contract Cities Association
Palos Verdes Estates City Council
Rancho Palos Verdes City Council
City of Rolling Hills City Council
Rolling Hills Estates City Council

February XX, 2021

The Honorable Scott Wiener
California State Senate
State Capitol, Room 5100
Sacramento, CA 95814

SUBJECT: Notice of Opposition to SB 10

Dear Senator Wiener:

The Cities of Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills and Rolling Hills Estates (Peninsula Cities) strongly object to SB 10 which attempts to undermine local authority and control. This bill will have a significant impact on how we effectively regulate and develop as we deem appropriate for our cities.

Increasing housing density to accommodate up to 10 units per parcel if the parcel is located in a “jobs-rich”, a “transit-rich” or an “urban infill site” could have a tremendous adverse impact on parcels located in adjacent cities. However, the affected property owners are stripped of their rights to voice their concerns about the project because SB 10 skips the CEQA process where stakeholders are typically given the opportunity to provide their input on a proposed development.

Additionally, increasing density by up to 10 units per parcel in a Very High Fire Severity zone poses a great threat to public health, safety and welfare. The peninsula has limited access in and out of the area. Increasing the population could be life threatening to many of our residents and their animals in case of an emergency.

While we appreciate efforts to ensure that all Californians have access to affordable housing, this bill strips away the rights of our local residents and it fails to take into account our local conditions that could potentially put our residents in grave danger, for these reasons the Peninsula Cities oppose SB 10.

Sincerely,

Mayor
Palos Verdes Estates

Mayor
Rancho Palos Verdes

Mayor
City of Rolling Hills

Mayor
Rolling Hills Estates

cc: Ben Allen, Senator, 26th State Senate District
Al Muratsuchi, Assembly Member, 66th Assembly District
Jeff Kiernan, League of California Cities
Meg Desmond, League of California Cities
Marcel Rodarte, California Contract Cities Association
Palos Verdes Estates City Council
Rancho Palos Verdes City Council
City of Rolling Hills City Council
Rolling Hills Estates City Council



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.A

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER A REQUEST FROM ROLLING HILLS COMMUNITY ASSOCIATION (RHCA) TO COST SHARE THE RESURFACING OF TENNIS COURTS 2 AND 3 PER THE PROVISIONS OF THE LEASE AGREEMENT.

DATE: February 22, 2021

BACKGROUND:

The City of Rolling Hills executed a lease agreement with the Rolling Hills Community Association (RHCA) in 2018 for a term of ten years to 2028. The lease agreement allows the RHCA to operate City owned facilities. City owned facilities include the Building (for RHCA's administration, and for RHCA Board meetings); the Hesse's Gap Riding Ring; the Tennis Courts; the Parking Areas; and the Storm Hill Park.

Section 9 Maintenance and Repairs of the lease agreement, under subsection a(vi), states the following:

"Notwithstanding anything provided herein to the contrary, City shall be solely responsible for performing all repairs and maintenance to the Parking Area, but Association shall reimburse City, within 10 days after receipt of a written demand therefore, for one-half (1/2) of the costs incurred by City in repairing and maintaining the Parking Areas, or for performing any alterations or additions to the Parking Areas. Moreover, so long as City uses the Tennis Courts, City agrees to reimburse Association for one-half (1/2) of the costs incurred by Association in repairing and maintaining the Tennis Courts. Finally, City Hall, at City's sole cost and expense, provide weekly landscape maintenance to the Parking Areas and Tennis Courts."

DISCUSSION:

City staff received a letter from RHCA dated February 16, 2021 stating that members of the Tennis Club reported the need to have the courts resurfaced. In response, RHCA solicited cost estimates to resurface courts. Based on RHCA's solicitations, Tennis Court number 1 requires a new concrete overlay and the cost to place the overlay is in the range of \$69,000 to \$84,000. Tennis Courts number 2 and 3 are suitable for the conventional resurfacing for a total cost of \$12,150. At the February 4, 2021 RHCA Board meeting, the Board of Directors approved resurfacing Tennis Courts number 2 and 3 and ordered the work to commence immediately. At the same meeting, the Board of Directors also stated

that they will consider budgeting for the concrete overlay at Tennis Court number 1 for Fiscal Year 2021-2022. RHCA requested that the City Council permit the RHCA to resurface Tennis Courts number 2 and 3, pay half of the resurfacing cost (\$6,075) per Section 9 of the lease agreement, and budget funding to cost share the concrete overlay for Tennis Court number 1 for Fiscal Year 2021-2022.

FISCAL IMPACT:

In the adopted City budget for Fiscal Year 2020-2021, \$50,000 is available from the Capital Project Fund under Non-Building Improvements - Tennis Courts account 40-947. If the City Council should approve RHCA's request to resurface Tennis Courts 2 and 3 and cost share the resurfacing, the amount of \$6,075 can be drawn from account 40-947.

RECOMMENDATION:

Staff recommends that the City Council receive a presentation from the RHCA on the proposed tennis courts resurfacing and approve RHCA's request to cost share the improvements.

ATTACHMENTS:

[RHCA Lease Agreement 2018-2028.pdf](#)

[RHCA_LtrRequestTennisCourtResurface2021-02-17.pdf](#)

CITY OF ROLLING HILLS

LEASE AGREEMENT

This Lease ("Lease") is made and executed as of this 14th day of May, 2018, by and between the City of Rolling Hills (the "City"), a municipal corporation, and the Rolling Hills Community Association of Rancho Palos Verdes (the "Association"), a California non-profit corporation.

Recitals

- A. City and Association were parties to a now expired lease dated June 17, 1993, as amended by an amendment to the lease dated November 13, 2000, covering the Building, Hesse's Gap Riding Ring, Tennis Courts, and Parking Area (as herein defined).
- B. City and Association are parties to another lease dated June 1, 2003, as amended by four (4) amendments on April 1, 2007; April 1, 2010; June 1, 2013; and June 26, 2017, by which City leased the Premises (as herein defined) to Association. This lease expires on May 31, 2018.
- C. City and Association desire to enter into this Lease, effective as of the Commencement Date as specified below, and thereby supersede all other leases.

NOW, THEREFORE, the parties hereto agree as follows:

1. FUNDAMENTAL LEASE PROVISIONS:

(a) Time:

(i) Lease Term: 120 months.

(ii) Commencement Date: June 1, 2018

(iii.) Expiration Date: May 31, 2028.

(b) Rent: \$6,998.00 per month for the ten-year lease period.

(c) Use of Premises: The Premises shall be used as follows:

- (i) The "Building" shall be used by Association for its administration and for meetings of the Association and its board and members,

and other purposes compatible with the use for which it was designed.

- (ii) The "Hesse's Gap Riding Ring" and the "Clif Hix Riding Ring" shall be used for riding ring purposes, and other purposes compatible with the use for which they were designed.
- (iii) The "Tennis Courts" shall be used for playing recreational tennis, and other purposes compatible with the use for which they were designed.
- (iv) The "Parking Areas" shall be used by Association only for parking of vehicles by Association, its employees, guests, board members, and invitees, and for pedestrian and vehicular ingress and egress.
- (v) The "Storm Hill Park" shall be used as a passive park for such activities as hiking, picnicking, horseback riding, walking, and jogging. Additional uses must be approved by the City and consistent with the City's goals of low intensity and equestrian uses.

(d) Address for Payments of Rent and Notices:

To City: No. 2 Portuguese Bend Road
Rolling Hills, California 90274
Attn: City Manager

To Association: No. 1 Portuguese Bend Road
Rolling Hills, California 90274
Attn: Community Association Manager

2. PREMISES. In consideration of the Association's payment of the rent, and the performance of covenants and conditions herein contained, City hereby leases to Association, and Association hereby hires from City, upon the terms and conditions set forth herein, the following real property and improvements (herein referred to as the "Premises"). The Premises consist of the following:

- (a) The building improved thereon (herein referred to as the "Building"), located at No. 1 Portuguese Bend Road, Rolling Hills, California 90274.
- (b) The undivided right to use in common with City one-half (1/2) of the parking spaces improved on the real property identified as the Parking

Area (the "Parking Area"), located between the Building and the City Hall building at No. 2 Portuguese Bend Road, Rolling Hills, California 90274, together with all roads and walkways to and from the Parking Area for pedestrian and vehicular ingress and egress.

- (c) The Caballeros Riding Ring at Hesse's Gap Riding Ring (the "Hesse's Gap Riding Ring"), located at Poppy Trail and Portuguese Bend Road, Rolling Hills, California 90274.
 - (d) The Clif Hix Riding Ring (the "Clif Hix Riding Ring"), located at the end of Buggy Whip Drive, Rolling Hills, California 90274.
 - (e) The undivided right to use in common with City the Tennis Courts (the "Tennis Courts"), located at Portuguese Bend Road and Palos Verdes Drive North, Rolling Hills, California 90274.
 - (f) The Storm Hill Park ("Storm Hill Park"), an approximately eight (8) acre park identified as Assessors Parcel Number 7570-024-900 approved and recorded in Parcel Map Number 26356.
3. TERM. The term of this Lease shall be that period set forth in Section 1(a)(i) hereof. The term shall commence on the Commencement Date set forth in Section 1(a)(ii) hereof, and shall expire on the date set forth in Section 1(a)(iii) hereof. Effective as of the Commencement Date, the prior leases identified in Recitals A and B shall be deemed terminated and of no further force or effect, except for the indemnity obligations described therein, and except for any accrued, unpaid rent, or other charges, which shall survive such termination.
4. RENT. Association shall pay City monthly in advance, without deduction or offset, as rent, \$6,998.00.
5. CONDITION AND ACCEPTANCE OF PREMISES. Association hereby accepts the Premises, including but not limited to the Building, in their condition existing as of the date hereof, subject to all applicable zoning, municipal, county, and state laws, ordinances, and regulations governing and regulating the use of the Premises, and any covenants or restrictions of record, and accepts this Lease subject thereto and to all matters disclosed thereby and by any exhibits attached hereto. Association acknowledges that neither City nor City's agents have made any representation or warranty as to the present or future suitability of the Premises, including but not limited to the Building, for Association's intended use thereof, nor has City agreed to undertake any modification, alteration, or

improvement to the Premises, including but not limited to the Building, except as provided in this Lease.

6. TAXES. Association shall pay to the appropriate taxing authority all real property taxes, assessments (general, special, ordinary or extraordinary) possessory interest taxes, license fees, improvement bond or bonded indebtedness, levy or tax, and any personal property taxes attributable to personal property at the Premises, if any are applicable to Association or the Premises, or Association's interest therein, accruing during the term of this Lease. All such payments shall be made at least ten (10) days prior to the delinquency date of such payment. Association shall promptly furnish City with satisfactory evidence that such taxes have been paid. Association may lawfully contest, by appropriate proceedings at Association's sole cost and expense, any taxes or assessments, and may defer payments of the same during any appeal, provided such defense does not adversely affect City's interest in the Premises. If any such taxes paid by Association shall cover any period of time prior to or after the expiration of the term hereof, Association's obligation for such taxes shall be equitably prorated to cover only the period of time within the tax fiscal year during which this Lease shall be in effect, and City shall reimburse Association to the extent required. If Association shall fail to pay any such taxes, City shall have the right to pay the same, in which case Association shall repay such amount to City with Association's next rent installment, plus any damages caused by such failure.
7. USE OF PREMISES.
 - (a) The Premises shall be used and occupied by Association for the purposes described in Section 1(c) hereof, and for such other uses that are not incompatible with the primary uses set forth in Section 1(c).
 - (b) Association shall, at Association's expense, comply promptly with all applicable statutes, ordinances, rules, regulations, orders, covenants and restrictions of record, and requirements in effect during the term or any part of the term hereof, regulating the use by Association of the Premises, including but not limited to the Building. Association shall not use nor permit the use of the Premises in any manner that will tend to create waste or a nuisance.
8. ALTERATIONS. Except for interior, nonstructural, nonsystemic alterations or additions not cumulatively costing in excess of Ten Thousand Dollars (\$10,000.00) in any calendar year, Association shall not make or allow any other alterations, additions, or improvements in or to the Premises, including but not limited to the Building, without City's prior written consent, and then only by

contractors or mechanics approved in advance in writing by City, which shall not unreasonably withhold consent. In each instance where Association requires City's approval of an alteration, Association shall furnish City with plans showing the proposed alteration to the Premises, including but not limited to the Building. Association covenants and agrees that all work done by or pursuant to the direction and instruction of Association shall be performed in full compliance with all laws, rules, orders, ordinances, directions, regulations, and requirements of all governmental agencies, offices, departments, bureaus, and boards having jurisdiction, and in full compliance with the rules, orders, directions, regulations, and requirements of the Insurance Service Office, and of any similar body. Before commencing any work, Association shall give City at least five (5) days written notice of the proposed commencement of such work and shall, if required by City, secure at Association's own cost and expense, a completion and lien indemnity bond, satisfactory to City, for said work. City shall have the right at all times to post notices of non-responsibility on the Premises and record verified copies thereof in connection with all work of any kind upon the Premises. Notwithstanding the foregoing, Association shall not make any alterations or additions whatsoever to the Parking Areas without City's prior written consent, which may be withheld in City's sole discretion.

9. MAINTENANCE AND REPAIRS.

- (a) Except as herein specifically provided to the contrary, Association shall at Association's sole cost and expense keep and maintain the Premises, including but not limited to the Building, clean and in good condition and repair. Damage thereto from causes beyond the reasonable control of Association and ordinary wear and tear is excepted. Association shall also:
 - (i) Keep the Premises, including the Parking Area, free of litter and debris and shall regularly clear all drain catch basins of debris.
 - (ii) Maintain all landscaping (except in the Parking Area and Tennis Courts).
 - (iii) Perform all sprinkler repairs or modifications, necessary painting repairs of structures (including fencing), necessary lighting, electrical, or plumbing repairs, and weed abatement (excluding the Parking Area and Tennis Courts), as required by the Los Angeles County Fire Department.
 - (iv) Repair and maintain the roof and structural portions of the Building and building systems. City shall not be liable or have

responsibility for any repairs or maintenance to the Building or the Premises, including the septic tanks servicing the Building and the guard station, except as specifically provided herein to the contrary.

- (v) Provide the services of one (1) maintenance worker to perform five (5) hours of maintenance and repair work around the Premises per month for the term of the Lease. Association shall make the maintenance worker available to City such that he or she may perform the following services:
 - a. Removal of downed tree limbs;
 - b. Unclogging Parking Area drains;
 - c. Power washing concrete walkways;
 - d. Performing small painting projects;
 - e. Repairing three (3) rail fences;
 - f. Repairing any damaged, cracked, or broken asphalt;
 - g. Spreading woodchips around Parking Area planters;
 - h. Replacing exterior lights on Premises;
 - i. Cleanup of debris around the Premises, as necessary; and
 - j. Any other similar tasks which a handyman would normally perform.

Any unused portion of the five (5) hours per month allotted to the City for maintenance and repair work shall carry over to the following month and may accumulate; similarly, City may deliberately accrue unused time in order to apply it towards larger projects. Any services requested shall be performed as soon as reasonably possible pursuant to the availability of maintenance staff, and in no event more than ten (10) days after the request for services is first made by the City. Following any aforementioned maintenance work, Association shall submit to the City per month, as applicable, a document detailing the scope of work including, but not limited to, any costs attributable to the City, the specific tasks performed, the hours expended per task, any supplies or materials used, and any extra assistance utilized in the performance of the requested task.

- (vi) Upon termination of the Lease, Association shall surrender the Premises to City in the same condition as when Association's occupation of the Premises commenced, ordinary wear and tear

and damage from causes beyond the reasonable control of Association excepted.

Association waives the right to make repairs at City's expense under Subsection 1 of Section 1932, Sections 1941 and 1942 of the California Civil Code, or any other such law, statute, or similar ordinance now or hereafter in effect.

Subject to the provisions of Section 16 hereof, all damage or injury to the Premises, including but not limited to the Building, caused by the act or negligence of Association, its employees, agents, or visitors, shall promptly be repaired by Association at its sole cost and expense, to the reasonable satisfaction of City. After first giving Association an opportunity to do so, City may make any repairs which are not promptly made by Association and charge Association the cost thereof as additional rent.

Notwithstanding anything provided herein to the contrary, City shall be solely responsible for performing all repairs and maintenance to the Parking Area, but Association shall reimburse City, within 10 days after receipt of a written demand therefore, for one-half (1/2) of the costs incurred by City in repairing and maintaining the Parking Areas, or for performing any alterations or additions to the Parking Areas. Moreover, so long as City uses the Tennis Courts, City agrees to reimburse Association for one-half (1/2) of the costs incurred by Association in repairing and maintaining the Tennis Courts. Finally, City shall, at City's sole cost and expense, provide weekly landscape maintenance to the Parking Areas and Tennis Courts.

Notwithstanding anything provided herein to the contrary, Association shall be solely responsible for performing all maintenance of the equestrian facilities subject to this Lease, but City shall reimburse Association, within 10 days after receipt of a written demand therefore, for one-half (1/2) of the costs incurred by Association in maintaining the equestrian facilities, not to exceed Five Thousand Dollars (\$5,000.00) per year.

- (b) If the Insurance Services Office or any other similar body or bureau department or official of the state, county, or city government or any governmental authority having jurisdiction, require that any changes, modifications, replacements, alterations, or additional equipment be made

or supplied in or to any sprinkler system, heat, or smoke detection system or any other so called life-safety system by reason of Association's use of the Premises, or the location of partitions, trade fixtures, or other contents of the Premises, or if any such changes, modifications, replacements, alterations, or additional equipment become necessary to prevent the imposition of a penalty or charge against the full allowance for any such system in the insurance rate as fixed by said Office or by any insurance company, Association shall, at Association's cost and expense, make and supply such changes, modifications, replacements, alterations, or additional equipment; provided, however, if such requirements are of a capital nature, Association shall have the option to terminate this Lease in lieu of constructing such improvements.

10. LIENS. Association shall keep the Premises, including the Building, and the property upon which the Premises are situated, free from any liens arising out of the work performed, materials furnished, or obligations incurred by Association. Association further covenants and agrees that should any mechanic's lien be filed against the Premises, including but not limited to against the Building, for work claimed to have been done for or materials claimed to have been furnished to Association, said lien will be discharged by Association, by bond or otherwise, within ten (10) days after the filing thereof, at the cost and expense of Association.
11. UTILITIES. The Association shall be responsible for the costs of the utilities to the Building and other leased Premises, including, Hesse's Gap Riding Ring, Clif Hix Riding Ring and Storm Hill Park. The City shall be responsible for the costs of the utilities to its Building, the City Hall Parking areas and the Tennis Courts.
12. RIGHT OF ENTRY BY CITY. City and its agents shall have the right to enter the Premises, including the Building, at all reasonable times upon prior reasonable notice to Association for the purpose of examining or inspecting the same, or in the case of an emergency. City shall invite Association to have a representative of Association accompany City in any such inspection, but if Association shall not personally be present to open and permit an entry into the Premises, including but not limited to the Building, at any time when such an entry by City is necessary by reason of emergency, City may enter by means of a master key or pass key or may enter forcibly, without liability to Association except for any failure to exercise due care for Association's property, and any such entry by City shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into, or a detainer of, the Premises, or an eviction of Association from the Premises or any portion thereof.

13. INDEMNIFICATION AND WAIVER. Association hereby agrees to indemnify, protect, and hold City harmless against and from any and all liabilities and claims of damages or injury arising from Association's use of the Premises, the Building and adjacent Parking Areas, or from any activity, work, or thing done, permitted or suffered by Association in the Premises, Building, and adjacent Parking Areas, and shall further indemnify, protect, and hold harmless City against and from any and all liability for claims arising from any breach or default in the performance of any obligation on Association's part to be performed under the terms of this Lease, or arising from any act, neglect, fault, or omission of the Association, or of its agents, employees, visitors, invitees, or licensees, and from and against all costs, attorneys' fees, expenses, and liabilities incurred in or about any such claim, action, or proceeding brought thereon; and in case any action or proceeding is brought against City by reason of such claim, Association, upon notice from City, shall defend the same at Association's expense by counsel reasonably satisfactory to and approved by City. Association, as a material part of the consideration to City, hereby assumes all risk of damage to Association's property or injury to Association's employees, agents, visitors, invitees, and licensees in or upon the Premises, including the Building and Parking Areas, and Association hereby waives all claims in respect thereof, from any cause whatsoever, against City. City shall not be liable to Association for any damage therefrom to Association or Association's property from any cause beyond City's reasonable control. Association hereby agrees that in no event shall City be liable for any consequential damages.
14. INSURANCE.
 - (a) At all times during the term hereof, Association shall maintain in effect policies of Property Insurance, including fire and extended coverage insurance providing coverage for the following: (i) the Building, Hesse's Gap Riding Ring, Clif Hix Riding Ring, Tennis Courts, Storm Hill Park, and leasehold improvements (including any alterations, additions, or improvements as may be made by Association pursuant to provisions hereof), and (ii) trade fixtures and other personal property, on or upon the Premises, in an amount not less than one hundred percent (100%) of their actual replacement cost during the term of this Lease. The Property Insurance shall provide protection against any peril included within the classification "Fire and Extended Coverage" together with insurance against vandalism, malicious mischief, earthquakes, and special extended perils ("all risk" as the term is used in the insurance industry). Proceeds of such insurance shall be used for the repair or replacement of the property so insured. Upon termination of this Lease following a casualty as set

forth herein, the proceeds under (ii) above shall be paid to Tenant, and the balance shall be paid to Landlord.

- (b) Association shall, at all times during the term hereof and at its own cost and expense, procure and continue in force comprehensive General Liability Insurance for bodily injury and property damage, adequate to protect City against liability for injury to or death of any person, arising in connection with the Premises. Such insurance at all times shall be in an amount of not less than a combined single limit of Five Million Dollars (\$5,000,000), insuring against any and all liability of the insured with respect to said Premises or arising out of the use or occupancy thereof.
- (c) All insurance required to be carried by Association hereunder shall be issued by responsible insurance companies possessing a Best's rating of no less than A-:VII, qualified to do business in the State of California, and reasonably acceptable to City. Each policy shall name City an additional insured, and copies of all policies or certificates of insurance evidencing the existence and amounts of such insurance shall be delivered to City by Association. No such policy shall be cancelable except after thirty (30) days prior written notice to City. Association shall furnish City with renewals or "binders" of any such policy at least thirty (30) days prior to the expiration thereof. Association agrees that if Association does not take out and maintain such insurance, City may (but shall not be required to) procure said insurance on Association's behalf and charge the Association the premiums, payable upon demand.
- (d) Not less often than every three (3) years during the term of this Lease, Association and City shall agree in writing on the full replacement cost of the Premises pursuant to this Section. If, in the reasonable opinion of City, the amount or type of public liability and property damage insurance coverage, or any other amount or type of insurance at that time is not adequate or not provided for herein, Association shall either acquire or increase the insurance coverage as required by either City or City's lender.

15. WAIVERS OF SUBROGATION. Each of the parties hereby waives any and all rights of recovery against the other or against any other tenant or occupant of the Premises, or against the officers, employees, agents, representatives, customers, and business visitors of such other party or of such other tenant or occupant of the Premises, for loss or damage to such waiving party or its property or the property of others under its control, arising from any cause insured against under the standard form of property insurance policy with all permissible extensions and endorsements covering extended perils or under any other policy of insurance

carried by such waiving party in lieu thereof, to the extent such policies then in force permit such waiver.

16. DAMAGE OR DESTRUCTION.

- (a) In the event the Premises, including but not limited to the Building, are damaged by any casualty, Association shall be responsible for repairing such damage and restoring the Premises, including but not limited to the Building, except in the following circumstances:
 - (i) The repair or restoration thereof, in City's opinion, cannot be completed within one hundred eighty (180) days of commencement of repair or restoration; or
 - (ii) The repair or restoration is not covered by insurance, or the estimated cost thereof exceeds by fifty percent (50%) the insurance proceeds available for repair or restoration plus any amount which Association is obligated or elects to pay for such repair or restoration; or
 - (iii) The estimated cost of repair or restoration of the Premises exceeds fifty percent (50%) of the full replacement cost of the Building; or
 - (iv) The Building cannot be restored except in a substantially different structural or architectural form than existed before the damage and destruction.

In any of these events, either City or Association shall have the option to either terminate this Lease or to repair or restore the Premises, including but not limited to the Building. In the event that either party elects to terminate this Lease, the terminating party shall give notice to the other within sixty (60) days after the occurrence of such damage, terminating this Lease as of the date specified in such notice, which date shall not be more than thirty (30) days after the giving of such notice. In the event such notice is given, this Lease shall expire and all interest of Association in the Premises shall terminate on the date specified in the effective notice.

- (b) Upon any termination of this Lease under any of the provisions of this Article, the parties shall be released thereby, without further obligation to the other, from the date possession of the Premises is surrendered to the City, except for items which have theretofore accrued and are then unpaid.

- (c) If this Lease is terminated by either party as provided hereunder, Association shall deliver and assign to City all proceeds of insurance payable on the policies of insurance that Association is required to carry hereunder.
 - (d) The provisions of Section 1932, Subdivision 2, and Section 1933, Subdivision 4, of the Civil Code of the State of California, including any amendments thereto and any other law which may hereinafter be in force during the term of this Lease which authorizes the termination of the Lease upon the partial or complete destruction of the Premises, are hereby waived by Association.
- 17. EMINENT DOMAIN. If the whole or part of the Premises shall be taken or shall substantially interfere with Association's use and occupancy, under power of eminent domain, or sold, transferred, or conveyed in lieu thereof, either Association or City may terminate this Lease as of the date of such condemnation or as of the date possession is taken by the condemning authority, whichever date occurs later. No award for any partial or entire taking shall be apportioned, and Association hereby assigns to City any award which may be made in such taking or condemnation, together with any and all rights of Association now or hereafter arising in or to the same or any part thereof; provided, however, that nothing contained herein shall be deemed to give City any interest in or require Association to assign to City any award made to Association for the taking of personal property and fixtures belonging to Association and removable by Association at the expiration of the term hereof, as provided hereunder, or for the interruption of, or damage to Association's business or for Association's relocation expenses recoverable against the condemning authority. Nothing contained herein shall be construed as a waiver of the City's right to condemn the Premises.
- 18. DEFAULT.
 - (a) Any of the following events shall constitute a default under this Lease by Association:
 - (i) Association's failure to pay any rent or other charges on their due date and the continuation of such delinquency for 15 consecutive days after written notice thereof from City;
 - (ii) Association's abandonment of the Premises;

- (iii) Except as expressly permitted under this Lease, any attempted conveyance, assignment, mortgage, or subletting of this Lease;
- (iv) Association's general assignment or arrangement for the benefit of creditors; the filing by or against Association of a petition to have Association adjudged bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy and the failure of Association, or Association's trustee-in-bankruptcy (as the case may be) to assume this Lease within sixty (60) days after the date of the filing of the petition, (or within such additional time as the court may fix for cause within such sixty (60) day period), or the rejection of this Lease by Association or the trustee of Association during such sixty (60) day period; the taking of any action at the corporate level by Association to authorize the filing of a petition-in-bankruptcy on behalf of Association; the appointment by a court other than a bankruptcy court of a trustee or receiver to take possession of substantially all of Association's assets located at the Premises or of Association's interest in this Lease unless possession is restored to Association within thirty (30) days;
- (v) If Association shall be adjudicated insolvent pursuant to the provisions of any present or future insolvency law under the laws of the State of California, or if any proceedings are filed by or against Association under the United States Bankruptcy Code (11 U.S.C. §101 et seq.), or any similar provisions of any future federal bankruptcy law, or if a receiver or a trustee of the property of Association shall be appointed under California law by reason of Association's insolvency or inability to pay its debts as they become due or otherwise; or if any assignment shall be made of Association's property for the benefit of creditors under California law;
- (vi) The failure by Association to observe or perform any covenant, condition, or provision in this Lease not already specifically mentioned in this Section , where such failure is material and continues for thirty (30) days after written notice from City notifying Association of such failure; provided, however that if the nature of Association's default is such that more than thirty (30) days are reasonably required for its cure, then Association shall not be deemed to be in default if Association commenced to cure such default within said 30-day period and thereafter diligently prosecutes such cure to completion.

- (vii) In the event of any default by Association, City may promptly or at any time thereafter, upon notice and demand and without limiting City in the exercise of any other right or remedy which City may have by reason of such default or breach, terminate Association's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Association shall immediately surrender possession of the Premises to City. In such event, City shall be entitled to recover from Association any amount provided by California Civil Code Section 1951.2, plus any other amount necessary to compensate City for all detriment proximately caused by Association's failure to perform its obligations under this Lease or which in the ordinary course of things would be likely to result therefrom, including, but not limited to, the cost of recovering possession of the Premises, expenses of reletting (including advertising), brokerage commissions and fees, costs of putting the Premises in good order, condition and repair, including necessary renovation and alteration of the Premises including the Building, reasonable attorney's fees, court costs, all costs for maintaining the Premises including the Building, all costs incurred in the appointment of and performance by a receiver to protect the Premises including the Building or City's interest under the Lease, and any other reasonable cost; or pursue any other remedy now or hereafter available to City under the laws or judicial decisions of the State of California.
- (viii) Even though Association may have breached this Lease and abandoned the Premises, at City's option this Lease shall continue in effect for so long as City does not terminate Association's right to possession, and City may enforce all of its rights and remedies hereunder, including the right to recover rent as it comes due under this Lease, and in such event City will permit Association to sublet the Premises or to assign its interest in the Lease, or both, with the consent of City, which consent will not unreasonably be withheld provided the proposed assignee or sublessee is reasonably satisfactory to City as to credit and will occupy the Premises for the same purposes specified herein. For purposes of this subsection (c), the following shall not constitute a termination of Association's right to possession: (i) acts of maintenance or preservation or efforts to relet the Premises; or (ii) the appointment of a receiver under the initiative of City to protect City's interest under this Lease.

19. ASSIGNMENT AND SUBLETTING.

- (a) Association acknowledges that the Premises are uniquely beneficial to the Association. Therefore, Association shall not assign or transfer this Lease, or any interest therein, and shall not sublet the Premises or any part thereof, or any right or privilege appurtenant thereto, or suffer any other person (the invitees, agents, and servants of Association excepted) to occupy or use the Premises, or any portion thereof, or agree to any of the foregoing, without in each case first obtaining the written consent of City, which may be granted or withheld in City's sole and absolute discretion. Any such assignment, transfer, pledge, hypothecation, encumbrance, sublease or occupation of, or the use of the Premises by any other person without such consent, shall be void. Neither this Lease nor any interest of Association herein shall be assignable by operation of law, without the written consent of City. Any consent to any assignment, transfer, pledge, hypothecation, encumbrance, sublease, or occupation or use of the Premises by any other person which may be given by City shall not constitute a waiver by City of the provisions of this Section or a release of Association from the full performance by it of the covenants herein contained.
- (b) Each permitted assignee, transferee, or sublessee, other than City, shall assume and be deemed to have assumed this Lease and shall be and remain liable jointly and severally with Association for the payment of the rent and for the due performance or satisfaction of all of the provisions, covenants, conditions, and agreements herein contained on Association's part to be performed or satisfied. No permitted assignment shall be binding on City unless such assignee or Association shall deliver to City a counterpart of such assignment which contains a covenant of assumption by the assignee, but the failure or refusal of the assignee to execute such instrument of assumption shall not release or discharge the assignee from its liability as set forth above.

20. ESTOPPEL CERTIFICATES. Association shall at any time, upon not less than ten (10) days' prior written notice from City, execute, acknowledge, and deliver to City a statement in writing certifying, affirming, or confirming certain information including, without limitation, that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the dates to which the rental, if any, and other charges, if any, are paid in advance, and acknowledging that there are not, to Association's knowledge, any uncured defaults on the part of City hereunder, and no events or conditions then in

existence which, with the passage of time or notice or both, would constitute a default on the part of City hereunder, or specifying such defaults, events, or conditions, if any are claimed. It is expressly understood and agreed that any prospective purchaser or encumbrancer of all or any portion of the Premises or of the real property of which it is a part shall be entitled to rely upon any such statement. Association's failure to deliver such statement within such time shall, at the option of City, constitute a material breach or default under this Lease. If such option is not so exercised by City (and despite any later delivery by Association of such statement), Association's failure to deliver same in a timely manner shall be conclusive upon Association that (i) this Lease is in full force and effect without modification except as may be represented by City; (ii) there are no uncured defaults in City's performance; and (iii) not more than two (2) months' rental has been paid in advance.

21. INTEREST ON PAST DUE OBLIGATIONS. Except as otherwise expressly provided in this Lease, any amount due from Association to City hereunder which is not paid when due shall bear interest at the highest rate then allowed to be changed by non-exempt lenders under the usury laws of the State of California from the date due until the date paid.
22. ARBITRATION. In the event that the parties have failed for a period of sixty (60) days to reach agreement on any controversies, claims, and matters of difference, the parties agree to submit such controversies, claims, and matters of difference to arbitration according to the rules and practices of the American Arbitration Association in force. This submission and agreement to arbitrate shall be specifically enforceable. There shall be three (3) arbitrators who shall be residents of the City and members of the Association. One (1) arbitrator shall be appointed by the City, one (1) by the Association, and those two (2) shall select the third arbitrator. A decision agreed on by two (2) of the arbitrators shall be the decision of the arbitration panel. The parties agree to abide by all awards rendered in such proceedings. Such awards shall be final and binding and there shall be no appeal therefrom.
23. CITY'S DEFAULTS. City shall not be deemed to be in default in the performance of any obligation required to be performed by it hereunder unless and until it has failed to perform such obligation for thirty (30) days after written notice by Association to City specifying wherein City has failed to perform such obligation; provided, however, that if the nature of City's obligation is such that more than thirty (30) days are required for its performance then City shall not be deemed to be in default if it shall commence such performance within such thirty (30)-day period and thereafter diligently prosecute or pursue the same to completion. In no event shall Association have the right to terminate this Lease as

a result of Association's default, and Association's remedies shall be limited to damages or an injunction.

24. **HOLDING OVER.** Should Association, with or without City's written consent, hold over after the termination of this Lease, such possession by Association shall be deemed to be a month-to-month tenancy terminable by thirty (30) days' notice given at any time, upon each and all of the terms herein provided as may be applicable to a month-to-month tenancy and any such holding over shall not constitute an extension of this Lease. The foregoing provisions of this Article are in addition to and do not affect City's right of re-entry or any other rights of City hereunder or as otherwise provided by law. If Association fails to surrender the Premises upon the expiration of this Lease despite demand to do so by City, Association shall indemnify and hold City harmless from all losses or liability, including without limitation, any claim made by any succeeding tenant or entity founded on or resulting from such failure to surrender, and any loss of rent from prospective tenant or entity.
25. **WAIVER.** No delay or omission in the exercise of any right or remedy by either party to this Lease on the occurrence of any default by the other party to this Lease shall impair such a right or remedy or be construed as a waiver. The receipt and acceptance by City of delinquent rent shall not constitute a waiver of any other default; it shall constitute only a waiver of timely payment for the particular rent payment involved. No act or conduct of City, including, without limitation, the acceptance of the keys to the Premises, shall constitute an acceptance of the surrender of the Premises by Association before the expiration of the term. Only written notice from City to Association shall constitute acceptance of the surrender of the Premises and accomplish a termination of the Lease. City's consent to or approval of any act by Association requiring City's consent or approval shall not be deemed to waive or render unnecessary City's consent to or approval of any subsequent act by Association. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of the Lease.
26. **FORCE MAJEURE.** Whenever a day is appointed herein on which, or a period of time is appointed within which, either party hereto is required to do or complete any act, matter, or thing, the time for the doing or completion thereof shall be extended by a period of time equal to the number of days on or during which such party is prevented from, or is unreasonably interfered with, the doing or completion of such act, matter, or thing because of strikes, lock-outs, embargoes, unavailability of labor or materials, wars, insurrections, rebellions, civil disorder, declaration of national emergencies, acts of God, or other causes beyond such party's reasonable control (financial inability excepted); provided,

however, nothing contained in this Section shall excuse Association from the prompt payment of any rental or other charge required of Association hereunder, except as specifically provided in Section hereof to the contrary.

27. MISCELLANEOUS.

- (a) Any provision of this Lease which shall prove to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof and such other provisions shall remain in full force and effect.
- (b) In the event of any litigation between Association and City, to enforce any provision of this Lease or any right of either party hereto, or to secure a judicial determination of any right or obligation of either party hereto, the unsuccessful party in such litigation shall pay to the successful party all reasonable costs and expenses, including reasonable attorneys' fees, incurred therein. Moreover, if either party hereto without fault is made a party to any litigation instituted by or against any other party to this Lease, such other party shall indemnify City or Association, as the case may be, against and save it harmless from all costs and expenses, including reasonable attorneys' fees, incurred by it in connection therewith.
- (c) Time is of the essence hereunder.
- (d) The section captions contained in this Lease are for convenience and do not in any way limit or amplify any term or provision of this Lease and shall have no effect on its interpretation.
- (e) The terms "City" and "Association" as used herein shall include the plural as well as the singular, and the neuter shall include the masculine and feminine genders. The obligations herein imposed upon Association shall be joint and several as to each of the persons, firms, or corporations of which Association may be composed.
- (f) This Lease and the exhibits and any rider or addendum attached hereto constitute the entire agreement between the parties hereto with respect to the subject matter hereof, and no prior agreement or understanding pertaining to any such matter shall be effective for any purpose. No provision of this Lease may be amended or supplemented except by an agreement in writing signed by the parties hereto or their successors in interest.

- (g) This Lease shall be interpreted and enforced in accordance with the laws of the State of California, which shall apply in all respects, including statutes of limitation, to any disputes or controversies arising out of or pertaining to this Lease.
- (h) Upon Association's observing and performing all of the covenants, conditions, and provisions on Association's part to be observed and performed hereunder, Association shall have quiet possession of the Premises for the entire term hereof, subject to all of the provisions of this Lease.
- (i) Except as otherwise provided in this Lease, all of the covenants, conditions, and provisions of this Lease shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, and assigns.
- (j) Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery or by certified mail, return receipt requested, addressed to Association or to City at the addresses provided in Section 1(d) hereof. Either party may by proper notice to the other specify a different address for notice purposes.
- (k) The text of this Lease shall be construed, in all respects, according to its fair meaning, and not strictly for or against either City or Association.
- (l) This Lease shall not be recorded, except that if City requests Association to do so, the parties shall execute a memorandum of this Lease in recordable form and Association shall execute and deliver to City on the expiration or termination of this Lease, immediately on City's request, a quitclaim deed to the Premises, in recordable form, designating City as transferee. All expenses incurred shall be borne by City.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

CITY OF ROLLING HILLS


Patrick Wilson,
MAYOR

ATTEST:



Yvette Hall,
City Clerk

ROLLING HILLS COMMUNITY
ASSOCIATION OF RANCHO PALOS
VERDES



PRESIDENT

CITY OF ROLLING HILLS

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to the Lease Agreement ("First Amendment") is made and executed as of this ___ day of _____, _____, by and between the City of Rolling Hills (the "City"), a municipal corporation, and the Rolling Hills Community Association of Rancho Palos Verdes (the "Association"), a California non-profit corporation.

Recitals

- A. City and Association are parties to a lease dated May 14, 2018 (the "Lease"), by which City leases the Premises (as therein defined) to Association.
- B. City and Association desire to amend the Lease to adjust the amount of the rent and to clarify Association obligations.

NOW, THEREFORE, the parties hereto agree as follows:

- 1. Subdivision b (Rent) of Paragraph 1 (Fundamental Lease Provisions) shall be amended to read as follows:

- 1. FUNDAMENTAL LEASE PROVISIONS:

- ...

- (b) Rent:

- (i) May 1, 2018 to June 30, 2020: \$6,998.00 per month.
 - (ii) July 1, 2020 to June 30, 2023: \$5,749.25 per month.
 - (iii) July 1, 2023 to May 31, 2028: \$6,998.00 per month.

- 2. Paragraph 4 (Rent) shall be amended to read as follows:

- 4. RENT. Association shall pay City monthly in advance, without deduction or offset, as rent, the following:

- (a) May 1, 2018 to June 30, 2020: \$6,998.00 per month.
 - (a) July 1, 2020 to June 30, 2023: \$5,749.25 per month.
 - (b) July 1, 2023 to May 31, 2028: \$6,998.00 per month.

3. Paragraph 8 (Alterations) shall be amended to read as follows:

8. ALTERATIONS.

- (a) Except for interior, nonstructural, nonsystemic alterations or additions not cumulatively costing in excess of Ten Thousand Dollars (\$10,000.00) in any calendar year, Association shall not make or allow any other alterations, additions, or improvements in or to the Premises, including but not limited to the Building, without City's prior written consent, and then only by contractors or mechanics approved in advance in writing by City. City's approval for Association-proposed contractors and mechanics shall not be unreasonably withheld. In each instance where Association requires City's approval of an alteration, Association shall furnish City with plans showing the proposed alteration to the Premises, including but not limited to the Building. Association covenants and agrees that all work done by or pursuant to the direction and instruction of Association shall be performed in full compliance with all laws, rules, orders, ordinances, directions, regulations, and requirements of all governmental agencies, offices, departments, bureaus, and boards having jurisdiction, and in full compliance with the rules, orders, directions, regulations, and requirements of the Insurance Service Office, and of any similar body. Before commencing any work, Association shall give City at least five (5) days written notice of the proposed commencement of such work and shall, if required by City, secure at Association's own cost and expense, a completion and lien indemnity bond, satisfactory to City, for said work. City shall have the right at all times to post notices of non-responsibility on the Premises and record verified copies thereof in connection with all work of any kind upon the Premises. Notwithstanding the foregoing, Association shall not make any alterations or additions whatsoever to the Parking Areas without City's prior written consent, which may be withheld in City's sole discretion.
- (b) Should Association make or allow any alterations, additions, or improvements to Association-owned streets, which affect traffic control devices, including markings and striping, Association shall be responsible for restoring such traffic control devices in the same manner, method, and form as was previously provided by City, subject to advanced written approval by City, or as otherwise directed by City in writing. All such traffic control devices shall conform to the uniform standards and specifications adopted by the Department of Transportation pursuant to Vehicle Code § 21400.

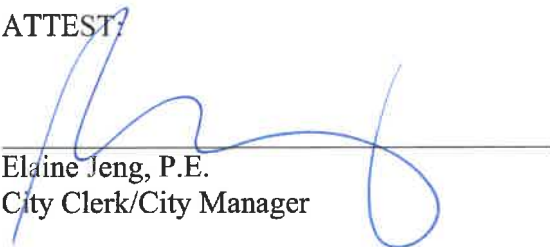
3. All terms and conditions of the Agreement not amended by this First Amendment remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day and year first above written.

CITY OF ROLLING HILLS


Jeff Pieper,
MAYOR

ATTEST:


Elaine Jeng, P.E.
City Clerk/City Manager

ROLLING HILLS COMMUNITY
ASSOCIATION OF RANCHO PALOS
VERDES

Fred Lorig
PRESIDENT

Rolling Hills Community Association
of Rancho Palos Verdes

NO. 1 PORTUGUESE BEND RD. • ROLLING HILLS, CALIF. 90274

(310) 544-6222

ROLLING HILLS



CALIFORNIA

(310) 544-6766 FAX

February 16, 2021

City Council
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

RE: Tennis Court Repairs

Honorable Council Members:

The RHCA has been informed by the member of the Tennis Club that the tennis courts are in need of resurfacing. RHCA had contractors come out to bid the work and all of the contractors noted that Court #1 has more extensive damage to the concrete and will need more than just resurfacing. They recommended building a new concrete court over the top of the existing court at an estimated cost of \$69-84,000. RHCA's staff report and estimates for both resurfacing and the new concrete overlay have been provided for your reference.

Per RHCA's lease with the City, maintenance cost of improvements are shared.

At the February 4, 2021 meeting, the RHCA Board of Directors approved resurfacing courts #2 & 3 immediately and consider the overlay with the 2021-22 budget planning. Total cost for the resurfacing will be \$12,150.

The RHCA is asking the City to authorize the resurfacing of courts #2 & 3 and consider approving the overlay on court #1 for the 2021-22 fiscal year.

Thank you.

Kristen Raig
RHCA Manager

Enclosure – Staff report dtd. 2/3/2021, Tennis Court Resurfacing

Date: February 3, 2021
To: RHCA Board of Directors
From: Kristen Raig, Manager
Arty Beckler, Maintenance Supervisor
Re: Tennis Court Resurfacing

The Tennis Club has brought to our attention that the tennis courts are in need of resurfacing. Arty did a job walk last week with three companies to get bids.

The contractors noted that there is some additional damage to Court #1 and recommends more extensive repairs – they recommend doing a concrete overlay on top of the existing one.

Below are costs for both resurfacing courts #2 and 3 and the concrete overlay for Court #1.

<u>Company</u>	<u>Resurfacing</u>		<u>Overlay-Court #1</u>
	<u>2 & 3 only</u>	<u>All 3 courts</u>	
Taylor Tennis Courts	\$12,150	\$17,250	\$68,500
Trueline Const & Resurfacing	\$13,590	\$19,265	\$83,391
Zaino Tennis Courts	\$17,094	\$25,641	\$78,906

Court #1 was originally built in the 1940's and I believe it was re-built in the 1960's. Courts 2 & 3 were built in the 1970's. Court 1 is developing cracks due to moisture getting down to the rebar in the concrete through cracks and causing the rebar to rust and further crack the concrete. The worst cracks are on the north side of the court right behind the baseline. It is almost to the point the concrete chipping, creating divots in the concrete, if that happens we will need to patch the holes. It's not perfect, but it will keep people safe.

The City and RHCA share costs for maintenance of the Tennis Courts. RHCA maintains the courts, and the City agrees to reimburse the RHCA for ½ the cost of maintenance and repairs (Lease with City of RH Section 9 (a)(vi)).

Options

Option #1: Resurface all 3 Courts:

There is enough money in the current budget to resurface all three courts, and we can schedule this for the spring before the peak use of the courts in the summer. The contractors will not guarantee the surface on court #1 past 1 year.

Option #2: Resurface Courts 2 & 3 and Consider Overlay of Court #1 with 2021-22 Budget

Resurface the two tennis courts and work with the City on options for Court #1 for the upcoming fiscal year.

Option #3: Consider All Improvements with 2021-22 Budget

Hold off on all improvements, work with the City to get the approved/recommended work included in the budget for the 2021-22 fiscal year. Any approved work will be scheduled and completed in the summer/fall of 2021.

1250 N. La Loma Cir.
Anaheim, CA 92808
Tel: (714) 632-3883
Fax: (714) 632-5112



Contractors License
373423



TO Rolling Hills Community Association ☒ Owner ☐ Lessee DATE January 22, 2021
Business Address 1 Portuguese Bend Rd. Rolling Hills 90274 Telephone (310) 544-6222
Residence Address Arty Beckler Jr abeckler@rhca.net Telephone (310) 541-3544
Job Address Same as above - community gate Lot _____ Blk _____ Track _____
Owner(s) _____
Applicable if this contract is with a lessee
Res. Add. _____ Bus. Add. _____

CONTRACTOR AND OWNER AGREE AS FOLLOWS:

1. CONTRACTOR shall furnish at following submitted specifications and costs, all material, labor, equipment, transportation and perform all work necessary for the complete installation of:

RESURFACE 3 COURTS/RE-BUILD 1 COURT

2. CONTRACT PERIOD AND RIGHT TO WORK: Prices quoted in this contract are valid for thirty (30) days from date of presentation. Contractor reserves right to commence work within thirty (30) days of contract acceptance.

PREPARATION: Pressure wash courts surface and rinse with clean water. Patch cracks and spalls. Prime any exposed areas of concrete. Due to various contributing conditions, we cannot guarantee the elimination of cracks. Court number one is showing evidence of decay and cracking due to the re-bar in the slab. We can patch these cracks but they will return. The court will continue to degrade and concrete will break along these cracks.

ACRYLIC RESURFACER: Apply by squeegee, one coat of acrylic resurfacer with 60 silica sand as base coat and as filler.

COLOR TEXTURE COATS: Apply by squeegee, one coat of Plexipave Acrylic Texture System with 60 silica sand.

COLOR COAT: Apply one coat by squeegee of Plexipave Color System with no sand. This coat seals in the sand coats and improves the color of the court. Color of the court shall be from **STANDARD COLORS** on Plexipave color chart. Tournament colors will be additional cost.

PLAY LINES: The play lines shall be sharp and accurate according to the U.S.T.A. White textured line paint shall be applied between strips of masking tape. When surfacing is complete, 2 days must pass before playing on court to ensure proper cure.

CAULKING: Caulk all expansion joints under net line and between courts 2 and 3 (approx 300') and install a two part urethane caulk by Sika to seal the joints.

CONCRETE OVERLAY: On court # 1, open fence for access. Place one layer of 10ml visquene over existing tennis court. Grade 2" of base over plastic. Place # 4 rebar at 18" on center over base material. Form court with pressure treated lumber in front of all fence posts on interior of fence and leave in place after pour. Place and finish 5" thick 3000 psi concrete slab. Pump concrete from turn-out at main gate area. Install new net posts. Close fence. Surface per above spec.

ALL OF THE ABOVE WORK TO BE COMPLETED IN A SUBSTANTIAL AND WORKMAN-LIKE MANNER FOR THE SUM OF: *See breakdown below*

Resurface 3 tennis courts	15,300.00	(resurface each court	5,100.00)
Caulk 300' joints	1,950.00	Concrete overlay court # 1	68,500.00

Deposit and/or payment schedule to be set up upon acceptance of proposal. Any addition, alteration from the above specifications will become an extra charge over the sum mentioned in this contract and owner shall pay for same weekly as such additional work, alteration or deviation progresses.

*** Please sign and return one copy to process your order ***

The provisions set forth upon the reverse hereof and any attached pages hereto are hereby incorporated in and made a part of this CONTRACT.

IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT the day and year set forth below.

OWNER

CONTRACTOR

Dated: _____

Dated: January 22, 2021

By: _____

By: David Taylor

By: _____

Taylor Tennis Courts Inc.

SEE REVERSE FOR GENERAL CONDITIONS



3. GUARANTEE: all work and/or materials performed by CONTRACTOR is guaranteed for a period of one (1) year from the time construction is completed. Guarantee does not apply to damages resulting from Acts of God.

In the construction of concrete courts, shrinkage cracks and/or spalls may appear in the slab, but do not cause any structural damage or displacement. In order to minimize the possibility of shrinkage cracks and/or spalls, CONTRACTOR uses the least reactive aggregate available. However, neither CONTRACTOR or the concrete ready mix companies guarantee against shrinkage cracks and/or spalls that may occur in the concrete slab, and the terms of our guarantee do not extend to such shrinkage cracks and/or spalls.

4. EXTRA WORK: During progress of construction the OWNER may order extra work. The amount for such extra work shall be determined in advance if possible, or may be charged for at actual cost of labor and materials plus 20% for CONTRACTOR's overhead and fee. All sums for extras shall be due and payable upon completion of each extra. For purposes of this paragraph "cost" is defined as the cost of subcontracts, labor, materials, equipment and transportation, plus ten percent overhead plus ten percent profit to the CONTRACTOR.

5. OWNER shall grant free access to work areas for workmen and vehicles, and shall allow areas for storage of materials and rubbish. OWNER agrees to keep driveways clear and available for movement and parking of trucks during normal work hours. CONTRACTOR shall not be held responsible for damage to driveways, walks, lawns or shrubs by movement of trucks.

6. unless specifically indicated, agreed price does not include costs related to the following underground occurrences: loosely compacted dirt or excessive rock, rerouting or responsibility of damage to vents, pipes, ducts, water or sewage disposal systems or wiring conduits that may be discovered in performance of work.

7. In construction of concrete courts, the pumping of concrete will be an extra charge unless so specified.

8. No import or export of soil unless noted in contract.

9. In the resurfacing over previously coated courts, the CONTRACTOR shall not be responsible for delamination caused by previous coatings or delaminations or discolorations of the surfacing caused by the leaching of impurities from within the slab or subgrade.

10. Any changes, alterations, or extras from the drawings or specifications which may be required by any public body, utility or inspector shall constitute an extra and shall be paid for the same as any other extra.

11. CONTRACTOR agrees to diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: acts of neglect or omissions of OWNER or OWNER's employee or OWNER's agents, stormy or inclement weather, strikes, lockouts, boycotts, or other labor union activities, extra work ordered by OWNER, inability to secure materials through regular recognized channels, failure of OWNER to make payments when due.

12. CONTRACTOR shall have the right to stop work and to keep the job idle if payments are not made to him when due. If the OWNER delays in making any progress payment, the CONTRACTOR may stop work until the OWNER delivers to the CONTRACTOR, at the OWNER's expense, a payment bond executed by a corporate surety covering the cost of the balance of the work to be performed under this contract.

13. OWNER agrees to pay CONTRACTOR invoices in accordance with the terms thereon. OWNER further agrees to pay late charges of 1 1/2% per month on any amounts not paid within 30 days from date of statement, and any collection expenses and attorney fees incurred in collection of this account on any amounts not paid within 60 days from date of statement.

14. OWNER shall indicate to the CONTRACTOR the boundaries of the property and shall assume all responsibility for accuracy of said description and boundaries.

15. Any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by final and binding arbitration before a single arbitrator in Orange County, California, in accordance with the laws of the State of California. The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures. Judgment on the arbitration award may be entered in any court having jurisdiction. This clause shall not preclude parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction.

16. The parties agree that any and all disputes, claims or controversies arising out of or relating to this Agreement shall be submitted to JAMS for mediation, and if the matter is not resolved through mediation, then it shall be submitted to JAMS for final and binding arbitration pursuant to the arbitration clause set forth above. Either party may commence mediation by providing to JAMS and the other party a written request for mediation, setting forth the subject of the dispute and the relief requested. The parties will cooperate with JAMS and with one another in selecting a mediator from a JAMS panel of neutrals, and in scheduling the mediation proceedings. The parties covenant that they will participate in the mediation in good faith, and that they will share equally in its costs. Either party may initiate arbitration with respect to the matters submitted to mediation by filing a written demand for arbitration at any time following the initial mediation session or 45 days after the date of filing the written request for mediation, whichever occurs first. The provisions of this paragraph may be enforced by any Court of competent jurisdiction.

Trueline Construction & Surfacing, Inc.
 12397 Doherty Street
 Riverside, CA 92503
 951-817-0777, Fax 951-817-0770
 www.gotruline.com



Proposal/Contract

Date	Contract Num...
1/28/2021	5726

Customer Billing
Rolling Hills Community Assoc 1 Portuguese Bend Road Rolling Hills, CA 90274

Project Name/Location
Rolling Hills Community Assoc 1 Portuguese Bend Road Rolling Hills, CA 90274



License No. 662625, DIR 1000006579
 Trueline is a member of ASBA, CPRS, CASBO & USTA
 Trueline is an approved applicator of Plexipave, Sportmaster,
 Guardian Crack Repair System and Armor Crack Repair System

Project

Description	Qty	Rate	Total
Resurface 3 Tennis Courts Resurface Tennis Court(s) Power Wash Tennis Court (owner to provide water to contractor at no charge) Patch cracks and spalls. We cannot guarantee against the occurrence of any new spalls or pop outs. Grind displaced areas on cracks so both sides are fairly level. *Note* Cracks in Concrete and Asphalt will Return. A crack can be repaired, but it might come back. Structural cracks or hairline cracks will always come back and most of the time immediately. These can be repaired temporarily, but will ultimately come back. Cracks are formed due to the movement of the slab, expanding and contracting if there is a weak point in the slab itself. Even when the correct method of repair is done, the crack could re-appear the next day or never, as every court reacts differently in the movement of the slab itself. Apply Sportmaster black resurfacer coat, 100% latex acrylic, mixed with #60 silica to smooth out surface and provide a superior base for color coating Apply two coats of Sportmaster color System, (two tone included) 100% latex acrylic, mixed with #90 silica sand for a medium speed of play Stripe Play Lines, Sharp and Accurate to ASBA specs Lines to be white Latex Acrylic line paint, unless otherwise specified. Squeegee marks, lines or swirls are always visible in the application process, but will fade over time. Remove and replace caulking with Sika-Flex 2CSL Grind edges for proper adhesion **Does Not Include Repair of Low Spots on Court(s)**	3	5,675.00	17,025.00
	320	7.00	2,240.00

The provisions set forth upon the second and third pages hereof and any other attached pages hereto are hereby incorporated in and made a part of this CONTRACT. I have been notified that I have the right to cancel within 3 days of signing this contract. IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT the day and year set forth below.

Total

\$19,265.00

Date: Signature:

Trueline Construction & Surfacing, Inc.

12397 Doherty Street

Riverside, CA 92503

951-817-0777, Fax 951-817-0770

www.gotrueonline.com

Proposal/Contract



Date	Contract Num...
1/29/2021	5732

Customer Billing
Rolling Hills Community Assoc 1 Portuguese Bend Road Rolling Hills, CA 90274

Project Name/Location
Rolling Hills Community Assoc 1 Portuguese Bend Road Rolling Hills, CA 90274



License No. 662625, DIR 1000006579
Trueline is a member of ASBA, CPRS, CASBO & USTA
Trueline is an approved applicator of Plexipave, Sportmaster,
Guardian Crack Repair System and Armor Crack Repair System

Project

Description	Qty	Rate	Total
Post Tension Overlay for One (1) Existing Failing Tennis Court Add Post Tension Concrete Overlay to Existing Court. Provide and Install 2" of Class 2 Base, Provide and Install Vapor Barrier. Pour 5" Thick Concrete Slab with 1/2 inch Cables 3 foot on Center in One Direction, 2 foot 6 inches on Center in Opposite Direction. Provide and Install Footings for Tennis Net Post Sleeves. Cut and Knuckle Fencing to Adjust for New Height. Surface new Tennis court Acid etch, power wash to clean Apply primer coat Apply black Sportmaster resurfacer coat mixed with #60 silica sand to provide a superior base for color coats. Apply two color coats, mixed with #90 sand of Sportmaster color. Stripe to specifications medium speed of play Stripe Play Lines, Sharp and Accurate to ASBA specs Lines to be white Latex Acrylic line paint, unless otherwise specified. Squeegee marks, lines or swirls are always visible in the application process, but will fade over time. **Does not include plans, permits, grading, limited access charges, disposal of soils or grass, or import or export of soil. Subject to site inspection**	1	83,391.00	83,391.00
			0.00
		0.00	0.00

The provisions set forth upon the second and third pages hereof and any other attached pages hereto are hereby incorporated in and made a part of this CONTRACT. I have been notified that I have the right to cancel within 3 days of signing this contract. IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT the day and year set forth below.

Total	\$83,391.00
--------------	--------------------

Date: Signature:

6

ZAINO TENNIS COURTS INC.

950 North Batavia Street, Orange, California 92867 • Phone 714.744.1885 • Fax 714.744.2877
License #581699 A, C32 Bonded • Expires 11/30/2021
2014 USTA "Facility of the year award" IWTG
2013 USTA "Facility of the Year" Award Winner & ASBA "Court of the Year" Award
2011 ASBA "Court of the Year" Award Winner & Residential Tennis Facility of the Year Award
2007-2012 UCLA Farmers Insurance Classic Tennis Tournament
1998-2006 UCLA Mercedes Cup ~ 1992-2003 ASBA "Court of the Year" Award Winner

**CONTRACT
21-13487-R**

This contract, entered into this 1st day of Feb., 2021, between Zaino Tennis Courts, Inc. hereinafter "Contractor"
And Rolling Hills Community Association – Arty Beckler "Agent", 1 Portuguese Bend Road Rolling Hills CA 90274
Phone: 310 544 6222 E-mail: Abeckler@RHCA.Net

Zaino Tennis Courts, Inc. is an Authorized Acrylic Contractor

The following are specifications and Standard costs for the new slab overlay on Tennis Court & repair and resurface two Tennis Courts located at
Rolling Hills Community Association – 1 Portuguese Bend Road Rolling Hills CA 90274

Proposal:

New slab overlay and resurfacing Tennis Courts 60'x120'

(Owner Provided: Owner to provide all permits, variances or conditional use permits as required by the City of Rolling Hills Estate. To provide the proper slope of the new court slab side to side (.83%, west to east) and provide finish elevation.)

Slab Overlay:

Place a 2" base of crushed rock, compact 95% with dual drum vibrator roller.
Place a vapor barrier of 2-10 or 1-15 mil polyethylene over base directly under slab.
Place 5" + thick post-tension concrete slabs.
Cables to be ½" diameter 7 strand (2' 10" O.C.) in both directions.
Concrete to be a minimum of 4,000 psi with large aggregate. Court to be pumped.
100% San Gabriel aggregate or equal to be used in the slab.
Seal expansion joints with a two-component elastomeric sealer at slab and wall locations.
Surface court by using the plexipave coating system.
(Court to cure 30 days before surface coatings are applied.)

Surface:

Acid etch concrete surface with a muriatic acid solution. We use power floor scrubbers with industrial nylon brushes for superior cleaning results.
Wash and thoroughly clean surface.
First coat apply one coat of special primer at all areas repaired at approximately 10 + gallons of undiluted primer per court.
Second coat apply one filler coat of special acrylic resurfacer with #60 manufactured grit sand, at approximately 40 + gallons of undiluted coatings per court.
Third coat with acrylic to be applied with #90 grit sand. Approximately 40+ gallons of undiluted coatings per court.
Fourth coat to be applied with fortified plexipave, which contains natural rounded silica to provide a longer lasting surface and superior durability. This contains approximately 40+ gallons of undiluted coatings per court.
Pre-coat and stripe lines with plexipave textured hi hide line paint.
Court colors to be Dark Green inside and Light Green outside.
This is a total of a 4-coat system, with approximately 130+ gallons of undiluted plexipave coatings per court.
Adjust height of fencing with the new concrete overlay.
(Acrylic Surface Coatings: Sports Master, Plexipave, Laykold, or equal too)

Net Posts and Net:

Furnish and install sleeves in concrete footings. Furnish the Edwards Wimbledon 3" square green or black vinyl net posts with internal winding gears and handle. Furnish and install Edwards 40LS tennis court net with center strap.

Fence: 10':

Trim up chain link to new concrete level. (10'x360')

Windscreen:

Remove existing & install new green polypropylene closed mesh 300'X 9'6" on upper tennis court. Install windscreens of closed mesh, will be centered on the tennis court fencing.
(Owner to determine windscreen color with initial > _____)

Cost: All material and labor for the preceding; at the cost of \$96,000.00

Cost Breakdown PW:

PT Slab Overlay.....	\$ 72,500.00
Surfacing.....	\$ 9,182.00
Net posts and nets	\$ 2,577.00
Fence	\$ 4,145.00
Windscreen	\$ 4,997.00
Engineering	\$ 2,599.00
Total:	\$ 96,000.00

Repair and resurface the Lower Two Tennis Courts - side by side

>Pressure Wash/ Clean court surface

Major cracks shall be ground level, cleaned, tack coated, and hand filled with plexipave's court patch binder. — **Note: Cracks will reappear**

Zaino Tennis Court Inc. is excluded of any and all structural imperfections of new or the existing slab such as low and high spots, cracks, footings, dimension, drainage, saw cuts, spalls, pop-outs, broken areas, chipping, vapors, moisture, efflorescence, and slope of the court. Exclusions include additions to work and are not limited to coating removals, ASR, engineering, testing, inspection, permits, fencing, bonds, landscaping, irrigation, walls, driveways, sidewalks or roads or other. Surface coatings will not eliminate any structural imperfections such as ASR. Removal of coatings will not eliminate any structural imperfections. All structural imperfection will reappear. Efflorescence is a condition that comes through the slab and coatings.

Surfacing:

First-coat apply one coat of special acrylic resurfacer with #60 manufactured grit sand, at 40 +gallons of undiluted coating.
Second-coat with #90 manufactured grit sand, 40 + gallons of undiluted plexipave coating.
Third-coat with fortified acrylic plexipave coatings contains natural rounded 90 grit sand to provide a longer lasting surface and superior playability. This contains 40+ gallons of undiluted coating.
This is a total of a 3-coat system, with approximately 120+ gallons of undiluted gallons of coating.
Court color to be Dark Blue inside and Dark Green outside.
Clean and repaint net posts black.
Pre-coat and stripe Tennis court lines with plexipave textured hi hide white line paint.

Cost: All material and labor for the preceding; at the cost of\$17,094.00
(Cost Per Tennis Court **\$8,547.00**)

Payment Terms:

___ Payment of 50% at the start of work.
___ Progress payment to follow

Options: (Options are selected separately from the proposal items; additional charges will be determined and applied. Scheduling of options is dependent upon the availability of the crew in the project area):

Water-broom:

Equip court with water broom for client to wash the court.

Cost:.....\$ 345.00

Roll Dri:

Equip court with a foam roll dri to push stagnate water off the court.
Cost.....\$ 319.00

Squeegee:

Equip court with a 36" squeegee.
Cost.....\$ 315.00

Tennis Net:

Furnish and install Edwards Wimbledon 30 LS net, custom made for Zaino Tennis Courts. Furnish and install new center tie-down.
Cost.....\$575.00

Note: Weather permitting for surface coating and favorable site condition requirements: surface foundation temperature 60° f+ , clear skies, surface area exposed to sunlight with no shadows on the court for proper drying and curing of the coatings. For Custom colors the owner must provide a physical samples of the color they would like the surface coating colors to be. The sample must include the Pantone number. (Example 18-1237 TPX) The process will take approximately 6 weeks for the plexipave manufacture to produce custom coatings and ship the coatings to the job site or to the Zaino warehouse. The minimum order on custom color coating are 100 gallons. ASR INFO: Please note we do not know of a chemical product and application to eliminate Alkali Silica reaction in existing concrete slab. Lithium products have been tried, chemical products to densify concrete have been tried but we have not seen documented cases in our industry to prove these products eliminate this reaction. Manufacturer's of these products will not warranty or guarantee to eliminate ASR and we in turn cannot warranty or guarantee Bepoxy or other surface chemicals, and or coating to eliminate ASR. It is a risk to try these products verse replacing the slab by removal or overlay as noted below as a sure means to eliminate ASR in the existing slab. This court has a problem related to moisture and vapors through the slab, resulting in the ASR, efflorescence and coating problems. Adding coats does not solve the moisture/vapor problems but can cause more bubbles. A vapor barrier was not installed on these courts and is the contributing factor to the many problems we continue to see at the surface. Exclusions include and additions to work are not limited to engineering, testing, inspection, permits, fencing, bonds, and others. Excluding damages to landscaping, irrigation, walls, driveways, sidewalks or roads.

PRICE QUOTED IS GOOD FOR 60 DAYS FROM DATE BELOW

The provisions set forth above are hereby incorporated in and made a part of this CONTRACT.
IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT the day and year set forth below.

OWNER OR AGENT

Name: _____
Signature: _____
Date: _____

CONTRACTOR

Trevor Starr
ZAINO TENNIS COURTS, INC.
Date: February 1, 2021

Section 9(a) vi

8



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.B

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER AND APPROVE A PROJECT BASED PROFESSIONAL SERVICES AGREEMENT WITH JIMENEZ CONSULTING SOLUTIONS, LLC. TO COMPLETE THREE ON-GOING TECHNOLOGY PROJECTS.

DATE: February 22, 2021

BACKGROUND:

One of the City Council's strategic goals is to improve communication with the community and provide timely notifications. In support of this goal, the City migrated to a newly design website in March 2020. For cost effective and timely deployment, the new website was launched with little contents with the intention of working with relevant stakeholders to build the site with current information. The pages on the website that are dedicated to support the Block Captain Program needed specialized expertise and the City Council engaged the services of Jimenez Consulting Solutions, LLC. (Jimenez Consulting) in May 2020.

Upon the completion of the web pages and functionalities dedicated to support the Block Captain Program, the City was deploying a number of technology applications and upgrades that needed expertise to complete the projects. Deployments include the launch of IWOQs - permit tracking system interface through the City's website, digitized records searchable through the City's website, Voice Over Internet Protocol (VOIP) phone system, online survey forms through the City's website, and collection of emergency preparedness survey data (database development). There were many other small projects and tasks associated with each of these higher level applications. To support city staff in the deployment of technology applications, the City Council approved a retainer agreement with Jimenez Consulting to provide 28.5 hours of as-needed services for the months of August 2020, September 2020, October 2020, November 2020, and December 2020.

Most technology applications have been deployed successfully. City staff is accessing the digitized records using a simple to use query system. The digitized records will be released to the public once staff verifies a select few records to ensure that those files are not confidential files. IWOQ is being used by internal staff and testing is being conducted with select external parties for quality assurance. The City's VOIP phone system went live on February 17, 2021.

DISCUSSION:

In November 2020 and December 2020, Jimenez Consulting worked with City staff in identifying a solution to be able to maintain a database of residents' contact information for emergency notifications. The residents' database is also necessary for Block Captains to conduct their outreach in their zones. Previous Block Captain Lead Marcia Gold collected information from the community to assist with emergency response. For example, she asked if residents have construction equipment, are they medical professionals, have pools that can provide additional water supply for fire fighting, or a household with special needs. Towards the end of December 2020, a viable solution was devised as follows: use a low code development application to custom design a database that would include data points collected by Ms. Gold, City staff to populate the database with available data, and transition the database to the Block Captains so that they can maintain the residents records within their zone with City staff having administrative oversight.

Low code is a approach to software development that eliminates the need to write code. Low code allows the ability to build, edit, and test custom applications using visual, point-and-click tools instead of hand-coding. Low code is a cost effective alternative to hiring a programmer to develop a custom application. Jimenez Consulting explored two platforms and ultimately based on functionalities and cost, the Caspio platform was selected. Jimenez Consulting also created a database model to ensure that the end product will meet the city's needs. The City needs to have a well maintained database of residents' information to be able to notify each of the 690 households in the community in the event of an emergency.

Jimenez Consulting exhausted the available budget at the end of December 2020 to continue the development work on the database. Additionally, Jimenez Consulting was also working on the trading post (allowing community members to advertise items for trade or give-away) through the City's website. To complete these two projects, staff is recommending that the City Council continue to engage Jimenez Consulting using a project based agreement with defined budget for each project and a completion date for each project.

FISCAL IMPACT:

The project based agreement would require \$11,900. This expense can be funded using the salary savings in Fiscal Year 2020-2021.

RECOMMENDATION:

Staff recommends that the City Council approve a professional services agreement with Jimenez Consulting Solutions, LLC.

ATTACHMENTS:

[Agreement with Jimenez - 2021-c1_2021-02-19.pdf](#)

[Rolling Hills - SJ and JW time Nov and Dec 2020.pdf](#)

[Rolling Hills - Resident Portal - Design Master - 2020.12.24 - Send_2020-12-29.pdf](#)

CITY OF ROLLING HILLS

PROFESSIONAL SERVICES AGREEMENT FOR WEBSITE DESIGN

THIS PROFESSIONAL SERVICES AGREEMENT FOR WEBSITE DESIGN SERVICES ("Agreement") is made and entered into as of February 22, 2021 by and between the **CITY OF ROLLING HILLS**, a municipal corporation ("City"), and **JIMENEZ CONSULTING SOLUTIONS, L.L.C.**, a limited liability company (the "Consultant").

RECITALS

A. City desires to retain Consultant to provide the City with website design services to create a resident portal and trading post portal on the City's website, to update the City's home page on its website, and to provide the City with as-needed support;

B. Consultant is well qualified by reason of education, training, and experience; and

C. Consultant is willing to render such services on the terms and conditions as hereinafter defined.

NOW, THEREFORE, in consideration of the foregoing and the covenants and agreements set forth below, City and Consultant agree as follows:

1. **Scope of Work.** Consultant shall perform in a manner satisfactory to City the functions and duties set forth in the Scope of Work, attached hereto as Exhibit A and incorporated herein by reference.

2. **Cost.** City agrees to pay Consultant for the services required by this Agreement \$21,000, representing the total cost for all labor, equipment, supplies, expenses, and materials incurred by Consultant. Consultant shall submit invoices with details of performed work in duplicate and addressed to the City Manager, 2 Portuguese Bend Road, Rolling Hills, California 90274 twice a month (at mid-month and month-end) for actual hours worked during that period. City will make payment for all work performed to City's reasonable satisfaction within 30 days of receipt of an invoice. The Agreement shall not exceed a total amount of \$21,000.

3. **Commencement of the Work.** Consultant shall commence work under this Agreement upon complete execution of this Agreement.

4. **Accounting Records.** Consultant must maintain accounting records and other evidence pertaining to costs incurred, which records and documents shall be kept available at the Consultant's California office during the contract period and thereafter for three years from the date of final payment. Consultant shall provide the City access to such records for approval, funding, or auditing the project, during normal business hours upon reasonable notice, the reasonable cost of which shall be borne by the City.

5. **City Data.** City Data includes the City's data that is collected, used, processed, stored, or generated as a result of the use of Consultant's services. City will own all rights in

and to City Data to the extent allowable by law, and any derivative works of City Data will remain the exclusive property of City.

6. **Term.** The term of this Agreement shall be valid until January 1, 2022.

7. **Termination.** This Agreement may be terminated at any time without cause by either party giving ten (10) calendar days' advance written notice of termination to the other party. In the event of a breach or a default in the performance of this Agreement, the non-defaulting party may terminate the Agreement immediately, provided that the defaulting or breaching party has failed to cure or to make reasonable progress towards curing the default within three (3) calendar days of receipt of notice demanding a cure.

If this Agreement is terminated pursuant to any of the provisions contained hereinabove, and if requested to do so in writing by the City, the Consultant shall, within seven (7) calendar days after receipt of such written request, deliver and turn over to the City all of its preparation and work on documents which were done to the date of the receipt of the notice of termination. The terms "preparation" and "work" as used in this paragraph, shall refer to and include all other data and materials of whatever type that have been gathered by the Consultant, and contemplated to be used or actually used, in the preparation of the services identified in Exhibit A.

8. **Insurance.**

A. Without limiting Consultant's obligations arising under Section 9 of this Agreement (Indemnity), Consultant shall not begin work under this Agreement until it obtains policies of insurance required under this section. The insurance shall cover Consultant, its agents, representatives, and employees in connection with the performance of work under this Agreement, and shall be maintained throughout the term of this Agreement. Insurance coverage shall be as follows:

i. **Automobile Liability Insurance** with minimum coverage of \$300,000 for property damage, \$300,000 for injury to one person/single occurrence, and \$300,000 for injury to more than one person/single occurrence.

ii. **General Liability Insurance**, insuring City, its elected and appointed officers, agents, and employees from claims for damages for bodily injury, personal injury, and property damage, including contractual liability and products and completed operations liability, which may arise from Consultant's actions under this Agreement, whether or not done by Consultant or anyone directly or indirectly employed by Consultant. Such insurance shall have a combined single limit of not less than \$1,000,000.

iii. **Worker's Compensation Insurance** for all Consultant's employees to the extent required by the State of California.

iv. **Professional Liability Coverage.** The Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from the Consultant's operations under this Agreement, whether such operations be by the Consultant or by its employees,

subconsultants, or subcontractors. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis.

B. Deductibility Limits for policies referred to in subparagraphs A(i) through (iii) shall not exceed \$5,000 per occurrence.

C. Additional Insured. City and its elected and appointed officers, agents, and employees shall be named as additional insureds on policies referred to in subparagraphs A(i) and (ii).

D. Primary Insurance. The insurance required in subparagraphs A(i) and (ii) shall be primary and not excess coverage.

E. Evidence of Insurance. Consultant shall furnish City, prior to the execution of this Agreement, satisfactory evidence of the insurance required, issued by an insurer authorized to do business in California, and an endorsement to each such policy of insurance evidencing that each carrier is required to give City at least 30 days prior written notice of the cancellation of any policy during the effective period of the Agreement. All required insurance policies are subject to approval of the City Attorney. Failure on the part of Consultant to procure or maintain said insurance in full force and effect shall constitute a material breach of this Agreement.

9. Indemnity.

Consultant shall indemnify, defend with counsel approved by City, and hold harmless City, its officers, officials, employees, and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation) of every nature arising out of or in connection with and to the extent of Consultant's negligence or other wrongful conduct in Consultant's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, regardless of City's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the City. The Consultant shall promptly pay any final judgment rendered against the City (and its officers, officials, employees, and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

10. Quality of Work Performed. All work shall be performed to the highest professional standards.

11. Personnel. City has engaged Consultant by virtue of the specialized expertise and reputation in the field of website design for government agencies. Consequently, all work shall be performed by Consultant. Susan Jimenez, President & CEO, will be the primary person performing the Services.

12. Compliance with All Laws. Consultant shall comply with all City, State, and Federal laws in the performance of its services.

13. Assignment/Subcontracting. Consultant shall not be permitted to subcontract or assign any portion of this Agreement without the express written consent of the City. The performance of either party's duties are also not delegable without the prior written consent of the other party. Any attempted or purported subcontract, assign, or delegation of any of the rights or obligations of either party without the prior written consent of the other shall be void and of no force and effect.

14. Attorney's Fees. In any action brought to declare the rights granted herein or to enforce any of the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees in an amount determined by the court.

15. Non-discrimination. Consultant shall not discriminate in the hiring of employees or in the employment of subconsultants on any basis prohibited by law.

16. Independent Contractor. Consultant is and shall at all times remain as to City, a wholly independent contractor. Neither City nor any of its agents shall have control of the conduct of Consultant or any of the Consultant's employees, except as herein set forth. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of the City. Consultant shall be solely responsible for all contributions, payments, or withholdings normally made on behalf of an employee including but not limited to, state and federal income taxes, federal social security contributions, California State disability insurance taxes, and unemployment insurance contributions. City shall issue Consultant a Form 1099 in connection with the compensation paid hereunder, and Consultant shall pay all required taxes on amounts paid hereunder.

17. Notices. All notices and communications shall be sent to the parties at the following addresses:

CITY: **City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274
ATTN.: Elaine Jeng, City Manager
Email: ejeng@cityofrh.net**

CONSULTANT: **Jimenez Consulting Solutions, LLC
6709 East Calle Redondo
Scottsdale, Arizona 85251
ATTN.: Susan R. Jimenez, President & CEO
Email: susan.jimenez@jimenezconsulting.com**

Notice shall only be given by personal delivery, e-mail, overnight delivery, or certified or registered mail with return receipt. Notice will be deemed to have been duly given when received if personally delivered; when receipt is electronically confirmed if transmitted by e-mail; the day after it is sent if sent for next day delivery by recognized overnight delivery service; and upon receipt if sent by certified or registered mail with return receipt requested.

18. **Conflict of Interest.** Consultant affirms and warrants that she has no financial, contractual, or other interest or obligation that conflicts with or is harmful to the performance of her obligations under this Agreement. Consultant shall not during the term of this Agreement knowingly obtain such an interest or incur such an obligation.

19. **Amendment.** It is mutually understood and agree that no alteration or variation of the terms of this Agreement, or any subcontract requiring the approval of the City, shall be valid unless made in writing, signed by the parties hereto, and approved by all necessary parties.

20. **Authorized Signature.** Consultant affirms that the signatures, titles, and seals set forth hereinafter in execution of this Agreement represent all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest herein.

21. **Entire Agreement; Modification.** This Agreement supersedes any and all other agreements, either oral or written, between the parties and contains all of the covenants and agreements between the parties. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statements or promise not contained in this Agreement shall not be valid or binding. Any modification of this Agreement will be effective only if signed by the party to be charged. The parties acknowledge and agree that their respective obligations under the Agreement have been fully discharged.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first above written.

CITY OF ROLLING HILLS

CONSULTANT

ELAINE JENG
CITY MANAGER

SUSAN R. JIMENEZ
PRESIDENT & CEO

DATE:_____

DATE:_____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

SCOPE OF WORK

1. Create Resident Portal

Consultant will develop a database application using the Caspio platform to address the requirements we have discussed with you and other key members of the Block Captain program. This application will be accessible to City residents via the Rolling Hills website, and will allow residents to securely access and update their personal information. City staff and Block Captains will use this application to facilitate communications and follow up with residents on a variety of topics, including emergency notification and management.

☐ Resident Portal – \$7,000 (40 hours max)

☐ Deliverable Date: March 31, 2021

2. Create Trading Post

Consultant will develop a database application using the Caspio Platform that will provide City residents with a tool for listing, reviewing, buying, and selling personal items. As with the Resident Portal, residents will access this application via the Rolling Hills website.

☐ Trading Post - \$2,625 (15 hours max)

☐ Deliverable Date: March 31, 2021

3. Update Website Home Page Updates

Consultant will coordinate the completion of the design, development, and implementation of changes to the Home Page of the Rolling Hills website by Revize. The changes shall include restructuring the Home Page to eliminate the two vertical columns of information and to create a page where new information is presented as the page scrolls from top to bottom.

☐ Website Home Page - \$525 (3 hours max)

☐ Deliverable Date: March 1, 2021

4. As Needed Support

Consultant will provide support to City staff on an as needed basis relating to Consultant's creation of the Resident Portal identified in Task 1 and the City's use of such portal.

☐ As-Needed Support - \$1,750 (10 hours max)

Resource	Client	Project	Date	Hours	Description
Sue	Rolling Hills	Retainer Agmt	11/1/2020	3	Follow up with Kirsten re: getting videos posted; edit and post 10/8 Block Captain meeting video
Sue	Rolling Hills	Retainer Agmt	11/2/2020	2	Follow up with Kirsten re: which videos I have received, what they think they have sent, dates I have not yet received, etc.
Sue	Rolling Hills	Retainer Agmt	11/5/2020	2	Follow up with Eva (Nextiva) re: status of phone installation; resend signed agreement to Eva; additional follow up (multiple iterations) with Kirsten re: what videos they have sent to me, which are edited and posted, etc. Resolve issues/confusion with missing videos
Sue	Rolling Hills	Retainer Agmt	11/9/2020	1	Call with Connie regarding Survey Monkey issues
Sue	Rolling Hills	Retainer Agmt	11/10/2020	2	Follow up with Elaine re: phone status, Revize, Survey Monkey; follow up with Kirsten re: call to train her on editing and posting videos
Sue	Rolling Hills	Retainer Agmt	11/12/2020	2	Status meeting with Elaine - discuss phone installation, Revize agreement, Home Page and Blog requirements, prioritization of back-end database solution; follow up with Robert (Revize) regarding separating agreement for blog and Home Page, changes to Home Page agreement
Sue	Rolling Hills	Retainer Agmt	11/13/2020	2	Follow up with Kirsten to schedule call for video training; talk with Jeff re: bolt-on database ideas
Sue	Rolling Hills	Retainer Agmt	11/16/2020	3	Coordinate meeting details with Kirsten; create/update and send draft of instructions for editing and uploading videos, conduct training call with Kirsten
Sue	Rolling Hills	Retainer Agmt	11/18/2020	1	Follow up with Robert (Revize) - 3rd Request - re Home Page and Blog app; update Elaine on response from Robert
Sue	Rolling Hills	Retainer Agmt	11/19/2020	2	Call with Jeff re: backend database solution for Resident Portal; send info to Jeff regarding Block Captain data, reports, etc.
Jeff Whitfill	Rolling Hills	Resident Portal	11/19/2020	3	2.25 hours evaluating online database options and meeting with vendors to determine feasibility for use on Rolling Hills website. 45 minute call with Sue to review options and provide status update.
Sue	Rolling Hills	Retainer Agmt	11/20/2020	1	Send status update to Elaine re: Home Page, Blog app, progress on Resident Portal database solution, coordinate with Elaine for upcoming meetings (changes due to calendar conflicts, holiday, etc.)
Jeff Whitfill	Rolling Hills	Resident Portal	11/29/2020	1	Prepare PowerPoint overview of online database solution for resident web portal, tasks and time estimates.
Sue	Rolling Hills	Retainer Agmt	12/7/2020	2	Status call with Elaine, follow up with Jeff re: Resident Portal; follow up with Revize re: Trading Post and Home Page updates
Sue	Rolling Hills	Retainer Agmt	12/11/2020	2	Call with Jeff re: status of Resident Portal work/next steps/etc.; review information from RH Block Captain program (previous reports, excel sheets, etc.)
Jeff Whitfill	Rolling Hills	Resident Portal	12/11/2020	4	Start trial of Caspio online database platform. Start table design process. Organize Rolling Hills data for import and import into Caspio for Properties table. One hour call with Sue to review progress, get feedback from RH discussions and plan next steps.
Jeff Whitfill	Rolling Hills	Resident Portal	12/14/2020	3	Finish table design process for all four data tables (Resident, Household, and Properties) and perform initial build in Caspio. Start work on validation / lookups for fields and learning Caspio table functions.

Resource	Client	Project	Date	Hours	Description
Jeff Whitfill	Rolling Hills	Resident Portal	12/16/2020	1	In Caspio, setup primary keys, table relationships and figure out formula fields.
Sue	Rolling Hills	Retainer Agmt	12/17/2020	2	Call with Jeff and Elaine to review Resident Portal design, questions, clarify requirements, etc. Follow up with Jeff on next steps after call; send signed agreement to Robert re Home page and Blog App - clarify/explain RH wants to have Home page changes done ASAP, but hold on Blog App... we are exploring external database solution
Jeff Whitfill	Rolling Hills	Resident Portal	12/17/2020	3	Review Caspio documentation and create first form in Caspio for the household table. 1.5 hour call with Sue and Elaine to review questions and database design. Update design documents and Caspio based on call.
Jeff Whitfill	Rolling Hills	Resident Portal	12/18/2020	2	Review Caspio documentation and training for purposes of setting up child forms, authentications, and record level security. Testing and changes to application testing security.
Sue	Rolling Hills	Retainer Agmt	12/21/2020	2	Call with Jeff and Arlene Honbo to review database design for Resident Portal, discuss requirements, etc.
Jeff Whitfill	Rolling Hills	Resident Portal	12/21/2020	3	Add questions from current resident questionnaire sent by Elaine to design document. 2 hour call with Arlene and Sue to review database design, discuss requirements, and review resident portal questionnaire. Changes to the portal design document based on call with Arlene.
Sue	Rolling Hills	Retainer Agmt	12/22/2020	3	Call with Jeff, Arlene, and Gene Honbo to review current design for Resident Portal and discuss data needs, security, database structure, etc.
Jeff Whitfill	Rolling Hills	Resident Portal	12/22/2020	3	30 minutes preparing for meeting. 2.5 hour call with Elaine, Gene and Arlene discuss Resident Portal requirements and design in detail.
Jeff Whitfill	Rolling Hills	Resident Portal	12/24/2020	1	1 hour updating design document with changes from call and finalizing design. Sent design to team for review. Call with Caspio to ask questions and extend trial.
Jeff Whitfill	Rolling Hills	Resident Portal	12/29/2020	1	Call with call with Caspio to verify functionality, discuss outstanding questions, and discuss procedure for signing up / converting trial to paid access. 15 minutes of carryover from Wednesday 12/30.
Sue	Rolling Hills	Retainer Agmt	12/30/2020	2	Call with Jeff, Elaine, Arlene, and Gene to review database, security, and functionality requirements for Resident Portal; follow up with Revize re: status of Home Page updates
Jeff Whitfill	Rolling Hills	Resident Portal	12/30/2020	1	1.25 hour call with Elaine, Arlene, and Gene to finalize requirements for design, discuss additional block captain requirements, and purchase Caspio with Elaine.
Sue	Rolling Hills	Retainer Agmt	1/4/2021	2	Follow up with Robert (Revize) - re Home Page and Blog app; call with Robert to clarify next steps; Prepare and send detailed status update with hours to Elaine
Sue	Rolling Hills	Retainer Agmt	1/15/2021	3	Review Home Page updates made by Revize, multiple emails and calls with Robert to troubleshoot, RE-explain our request (including creating a diagram for him of what the screen should look like), multiple follow ups, several iterations
Sue	Rolling Hills	Retainer Agmt	1/18/2021	2	More follow up (multiple emails, calls) with Robert re: rollback of live site to original layout

Rolling Hills Resident Portal Tables

Stamp for last updated

Note: Block Captain table or lookup tables may be added, if necessary based on discussion. Notes fields need to be reviewed with Rolling Hills.

Household Table							
Field Name	Field Label	Field Type	Drop Down / Check Box Choices	Form Text	Visibility	Editable By	Notes
HouseholdID	Household ID	Autonumber			Hidden	N/A	Database field
PropertyID	Property ID	Foreign Key			Always	Resident / Block Captain / City	Displays as Address field from Property Table
HouseholdType	Household Type	Drop Down	Owner Occupied / Renter Occupied / Business		Always	Resident / Block Captain / City	
NumOfAdults		Text Box		How many adults live in the household?	Always	Resident / Block Captain / City	
NumOfChildren		Text Box		How many children live in the household?	Always	Resident / Block Captain / City	
SpecialNeeds	Special Needs	Check Box		Does anyone in the house have any special needs or require assistance during an emergency?	Always	Resident / Block Captain / City	
SpecialNeedsDescription		Text Box	Primary language other than English; Physical disability; Others	Please describe...	Special Needs = "Y"	Resident / Block Captain / City	Elaine/Honbos 12-29-2020
CannotCallForHelp	Cannot Call or Signal for Assistance	Check Box		Are they NOT able to call or signal for assistance?	Special Needs = "Y"	Resident / Block Captain / City	Consolidate with line 13 above. Elaine/Honbos 12-29-2020
AuxiliaryPump	Auxiliary Pump	Check Box		Do you have an auxiliary pump to deploy pool water for extinguishing a fire?	Always	Resident / Block Captain / City	
HAMRadio	HAM Radio	Multiselect Drop Down	Hand Held / Base Station	Do you have the following Ham Radio equipment?	Always	Resident / Block Captain / City	
HAMRadioVolunteer	HAM Radio Emergency	Check Box		Would you volunteer to operate your radio in the event of an emergency?	HAMRadio <> "Blank"	Resident / Block Captain / City	
Horses	Number of Horses	Text Box		How many horses or other large animals do you have? (A large animal is defined as one that requires transport by trailer)	Always	Resident / Block Captain / City	
CaballerosEvacuationPlan	Caballeros Evacuation Plan	Check Box		Are you working with the Caballeros program for the evacuation of your horses during an emergency?	Horses > 0	Resident / Block Captain / City	
HorseMarker	Horse Marker	Check Box		Is your property sign marked to indicate that you have a horses?	Horses > 0	Resident / Block Captain / City	
Languages	Languages	Multiselect Drop Down	Preloaded with all languages.	What languages, other than English, are spoken by members of your household?	Always	Resident / Block Captain / City	
Resident Table							
Field Name	Field Label	Field Type	Drop Down / Check Box Choices	Form Text	Visibility	Editable By	Notes
ResidentID	Resident ID	Autonumber			Hidden	N/A	Database field
HouseholdID	Household ID	Foreign Key			Hidden	N/A	Automatically set to household from which it was created
ResidentType	Resident Type	Drop Down	Owner, Renter, Company, Trust, Other		Always	Resident / Block Captain / City	
Title	Title	Drop Down	Mr., Mrs., Ms., Dr.		Always	Resident / Block Captain / City	
First	First	Text Box			Always	Resident / Block Captain / City	
Last	Last	Text Box			Always	Resident / Block Captain / City	
Phone	Phone	Text Box			Always	Resident / Block Captain / City	
Email	Email	Text Box			Always	Resident / Block Captain / City	
MedicalDoctor	Medical Doctor	Check Box		Is this person a medical doctor?	Always	Resident / Block Captain / City	
MedicalField	Medical Field	Text Box		What field or specialty?	MedicalDoctor = "Y"	Resident / Block Captain / City	
Nurse	Nurse	Check Box		Is this person a nurse?	Always	Resident / Block Captain / City	
FirstResponder	First Responder	Multiselect Drop Down	Law Enforcement, Firefighter, Paramedic, EMT	Does this person have experience as a first responder?	Always	Resident / Block Captain / City	
MilitaryExperience	Military Experience	Drop Down	Active Military, Retired Military, Military Reserve	Does this person have any military experience?	Always	Resident / Block Captain / City	
MilitaryExperienceDetails	Military Experience Details	Text Box		What branch and field?	MilitaryExperience = Not Blank	Resident / Block Captain / City	
ConstructionExperience	Building & Construction Training	Multiselect Drop Down	Building Inspector, Electrician, General Contractor, Structural Engineer, Architect, Plumber, Carpenter, Other	Does this person have training in the following building and construction professions?	Always	Resident / Block Captain / City	

EmergencyTraining	Emergency Training	Multiselect Drop Down	CPR, First Aid, Shelter Management, Disaster Preparedness, Disaster Management, Red Cross Operations, Hazardous Material Handling, Community Emergency Response (CERT)	Is anyone trained in the following emergency skills?	Always	Resident / Block Captain / City
HAMRadioCertified	HAM Radio Certified	Check Box		Is this person HAM Radio Certified?	Always	Resident / Block Captain / City
EmergencyVolunteer	Emergency Volunteer	Check Box		Are they willing to volunteer to assist in an emergency? (e.g. Contact neighbors, assist with evacuations, etc.)	Always	Resident / Block Captain / City

Property Table

Field Name	Field Label	Field Type	Drop Down / Check Box Choices	Form Text	Visibility	Editable By	Notes
AccessorParcelNumber	Accessor Parcel Number	Text Box				City	New field. I need the parcel numbers.
SubZone	Sub Zone	Foreign Key				City	Lookup to Sub Zone table
HouseNumber	House Number	Number				City	
StreetName	Street Name	Text Box				City	
City	City	Text Box				City	
State	State	Text Box				City	
Zip	Zip	Text Box				City	
LotCategory	LotCategory	Text Box	Under Construction, Unbuildable Lot, Empty			City	New field added based on reoccurring notes
PoolSpa	Pool or Spa	Drop Down	Pool, Spa	Does your property have a built in Pool or Spa?	Always	Resident / Block Captain / City	
PoolSpaDecal	Pool and Spa Decal	Check Box		Is your property sign marked with a decal to indicate you have a pool?	PoolSpa <> Blank	Resident / Block Captain / City	
AccessIssues	Access Issues	Text Box		Please describe if rescuers would have a difficult time entering or exiting your property	Always	Resident / Block Captain / City	
Notes	Notes	Text Box				City	
StreetAddress	Street Address	Formula	HouseNumber & StreetName		Always	City	

Sub Zone Table

Field Name	Field Label	Field Type	Drop Down / Check Box Choices	Form Text	Visibility	Editable By	Notes
SubZone	Sub Zone	Text Box			All	City	Need to discuss this table with Jeff. Elaine/Honbos 12-29-2020
Zone	Zone	Number			All	City	
SubZoneDescription	Sub Zone Description	Text Box			All	City	
BlockCaptain	Block Captain	Text Box			All	City	Links to ResidentID

Note: If a SubZone can have more than one block captain then an additional table will be required.

Block Captains

Volunteer Role(s) Dropdown with Other
Professional / Other skills? (Marketing, training, etc Dropdown with Other

Priority color code. Elaine/Honbos 12



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.C

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER AND APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH BARRY MILLER CONSULTING TO PROVIDE CONSULTANT SERVICES TO PREPARE THE CITY'S 6TH CYCLE HOUSING ELEMENT TO COMPLY WITH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S (HCD) REQUIREMENTS.

DATE: February 22, 2021

BACKGROUND:

- California state law requires that each city and county adopt a general plan to guide its physical growth and development for the next 15 to 20 years. The general plan represents a community's vision of its future and is a statement of its values, priorities, needs and concerns. The general plan is required to be prepared in accordance with the requirements of California Government Codes Section 65300 et seq. The general plan addresses the seven mandatory elements of the California Government Code, which are land use, circulation, housing, open space, conservation, noise and safety.

DISCUSSION:

The City of Rolling Hills is starting its efforts to prepare the 6th Cycle Housing Element which is due in October 2021. The City advertised a Request for Proposal for planning services to prepare the 6th Cycle Housing Element. One proposal was received from Barry Miller Consulting.

Barry Miller Consulting is the consultant currently finalizing the City's 5th Cycle Housing Element. Mr. Miller is very familiar with the development constraints in the City of Rolling Hills. He understands the concerns of the community in regards to high density residential developments and their potential impacts to the character of the City and quality of life. His personal knowledge of the City's goals and objectives and current housing policies and practices provide a seamless transition to continue working on next cycle of the Housing Element.

Given the City's topographical constraints, existing land use, density, limited land availability, distance from job centers, lack of access to public transportation and high fire severity zone location, the City is proposing to meet its Regional Housing Needs Allocation (RHNA) through the use of Accessory Dwelling Units (ADU). Using ADUs to meet RHNA requirements is a non-traditional way of meeting affordable housing units and thus, more work is involved in trying to prove its viability to HCD. The

City and Mr. Miller have started this conversation with HCD and the agency is aware that the City will be proposing to use ADUs to meet its affordable housing obligations. Mr. Miller has prepared housing elements using the same strategy. He is well-qualified to prepare the City's housing element.

FISCAL IMPACT:

The cost to revise the Housing Element has been appropriated in the Planning and Community Services Department's FY 2020-2021 Budget. The LEAP grant awarded to the City in 2020 will also help defray some of the costs to prepare the element.

RECOMMENDATION:

Authorize the City Manager, or her designee, to execute an agreement, and any subsequent amendments, with Barry Miller Consulting, in an amount not to exceed \$42,410 for the proposed scope of work to prepare the 6th Cycle Housing Element.

ATTACHMENTS:

[Barry Miller Consulting Contract 2021.pdf](#)

[RollingHills6thCycleHousingProposal-BMiller.pdf](#)

AGREEMENT FOR PROFESSIONAL SERVICES

GENERAL PLAN HOUSING ELEMENT UPDATE (2021-2029)

This Agreement is made and entered into on February 22, 2021 by and between the City of Rolling Hills (hereinafter referred to as the "City"), and Barry Miller Consulting (hereinafter referred to as "Consultant").

RECITALS

A. The City does not have the personnel able and available to perform the services required under this Agreement.

B. The City desires to contract for consulting services to assist with its General Plan Housing Element update (2021-2029).

C. The Consultant warrants to the City that it has the qualifications, experience, and facilities to perform properly and timely the services under this Agreement.

D. The City desires to contract with the Consultant to perform the services as described in Exhibit A of this Agreement.

NOW, THEREFORE, the City and the Consultant agree as follows:

1.0 SCOPE OF THE CONSULTANT'S SERVICES. The Consultant agrees to provide the services and perform the tasks set forth in the Scope of Work, attached to and made part of this Agreement as Exhibit A, except that, to the extent that any provision in Exhibit A conflicts with this Agreement, the provisions of this Agreement shall govern. The Scope of Work may be amended from time to time in writing and signed by both parties by way of written amendment to this Agreement.

2.0 TERM OF AGREEMENT. This Agreement will become effective upon execution by both parties and will remain in effect until March 1, 2022 unless otherwise expressly extended and agreed to by both parties in writing or terminated by either party as provided herein.

3.0 CITY AGENT. The City Manager, or her designee, for the purposes of this Agreement, is the agent for the City; whenever approval or authorization is required, Consultant understands that the City Manager, or her designee, has the authority to provide that approval or authorization.

4.0 COMPENSATION FOR SERVICES.

4.1 The City shall pay the Consultant for its professional services rendered and costs incurred pursuant to this Agreement in accordance with Exhibit A, subject to a

do not exceed amount in the amount of \$42,410. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager, or her designee, in writing.

4.2 The Consultant shall submit to the City, by no later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. The City shall pay the Consultant all uncontested amounts set forth in the Consultant's bill within 30 days after it is received.

5.0 CONFLICT OF INTEREST. The Consultant represents that it presently has no interest and shall not acquire any interest, direct or indirect, in any real property located in the City which may be affected by the services to be performed by the Consultant under this Agreement. The Consultant further represents that in performance of this Agreement, no person having any such interest shall be employed by it.

5.1 The Consultant represents that no City employee or official has a material financial interest in the Consultant's business. During the term of this Agreement and as a result of being awarded this contract, the Consultant shall not offer, encourage, or accept any financial interest in the Consultant's business by any City employee or official.

5.2 If a portion of the Consultant's services called for under this Agreement shall ultimately be paid for by reimbursement from and through an agreement with a developer of any land within the City or with a City franchisee, the Consultant warrants that it has not performed any work for such developer/franchisee within the last 12 months, and shall not negotiate, offer, or accept any contract or request to perform services for that identified developer/franchisee during the term of this Agreement.

6.0 TERMINATION. Either the City Manager or the Consultant may terminate this Agreement, without cause, by giving the other party thirty (30) calendar days written notice of such termination and the effective date thereof.

6.1 In the event of such termination, all finished or unfinished documents, reports, photographs, films, charts, data, studies, surveys, drawings, models, maps, or other documentation prepared by or in the possession of the Consultant under this Agreement shall be returned to the City. Consultant shall prepare and shall be entitled to receive compensation pursuant to a close-out bill for services rendered in a manner reasonably satisfactory to the City and fees incurred pursuant to this Agreement through the notice of termination.

6.2 If the Consultant or the City fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Consultant or the City violate any of the covenants, agreements, or stipulations of this Agreement, the Consultant or the City shall have the right to terminate this Agreement by giving written notice to the other party of such termination and specifying the effective date of such termination. The Consultant shall be entitled to receive compensation in accordance with the terms of this Agreement for any work satisfactorily completed hereunder. Notwithstanding the foregoing, the

Consultant shall not be relieved of liability for damage sustained by virtue of any breach of this Agreement and any payments due under this Agreement may be withheld to offset anticipated damages.

7.0 INSURANCE.

7.1 Without limiting Consultant's obligations arising under paragraph 8 - Indemnity, Consultant shall not begin work under this Agreement until it obtains policies of insurance required under this section. The insurance shall cover Consultant, its agents, representatives, and employees in connection with the performance of work under this Agreement, and shall be maintained throughout the term of this Agreement. Insurance coverage shall be as follows:

7.1.1 General Liability Insurance insuring City of Rolling Hills, its elected and appointed officers, agents, and employees from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from Consultant's actions under this Agreement, whether or not done by Consultant or anyone directly or indirectly employed by Consultant. Such insurance shall have a combined single limit of not less than \$1,000,000.

7.1.2 Automobile Liability Insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement in an amount of not less than \$1,000,000 combined single limit for each occurrence. If Consultant or Consultant's employees will use personal automobiles in any way on this project, Consultant shall obtain evidence of personal automobile liability coverage for each such person.

7.1.3 Worker's Compensation Insurance for all Consultant's employees to the extent required by the State of California. Consultant shall similarly require all authorized subcontractors pursuant to this Agreement to provide such compensation insurance for their respective employees. This provision shall not apply if Consultant has no employees performing work under this Agreement. If Consultant has no employees for the purposes of this Agreement, Consultant shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is attached hereto and incorporated herein by reference as "Exhibit B."

7.1.4 Professional Liability Coverage for professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from the Consultant's operations under this Agreement, whether such operations are by the Consultant or by its employees, subcontractors, or subconsultants. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," Consultant will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance

will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover Consultant for all claims made by City arising out of any errors or omissions of Consultant, or its officers, employees, or agents during the time this Agreement was in effect.

7.2 Deductibility Limits for policies referred to in subparagraphs 7.1.1 and 7.1.2 shall not exceed \$5,000 per occurrence.

7.3 Additional Insured. City of Rolling Hills, its elected and appointed officers, agents, and employees shall be named as additional insureds on policies referred to in subparagraphs 7.1.1 and 7.1.2.

7.4 Primary Insurance. The insurance required in subparagraphs 7.1.1 and 7.1.2 shall be primary and not excess coverage.

7.5 Evidence of Insurance. Consultant shall furnish City, prior to the execution of this Agreement satisfactory evidence of the insurance required issued by an insurer authorized to do business in California, and an endorsement to each such policy of insurance evidencing that each carrier is required to give City at least 30 days prior written notice of the cancellation of any policy during the effective period of the Agreement. All required insurance policies are subject to approval of the City Attorney. Failure on the part of Consultant to procure or maintain said insurance in full force and effect shall constitute a material breach of this Agreement or procure or renew such insurance, and pay any premiums therefore at Consultant's expense.

8.0 INDEMNIFICATION. Consultant shall indemnify, defend with counsel approved by City, and hold harmless City, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with Consultant's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, regardless of City's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the City. Should City in its sole discretion find Consultant's legal counsel unacceptable, then Consultant shall reimburse the City its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. The Consultant shall promptly pay any final judgment rendered against the City (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

9.0 GENERAL TERMS AND CONDITIONS.

9.1 Non-Assignability. The Consultant shall not assign or transfer any interest in this Agreement without the express prior written consent of the City.

9.2 Subcontracting. The Consultant shall not be permitted to subcontract any portion of this Agreement without the express written consent of the City.

9.3 Non-Discrimination. The Consultant shall not discriminate as to race, creed, gender, color, national origin or sexual orientation in the performance of its services and duties pursuant to this Agreement, and will comply with all applicable laws, ordinances and codes of the federal, state, county and city governments.

9.4 Compliance with Applicable Law. The Consultant shall comply with all applicable laws, ordinances and codes of the federal, state, county and city governments.

9.5 Independent Contractor. This Agreement is by and between the City and the Consultant and is not intended, and shall not be construed, to create the relationship of agency, servant, employee, partnership, joint venture or association, as between the City and the Consultant. The Consultant shall be an independent contractor, and shall have no power to incur any debt or obligation for or on behalf of the City. Neither the City nor any of its officers or employees shall have any control over the conduct of the Consultant, or any of the Consultant's employees, except as herein set forth, and the Consultant expressly warrants not to, at any time or in any manner, represent that it, or any of its agents, servants, or employees are in any manner employees of the City, it being distinctly understood that the Consultant is and shall at all times remain to the City a wholly independent contractor and the Consultant's obligations to the City are solely such as are prescribed by this Agreement. Each Consultant employee shall remain in the fulltime employ of Consultant, and the City shall have no liability for payment to such Consultant employee of any compensation or benefits, including but not limited to workers' compensation coverage, in connection with the performance of duties for the City.

9.6 Copyright. No reports, maps, or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the Consultant.

9.7 Legal Construction.

9.7.1 This Agreement is made and entered into in the State of California and shall in all respects be interpreted, enforced, and governed under the laws of the State of California.

9.7.2 This Agreement shall be construed without regard to the identity of the persons who drafted its various provisions. Each and every provision of this Agreement shall be construed as though each of the parties participated equally in the drafting of same, and any rule of construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

9.7.3 The article and section, captions and headings herein have been inserted for convenience only and shall not be considered or referred to in resolving questions or interpretation or construction.

9.7.4 Whenever in this Agreement the context may so require, the masculine gender shall be deemed to refer to and include the feminine and neuter, and the singular shall refer to and include the plural.

9.8 Counterparts. This Agreement may be executed in counterparts and as so executed shall constitute an agreement which shall be binding upon all parties hereto.

9.9 Final Payment Acceptance Constitutes Release. The acceptance by the Consultant of the final payment made under this Agreement shall operate as and be a release of the City from all claims and liabilities for compensation to the Consultant for anything done, furnished or relating to the Consultant's work or services. Acceptance of payment shall be any negotiation of the City's check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by the City shall not constitute, nor be deemed, a release of the responsibility and liability of the Consultant, its employees, sub-contractors, and agents for the accuracy and competency of the information provided or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by the City for any defect or error in the work prepared by the Consultant, its employees, sub-contractors, and agents.

9.10 Corrections. In addition to the above indemnification obligations, the Consultant shall correct, at its expense, all errors in the work which may be disclosed during the City's review of the Consultant's report or plans. Should the Consultant fail to make such correction in a reasonably timely manner, such correction shall be made by the City, and the cost thereof shall be charged to the Consultant.

9.11 Files. All files of the Consultant pertaining to the City shall be and remain the property of the City. The Consultant will control the physical location of such files during the term of this Agreement and shall provide City with the files upon termination of the Agreement. Consultant will be entitled to retain copies of such files upon termination of this Agreement in accordance with law.

9.12 Waiver; Remedies Cumulative. Failure by a party to insist upon the performance of any of the provisions of this Agreement by the other party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such party's right to demand compliance by such other party in the future. No waiver by a party of a default or breach of the other party shall be effective or binding upon such party unless made in writing by such party, and no such waiver shall be implied from any omissions by a party to take any action with respect to such default or breach. No express written waiver of a specified default or breach shall affect any other default or breach, or cover any other period of time, other than any default or breach or period of time specified. All of the remedies permitted or available to a party under this Agreement, or

at law or in equity, shall be cumulative and alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right of remedy.

9.13 Mitigation of Damages. In all such situations arising out of this Agreement, the parties shall attempt to avoid and minimize the damages resulting from the conduct of the other party.

9.14 Partial Invalidity. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

9.15 Attorneys' Fees. The parties hereto acknowledge and agree that each will bear his/her or its own costs, expenses, and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.

9.16 Entire Agreement. This Agreement constitutes the whole agreement between the City and the Consultant, and neither party has made any representations to the other except as expressly contained herein. Neither party, in executing or performing this Agreement, is relying upon any statement or information not contained in this Agreement. Any changes or modifications to this Agreement must be made in writing appropriately executed by both the City and the Consultant.

9.17 Warranty of Authorized Signatories. Each of the signatories hereto warrants and represents that he or she is competent and authorized to enter into this Agreement on behalf of the party for whom he or she purports to sign.

10.0 NOTICES. Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail, postage prepaid, and addressed as follows:

CITY:
Elaine Jeng, P.E.,
City Manager
2 Portuguese Bend Road
Rolling Hills, CA 90274
TEL (310) 377-1521

CONSULTANT:
Joe Power, MA, Vice President
Barry Miller Consulting
817 Alvarado Road
Berkeley, CA 94705
TEL 510-847-0068

11.0. DISCLOSURE REQUIRED. (City and Consultant initials required at 11.1)

11.1 Disclosure Required. By their respective initials next to this paragraph, City and Consultant hereby acknowledge that Consultant is a "consultant" for the

purposes of the California Political Reform Act because Consultant's duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a) or otherwise serves in a staff capacity for which disclosure would otherwise be required were Consultant employed by the City. Consultant hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the City's Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to consultant commencing services hereunder, the City's Manager shall prepare and deliver to consultant a memorandum detailing the extent of Consultant's disclosure obligations in accordance with the City's Conflict of Interest Code.

City Initials _____
Consultant Initials _____

11.2 Disclosure Not Required. By their initials next to this paragraph, City and Consultant hereby acknowledge that Consultant is not a "consultant" for the purpose of the California Political Reform Act because Consultant's duties and responsibilities are not within the scope of the definition of consultant in Fair Political Practice Commission Regulation 18700.3(a) and is otherwise not serving in staff capacity in accordance with the City's Conflict of Interest Code.

City Initials _____
Consultant Initials _____

This Agreement is executed on _____, 2021, at City of Rolling Hills, California.

CITY OF ROLLING HILLS:

CONSULTANT:

Elaine Jeng, P.E., City Manager

By: Barry Miller, FAICP

ATTEST:

City Clerk

APPROVED AS TO FORM:

Michael Jenkins, City Attorney

2 Scope Of Work

This section of the proposal provides a synopsis of the project and my experience working on General Plan Updates and Housing Element Updates, including prior experience with the City of Rolling Hills. It then presents a detailed step-by-step breakdown of tasks, including time/cost estimates and deliverables. The Scope of Work follows the tasks laid out in the City's Request for Proposals.

SYNOPSIS OF PROJECT

Like all cities in Greater Los Angeles, the City of Rolling Hills is required to submit an updated Housing Element to the State Department of Housing and Community Development (HCD) by October 2021. The Element must demonstrate that Rolling Hills has the capacity to accommodate its fair share of the region's housing needs, as determined by the Southern California Association of Governments (SCAG). The City's allocation is 45 units, including 20 very low income, nine low -income, 11 moderate income, and five above moderate income units.

While most cities meet their very low and low income allocations through higher-density zoning, Rolling Hills will meet its allocations through accessory dwelling units (ADUs). ADUs provide a much more effective approach for Rolling Hills given the City's severe environmental constraints, lack of suitable land for higher densities, and lack of a community sewerage system. Moreover, Rolling Hills large ranch-style homes—many with accessory structures—and its large parcel sizes, make the community ideally positioned for ADUs.

Merely allowing ADUs is not sufficient to attain a certified Housing Element. Under SB 686, Rolling Hills must demonstrate that it is working to affirmatively further fair housing. The City would be unlikely to generate 20 very low income ADUs in eight years if it relied on market forces alone. Programs will be needed to incentivize affordable and rent-restricted ADUs, including "Junior" ADUs that are created within the footprint of existing homes. This will require creative solutions that reflect input from the community, and that ideally benefit existing Rolling Hills residents such as seniors, caregivers, domestic employees, and persons with lower incomes.

Time is of the essence. With a due date of October, it will be important to hit the ground running once a consultant is selected. The schedule should accommodate review of a Draft by HCD prior to adoption, which essentially means a document should be ready in June, just four months after the project starts. Prior to that time, new policies and strategies will need to be vetted with the community, the Planning Commission, and City Council. Once a Draft is ready, ongoing communication with HCD will be important to ensure that the document adopted by the City Council meets all Government Code requirements.

DETAILED SCOPE

The following Scope of Work will be performed. **Please note that all work described here would be performed by Barry Miller, as he is a sole proprietor with no employees.**

Task One: Project Administration

1.1 Project Kick-Off Meeting

Barry Miller will convene a kick-off meeting with City staff and the environmental consultant to discuss expectations for the project and establish protocols for coordination, reporting, deliverables, and sharing project information. As needed, meetings with the City Manager and City Attorney also will be scheduled. Goals and objectives for the project will be prepared and distributed in advance of the meeting, discussed at the meeting, and refined as needed afterwards. After the meeting, a summary will be prepared identifying action items.

Separately from the kick-off meeting, Barry Miller will convene a teleconference with HCD to be attended by the City's Project Manager and the City Manager. The purpose is to clearly establish the State's expectations, discuss the status of the City's certification efforts, and identify key milestones and communication protocols for engaging the State HCD in the Housing Element process.

1.2 Project Schedule

Within one week of the kick-off meeting, Barry Miller will provide a project schedule that includes tasks and milestones to ensure certification of the Housing Element prior to the October 15, 2021 deadline. The schedule will list project tasks and milestones, include tentative dates (or time windows) for key public meetings and community engagement activities, required tribal consultation activities (SB 18/ AB 52), relevant CEQA deadlines, and timelines for responses to HCD review. The Project Schedule will be vetted with the City's Project Manager and modified as needed on a monthly basis as the project progresses. If delays are anticipated, Barry will advise the City's Project Manager on the strategies to correct and mitigate.

1.3 Project Coordination

Barry Miller will meet with City staff via teleconference at least once every two weeks over the course of the project. In the later months of the project, some of these meetings may take place on site at City Hall. The purpose of these meetings is to review the status of project deliverables and events, discuss potential housing policies and strategies, respond to comments from State reviewers, and synthesize feedback from the public, the Planning Commission, and the City Council. When needed, a written summary of these meetings will be provided.

1.4 Regional Housing Needs Allocation (RHNA) Support

Barry will work with staff to monitor any changes to the Rolling Hills 6th Cycle RHNA that may occur as a result of appeals now being settled by SCAG. While the City has not appealed its allocation, it is recognized that successful appeals by other cities in the SCAG region could result in reallocations to other cities. Barry Miller will monitor this process to ensure that Rolling Hills is not adversely affected, and will prepare correspondence on the City's behalf as needed to ensure the City's interests are represented.

Task 1 Deliverables and Time Estimates

Task	Hours	Deliverables
Task 1.1	8	Meeting Summary
Task 1.2	2	Project Schedule and Milestones
Task 1.3	12	Meeting Summaries, as Needed
Task 1.4	2	Memoranda, as Needed
Total	24	

Task Two: Prepare Amended Housing Element

2.1 Review and Evaluation of Existing Housing Element

An evaluation of the existing 5th Cycle Element will be prepared, documenting the City's progress toward meeting the objectives and milestones of that document. Because the 5th Cycle Element is new, the evaluation will look more broadly at the City's housing achievements between 2014 and 2021, including its passage of ADU regulations, creation of an Affordable Housing Overlay Zone, adoption of reasonable accommodation procedures, and allowance for a variety of housing types. The review also will consider the continued relevance of data and maps in the existing Element, and identify what information needs to be updated for the 6th Cycle. The City's progress in meeting its prior RHNA will be documented, and any "carry-over" from prior cycles will be cited.

2.2 Housing Needs Assessment

A Housing Needs Assessment will be provided, as required by the State Government Code. The Needs Assessment will update all data tables, maps, and graphs in the existing Element, using the most current available Census data as well as current data on real estate, the economy, vacancy rates, and housing trends. Trends in population, age, ethnicity, income, household type and size, tenure, cost burden, and overcrowding all will be documented. Trends in local construction, building permits and housing type, ADU production, and housing units added or replaced annually will be documented. Data for Rolling Hills will be compared to other cities on the Palos Verdes Peninsula and to Los Angeles County and/or the State of California. The Needs Assessment will also cover persons with special housing needs, including seniors, persons with

disabilities, homeless, farmworkers, extremely low-income residents, large households, and single parent households. It will also address residential energy conservation measures.

2.3 Opportunity Site Analysis

An analysis of housing opportunities in Rolling Hills will be provided. Vacant sites in Rolling Hills will be identified and mapped, including an assessment of each site's development potential. Sites that are constrained by landslide hazards, limited access, steep slopes, or dimensions that make them difficult to develop will be identified and mapped. This analysis will also consider the potential for lot splits (based on current zoning), and opportunities to redevelop properties that may be underutilized. Since there are no commercial sites, the focus would be on public land and residential sites that may be developed at much lower intensities than allowed by zoning.

A summary of development potential associated with the opportunity sites will be prepared.

2.4 Housing Constraints Analysis

Barry Miller will complete the state-mandated constraints analysis. Attributes of zoning, such as minimum lot size standards, maximum densities, lot coverage requirements, parking standards, and use permit requirements, will be addressed. Consistent with state law, the analysis will also address constraints to particular housing types, including accessory dwelling units, emergency shelters, SROs, and transitional housing. Changes resulting from the recent 5th Cycle Housing Element will be noted. This task will also look at the building and permitting process in Rolling Hills, including factors such as processing times, locally unique building code standards, fees (compared to other cities), and site improvement requirements. Design review and subdivision standards also will be reviewed.

Non-governmental constraints will be assessed as part of this task. These include the availability of infrastructure, traffic congestion, school capacity, and environmental constraints. Financial constraints also will be considered. This includes land and construction costs, and issues relating to financing and mortgage lending. As required by new Housing Element laws, this section also will examine constraints associated with NIMBYism and labor shortages.

2.5 Proposed ADU Analysis and Justification

An evaluation of the potential for Accessory Dwelling Units and Junior Accessory Dwelling Units (ADUs and JADUs) will be provided. The evaluation will need to demonstrate that the City has the capacity to produce at least 40 ADUs over the planning period, or about five per year. The City's recent track record of ADU production will be documented, and the feasibility of ramping up production to a higher rate will be cited.

The analysis of ADU potential will be primarily based on the characteristics of the Rolling Hills housing stock, as well as the responses to the City's November 2020 survey of all residents on ADU/JADU potential. The extent and number of guesthouses, casitas, pool houses, habitable

barns, outbuildings, and property features that could support an ADU or JADU will be cited. Many—if not most—homes in Rolling Hills include spaces that could potentially be converted to ADUs, or existing “unintended” ADUs that could be legalized for habitation. Parcel data from the Los Angeles County Assessor’s Office can be used as one means of evaluating ADU potential, as it typically includes information such as total floor area and number of bedrooms for each parcel.

Typical rents for ADUs will be estimated using on-line ADU rental listings (Craigslist, etc.) and other industry sources, based on properties in Rolling Hills and in other cities on the Palos Verdes Peninsula. Barry Miller will use a variety of data sources (including the American Community Survey, tax assessor records, etc.) and input from staff and other community stakeholders to estimate the extent to which low and very low income households currently reside in ADUs in Rolling Hills. This is an important data point to support the conclusion that ADUs already provide an affordable housing resource in the city and provide housing for home care providers and domestic employees.

2.6 Development of Housing Element Goals, Quantified Objectives, and Policies

Barry Miller will prepare the goals, objectives, and policies for the revised Housing Element. The 2021-2029 objectives will reflect the RHNA targets, as well as other objectives that may be identified through the community engagement process. Existing policies will be carried forward to the greatest extent possible. Where appropriate, new policies will be added to address emerging housing issues and new state requirements.

This task will include a review of the other elements of the General Plan to ensure consistency. Where needed, amendments to other elements of the General Plan may be proposed to reflect new housing policies. This includes any elements to the Safety Element to achieve compliance with SB 379 (Resilience) and SB 1241 (Wildfire hazard reduction).

2.7 Development of Housing Element Action Program

Barry Miller will prepare the mandatory Housing Element Action program. Many of the actions are on-going activities and will be carried forward from the existing Housing Element, but some will be new. For each action, a priority will be assigned, responsible parties will be identified, and an estimated timetable for implementation will be provided. The programs will need to demonstrate that Rolling Hills is “affirmatively furthering fair housing.”

ADU-related program recommendations will be made based on the Task 2.5 analysis. These may include general recommendations supporting ADU and JADU construction (education and awareness programs, website materials, etc.), incentives for owners with “unintended” ADUs to register them as dwelling units, incentives for including new ADUs in new or remodeled homes (such as reduced permit costs or solid waste collection costs), incentives for rent-restricted ADUs (such as low interest loans or grants for increasing septic system capacity, participation of non-profits such as Habitat for Humanity, etc.), and strategies to encourage home-sharing and rental of rooms for seniors living alone.

2.8 Revised Maps and Figures

Maps and figures in the Housing Element will be prepared. Some of the maps in the 5th Cycle Element may be carried forward, but new Maps of housing opportunity sites and other spatial data may be needed. Barry will work with the City's environmental consultant to develop these maps, as they will also be needed in whatever CEQA document is prepared to support the Housing Element.

Task 2 Deliverables and Time Estimates

Task	Hours	Deliverables
Task 2.1	8	Draft Review and Evaluation of 5 th Cycle Housing Element Chapter
Task 2.2	18	Draft Housing Needs Assessment Chapter
Task 2.3	10	Draft Opportunity Site Analysis Chapter
Task 2.4	14	Draft Constraints Analysis Chapter
Task 2.5	20	Draft ADU Analysis and Justification Chapter
Task 2.6	12	Draft Goals, Objectives, and Policies, and Related General Plan Amendments
Task 2.7	24	Draft Housing Action Program, Including ADU Production Strategy
Task 2.8	6	Revised Maps and Figures
Total	112	

Task Three: Community Engagement

3.1 Community Outreach Program

A Community Engagement Strategy will be developed and implemented for the Housing Element. The Strategy will ensure that a broad array of community interests is represented, including Rolling Hills residents, Councilmembers and Planning Commissioners, and local housing advocates and stakeholder groups. Project-specific outreach materials will be prepared and a unique project identity or "brand" will be established. A dedicated Housing Element webpage will be designed for the City's website, with materials posted to the site as they are developed.

Specific components of the outreach program will be developed collaboratively with staff. At minimum, they would include:

- One meeting each with the Planning Commission and City Council. The purpose of these meetings is to provide an overview of the project, create an opportunity for the public to speak, and enable Commissioners and Council members to express their views on potential policies and strategies.
- Two Community Workshops. The first workshop would likely be a virtual (Zoom) workshop, since it would be convened in April-May. Zoom polling features could be

used so that residents can weigh in on different strategies for meeting future housing needs, with real-time poll results. Each polling question would be followed by a discussion of the topic, allowing participants to verbalize their views. The second workshop would be in Summer 2021, upon release of the Draft Element. Depending on health orders at the time, an “in person” event could be scheduled. One possibility would be to format the second workshop as an “open house” to assist residents interested in ADUs, including information on resources, prototypes, and the process for developing ADUs on their properties.

- Two to three focus groups. Each focus group would include four to six participants. These could include residents, housing advocates, service providers, and other groups who have an interest in local housing policy. A group (such as a task force) that meets monthly throughout the project is not envisioned or budgeted. Given the short turnaround time for the project, other means of input may be more effective.
- Surveys. The City administered an ADU survey as part of its 5th Cycle Element. A follow up survey could be considered for the 6th Cycle, testing various ADU incentives.
- Media. A combination of print media and web-based media will be used to reach residents, advise them of opportunities to participate, and provide information on proposed policies and programs, and ways to comment. This would include articles in the City’s newsletter, one or more press releases for the Peninsula News and/or Daily Breeze, and a project webpage with Frequently Asked Questions and documents related to the Housing Element.

3.2 Presentation Materials

Task 3.2 covers preparation of the materials to be used in Task 3.1. This includes PowerPoint presentations and talking points for Workshops and Meetings, exhibits and display boards, staff reports and Focus Group questions, articles, and branding materials.

Task 3 Deliverables and Time Estimates (*)

Task	Hours	Deliverables
Task 3.1	32	Community Engagement Strategy Memo Community Workshop Summaries Focus Group Meeting Summaries Surveys and Survey Report Findings Press Releases/ Newsletter Articles City Housing Web Page
Task 3.2	24	Presentation Materials: PowerPoint Presentations, Display Boards and Exhibits; Project Branding Materials, Staff reports for PC and CC meetings
Total	56	

** Note: One Planning Commission and one City Council meetings are included here; two Planning Commission meetings and two City Council meetings are included in Task 5.*

Task Four: Environmental Coordination

4.1 Assistance to Environmental Consultant

The City intends to retain its own environmental consultant under a separate contract to conduct the appropriate level of environmental review for the Housing Element. Based on the 5th Cycle experience, this will likely be an Initial Study and Negative Declaration. Barry Miller will work with the environmental consultant throughout the project to advise on CEQA-related issues, and the characteristics of the “project.” Barry Miller will assist the Environmental Consultant in drafting the Project Description and will review all sections of the Administrative Draft, Screencheck Draft, and Public Review Draft environmental document to ensure that these documents accurately describe Housing Element policies and programs, and appropriately assess potential impacts. The environmental consultant will conduct all required outreach, noticing and filing, and tribal consultation for the CEQA review.

4.2 Response to Comments

Barry Miller will assist the City and CEQA consultant in responding to any comments received on the CEQA document.

Task 4 Deliverables and Time Estimates

Task	Hours	Deliverables
Task 4.1	4	Redlined Drafts of CEQA document with B. Miller edits
Task 4.2	2	Responses to Comments (as needed)
Total	6	

Task Five: Facilitation of Housing Element Review and Approval

This work scope includes an Administrative Draft for staff, two Public Review Drafts, and the Final Element. The First Public Review Draft is the document to be submitted to HCD for their initial review and comment. The Second Public Review Draft would incorporate changes made in response to HCD’s letter. The Final Element would be the adopted document, inclusive of any changes made during the formal public hearings of the Planning Commission and Council. Both the first and second Public Review Drafts will be reviewed by the Planning Commission and City Council in formal public hearings. This task includes budget for two Planning Commission hearings and two City Council hearings.

All documents will be in Microsoft Word format for ease of editing. Documents will also be saved as PDF files so they can be safely posted to the website and included in agenda packets. Graphics such as photos, sidebars, maps, and text boxes will be included to make the document more compelling and user-friendly.

5.1 Administrative Draft Housing Element

Per the City's RFP, Task 5.1 includes submittal of an Administrative Draft for each element of the Housing Element to the City for review. The hours shown in the budget for this task below only include the Admin Draft Plan Introduction, Table of Contents, Cover, and Appendices. Hours associated with production of the Administrative Drafts of the other Chapters (Evaluation of the Prior Element, the Needs Assessment, the Opportunity Sites analysis, the Constraints analysis, the ADU strategy, the Goals/Policies, and the Action Program) are already covered under Task 2.

5.2 First Public Review Draft Housing Element

Revisions to each chapter of the Administrative Draft will be made in response to Staff comments. The document will be assembled and published as a "First Public Review Draft." This document will be presented to the Planning Commission and City Council in sequential public hearings. Public notice of the document's availability and hearing dates will be provided, including notification to the City's interested parties list, newspaper ads, and notification to adjoining cities and other stakeholders. Barry Miller will prepare the staff reports for the Planning Commission and City Council hearings and the PowerPoint presentations for each meeting.

The purpose of these hearings is not to adopt the Element, but rather to request City Council approval to submit the Draft to HCD for their initial technical review. This review is important to ensure that the document ultimately adopted by the City Council is compliant with the Government Code.

Barry Miller will facilitate ongoing communication with HCD, both during preparation of the Draft Housing Element and during their technical review. This is often an iterative process, with regular consultation, emailing, and phone communication on key issues.

5.3 Second Public Review Draft Housing Element

Once HCD's comment letter is received, Barry will work collaboratively with City staff and the HCD reviewer to determine what specific revisions are required to achieve compliance. The revisions will be made and a detailed annotated summary of each HCD comment, followed by the City's response and proposed revisions to the document, will be made. A "redlined" version of the Public Review Draft will be prepared highlighting the changes. A "clean" version also will be prepared.

The Second Public Review Draft will be published and circulated. Public hearings before the Planning Commission and City Council will be held to adopt the Element. Barry Miller will prepare the staff reports and resolutions for the Planning Commission and City Council hearings, along with the PowerPoint presentations for each meeting. Any additional changes made to incorporate public comments and changes recommended by the Planning Commission and City Council will be annotated following the meeting.

5.4 Final Housing Element

Barry Miller will incorporate any revisions approved by the City Council into the Second Public Review document in order to create the “Final” Housing Element (e.g., the Adopted document). He will prepare the City’s formal transmittal letter and facilitate its submittal to HCD. Barry will be available to respond to any questions or comments during the 30-day HCD review period. Barry will work with City staff to complete any filings associated with adoption and certification.

5.5 Public Noticing

Barry will work in collaboration with City staff to prepare required notices and advertisements for public meetings, including the two Planning Commission and two City Council adoption hearings. As noted under Task 4, he will work with the City’s environmental consultant to do SB 18/ AB 52 tribal consultation. It is presumed that the City itself will handle printing and mailing of notices, and placement of advertisements. Barry can prepare the contents of these notices, but the City itself would do the actual filing, following accepted City protocol and requirements.

Task 5 Deliverables and Time Estimates

Task	Hours	Deliverables
Task 5.1	8	Administrative Draft Housing Element (integrating work products from Task 2 with the Introduction, Table of Contents, Cover, and Appendices)
Task 5.2	8	First Public Review Draft Element (Draft for HCD) Staff Reports and Presentation Materials for PC and CC Meetings
Task 5.3	32	Second Public Review Draft Element (Draft for adoption) Staff Reports and Presentation Materials for PC and CC Meetings
Task 5.4	6	Final Housing Element
Task 5.5	2	Public Noticing
Total	56	

BUDGET ESTIMATE

The table below provides a budget estimate for the total project, summarizing the hours associated with each task and multiplying those totals by an hourly rate of \$150. The total base estimate for the project is \$38,100. Per the City's RFP, a 10 percent contingency has been added to accommodate unanticipated activities. A \$500 materials budget also has been included, to cover printing costs, teleconferencing needs (Zoom webinars for public meetings, etc.), and other incidental costs. Although I do anticipate travel to Rolling Hills over the course of the project, there would be no charge for travel time or associated expenses.

Task	Hours	Budget
Administration	24	\$3,600
Prepare Amended Housing Element	112	\$16,800
Community Engagement	56	\$8,400
Environmental Coordination	6	\$900
Facilitation of Housing Element Review and Approval	56	\$8,400
SUB-TOTAL	254	\$38,100
<i>10% contingency to accommodate unanticipated activities or time requirements</i>		\$3,810
<i>Material costs (Printing, Meeting Materials)</i>		\$500
PROJECT TOTAL		\$42,410

3 Project Schedule

This section of the proposal provides a proposed project schedule, corresponding to the Scope of Work and milestones established in the City’s RFP.

FLOW CHART

A project flow chart is included on the following page. The flow chart identifies the overall sequencing of tasks, key milestones, and projected completion dates for each task (or grouping of tasks). The blue triangles in the chart indicate key engagement points, including two community meetings (in May and September), and three pairs of Planning Commission and City Council meetings that would occur in April, June, and September.

FOCUS OF EACH MEETING

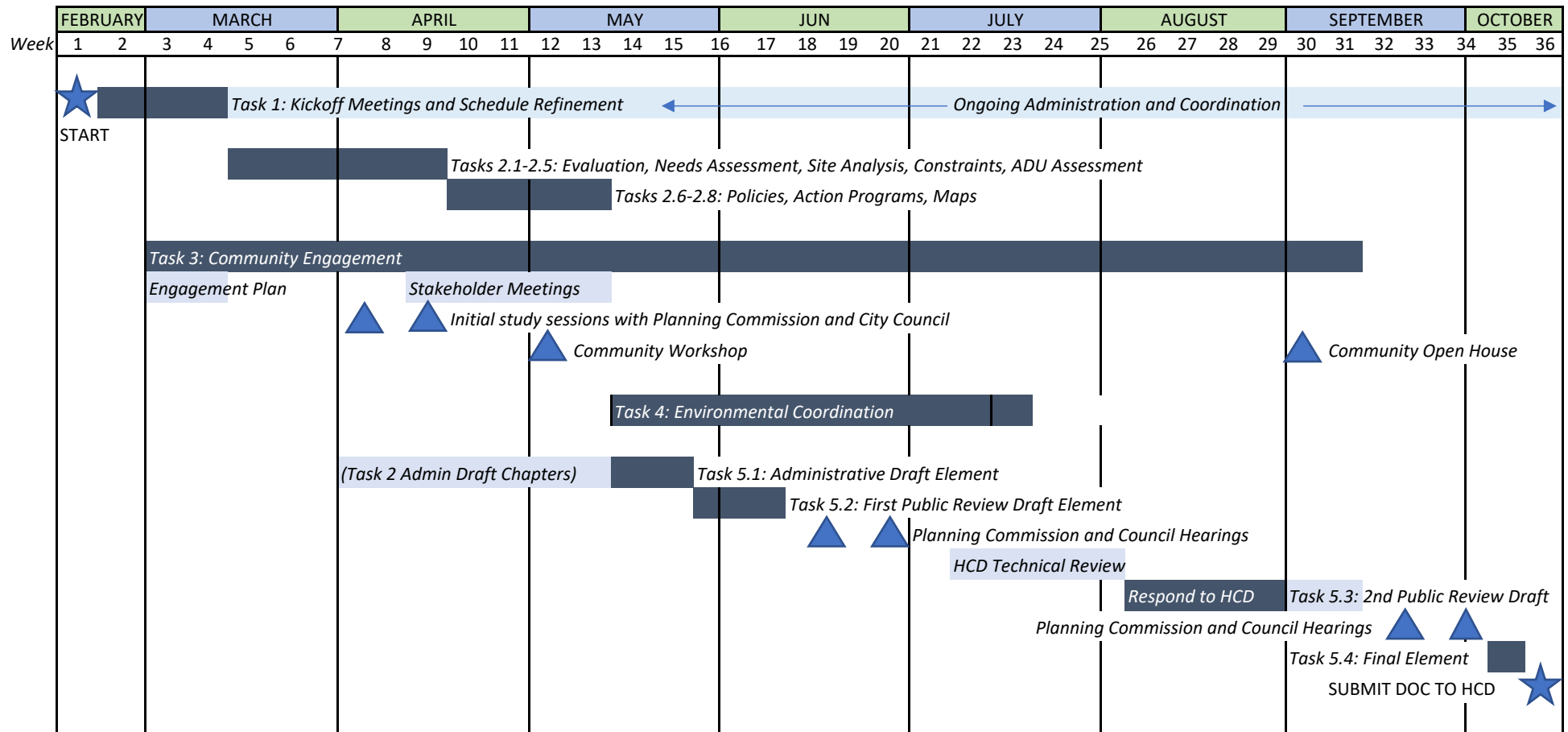
Per the City’s RFP, the table below indicates the focus of the major meetings shown in the flow chart. Incidental meetings with staff, such as the project kickoff meeting, meetings with the environmental consultant, and meetings with the HCD reviewer, are not included. The focus is on key public-facing meetings. Barry Miller will be in attendance at every meeting listed (virtual attendance via Zoom is anticipated for most of these meetings—at least those occurring before Summer 2021). Cost information for these meetings is included in the prior section on the project budget.

Meeting	Timing	Meeting Focus
Planning Commission	April 2021	Overview of Project, Key Issues, Discussion of Possible ADU Strategies
City Council	April 2021	Same agenda as Planning Commission
Community Workshop	May 2021	General Discussion of housing issues, State requirements, and Possible ADU Strategies
Stakeholder Meetings	April-May 2021	Listening sessions on key housing issues
Planning Commission	June 2021	Review of First Draft Element prior to HCD Submittal
City Council	June 2021	Authorization to Submit First Draft to HCD for Review
Community Open House	Sept 2021	Education/ Q&A on Proposed ADU strategies and Options for Homeowners to Build an ADU
Planning Commission	Sept 2021	Recommend adoption of Element to City Council
City Council	Oct 2021	Adopt Housing Element

LIST AND DESCRIPTION OF FINAL PRODUCTS

This information is presented in the prior section. A list of deliverables is provided at the end of each major task description.

ROLLING HILLS HOUSING ELEMENT UPDATE PROJECT SCHEDULE

 **Key Public Engagement Opportunity**

4 Project Team

This section of the proposal describes the proposed staffing for the services provided. As indicated in the City's Request for Proposal, it includes a list of personnel and their responsibilities.

As a sole proprietor and independent consultant, Barry Miller would provide all services associated with this project. A resume for Barry Miller is included on the next page.

List of Personnel and Responsibilities

1. Barry Miller, FAICP Professional Title: Principal

Specific Responsibilities on the Project:

- Project Management for each phase of the project
- Communication and Liaison with City
- Communication and Liaison with HCD
- Data Collection and Analysis
- Report Preparation
- Presentations and Facilitation
- Document Production

Anticipated Workload During the Project

Barry Miller's other work commitments from February to October 2021 are as follows (estimated number of hours appear in the table):

Estimated Hours by Month									
City	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Rolling Hills 5 th Cycle Housing Element	30								
City of San Rafael General Plan (Plan now in public hearings; adoption expected in June 2021)	50	50	40	30	20				
Contra Costa County General Plan (Subcontractor to PlaceWorks)	40	30	10	--	20	20	20	20	20
Piedmont Housing Element (due to HCD in Jan 2023)	10	10	10	10	10	20	20	20	20
Albany Housing Element (due to HCD in Jan 2023)	--	--	10	10	20	20	20	40	40
TOTAL	130	90	70	50	70	60	60	80	80

EXHIBIT B
WORKERS COMPENSATION

Certificate of Exemption from
Workers' Compensation Insurance

TO: City of Rolling Hills

SUBJECT: Sole Proprietor/Partnership/Closely Held Corporation
with No Employees

Please let this memorandum notify City of Rolling Hills that I am a

- ☐ sole proprietor
- ☐ partnership
- ☐ nonprofit organization
- ☐ closely held corporation

and **do not have any employees whose employment requires me to carry workers' compensation insurance.** Therefore, I do not carry worker's compensation insurance coverage.

Consultant Signature _____

Printed Name of Consultant _____

Date

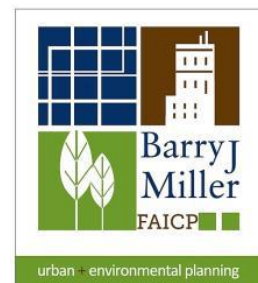


Proposal for Services Housing Element Update (2021-2029)

Submitted to:
City of Rolling Hills



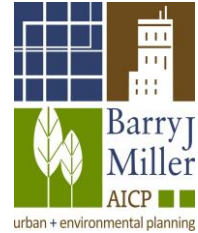
Submitted by:
Barry Miller Consulting



January 26, 2021

1

817 Alvarado Road
Berkeley, CA 94705
510-847-0068
barry@barrymiller.net



January 25, 2021

Meredith T. Elguira,
2 Portuguese Bend Road
Rolling Hills, CA 90274

Re: Proposal for Housing Element

Dear Meredith:

I am pleased to submit the attached for proposal for services to complete the 6th Cycle Housing Element for the City of Rolling Hills. I have enjoyed working with the City on the 5th Cycle Element. My familiarity with the City and its housing issues will enable completion of the 6th Cycle Element in an efficient, timely, cost-effective manner.

The attached proposal corresponds to the contents specified by the City's Request for Proposals and includes a scope of work, project schedule, description of the project team, relevant experience, references, and a cost estimate. In this instance, the project team consists only of myself, as I am a sole proprietor. As a one-person firm, I provide personalized, responsive services at a more affordable rate than you will find with larger consulting firms. I will work collaboratively with you and other City staff, as well as your CEQA consultants, to complete the work professionally and in a way that meets Government Code requirements while reflecting the City's values and physical constraints.

My recent work in Rolling Hills has given me helpful insight into potential strategies for meeting the City's housing assignments through Accessory Dwelling Units (ADUs). As you know, my work experience in the Bay Area has included creative solutions for cities seeking to meet their Regional Housing Needs Allocations through ADUs. I am excited about the prospect of developing such programs for Rolling Hills.

Please do not hesitate to contact me if I can provide more information on any aspect of this proposal, or if you seek revisions to the proposed scope or budget.

I look forward to hearing from you.

Best Regards-

A handwritten signature in black ink that reads "Barry Miller".

Barry Miller, FAICP

2 Scope Of Work

This section of the proposal provides a synopsis of the project and my experience working on General Plan Updates and Housing Element Updates, including prior experience with the City of Rolling Hills. It then presents a detailed step-by-step breakdown of tasks, including time/cost estimates and deliverables. The Scope of Work follows the tasks laid out in the City's Request for Proposals.

SYNOPSIS OF PROJECT

Like all cities in Greater Los Angeles, the City of Rolling Hills is required to submit an updated Housing Element to the State Department of Housing and Community Development (HCD) by October 2021. The Element must demonstrate that Rolling Hills has the capacity to accommodate its fair share of the region's housing needs, as determined by the Southern California Association of Governments (SCAG). The City's allocation is 45 units, including 20 very low income, nine low -income, 11 moderate income, and five above moderate income units.

While most cities meet their very low and low income allocations through higher-density zoning, Rolling Hills will meet its allocations through accessory dwelling units (ADUs). ADUs provide a much more effective approach for Rolling Hills given the City's severe environmental constraints, lack of suitable land for higher densities, and lack of a community sewerage system. Moreover, Rolling Hills large ranch-style homes—many with accessory structures—and its large parcel sizes, make the community ideally positioned for ADUs.

Merely allowing ADUs is not sufficient to attain a certified Housing Element. Under SB 686, Rolling Hills must demonstrate that it is working to affirmatively further fair housing. The City would be unlikely to generate 20 very low income ADUs in eight years if it relied on market forces alone. Programs will be needed to incentivize affordable and rent-restricted ADUs, including "Junior" ADUs that are created within the footprint of existing homes. This will require creative solutions that reflect input from the community, and that ideally benefit existing Rolling Hills residents such as seniors, caregivers, domestic employees, and persons with lower incomes.

Time is of the essence. With a due date of October, it will be important to hit the ground running once a consultant is selected. The schedule should accommodate review of a Draft by HCD prior to adoption, which essentially means a document should be ready in June, just four months after the project starts. Prior to that time, new policies and strategies will need to be vetted with the community, the Planning Commission, and City Council. Once a Draft is ready, ongoing communication with HCD will be important to ensure that the document adopted by the City Council meets all Government Code requirements.

DETAILED SCOPE

The following Scope of Work will be performed. **Please note that all work described here would be performed by Barry Miller, as he is a sole proprietor with no employees.**

Task One: Project Administration

1.1 Project Kick-Off Meeting

Barry Miller will convene a kick-off meeting with City staff and the environmental consultant to discuss expectations for the project and establish protocols for coordination, reporting, deliverables, and sharing project information. As needed, meetings with the City Manager and City Attorney also will be scheduled. Goals and objectives for the project will be prepared and distributed in advance of the meeting, discussed at the meeting, and refined as needed afterwards. After the meeting, a summary will be prepared identifying action items.

Separately from the kick-off meeting, Barry Miller will convene a teleconference with HCD to be attended by the City's Project Manager and the City Manager. The purpose is to clearly establish the State's expectations, discuss the status of the City's certification efforts, and identify key milestones and communication protocols for engaging the State HCD in the Housing Element process.

1.2 Project Schedule

Within one week of the kick-off meeting, Barry Miller will provide a project schedule that includes tasks and milestones to ensure certification of the Housing Element prior to the October 15, 2021 deadline. The schedule will list project tasks and milestones, include tentative dates (or time windows) for key public meetings and community engagement activities, required tribal consultation activities (SB 18/ AB 52), relevant CEQA deadlines, and timelines for responses to HCD review. The Project Schedule will be vetted with the City's Project Manager and modified as needed on a monthly basis as the project progresses. If delays are anticipated, Barry will advise the City's Project Manager on the strategies to correct and mitigate.

1.3 Project Coordination

Barry Miller will meet with City staff via teleconference at least once every two weeks over the course of the project. In the later months of the project, some of these meetings may take place on site at City Hall. The purpose of these meetings is to review the status of project deliverables and events, discuss potential housing policies and strategies, respond to comments from State reviewers, and synthesize feedback from the public, the Planning Commission, and the City Council. When needed, a written summary of these meetings will be provided.

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disabilities, homeless, farmworkers, extremely low-income residents, large households, and single parent households. It will also address residential energy conservation measures.

2.3 Opportunity Site Analysis

An analysis of housing opportunities in Rolling Hills will be provided. Vacant sites in Rolling Hills will be identified and mapped, including an assessment of each site's development potential. Sites that are constrained by landslide hazards, limited access, steep slopes, or dimensions that make them difficult to develop will be identified and mapped. This analysis will also consider the potential for lot splits (based on current zoning), and opportunities to redevelop properties that may be underutilized. Since there are no commercial sites, the focus would be on public land and residential sites that may be developed at much lower intensities than allowed by zoning.

A summary of development potential associated with the opportunity sites will be prepared.

2.4 Housing Constraints Analysis

Barry Miller will complete the state-mandated constraints analysis. Attributes of zoning, such as minimum lot size standards, maximum densities, lot coverage requirements, parking standards, and use permit requirements, will be addressed. Consistent with state law, the analysis will also address constraints to particular housing types, including accessory dwelling units, emergency shelters, SROs, and transitional housing. Changes resulting from the recent 5th Cycle Housing Element will be noted. This task will also look at the building and permitting process in Rolling Hills, including factors such as processing times, locally unique building code standards, fees (compared to other cities), and site improvement requirements. Design review and subdivision standards also will be reviewed.

Non-governmental constraints will be assessed as part of this task. These include the availability of infrastructure, traffic congestion, school capacity, and environmental constraints. Financial constraints also will be considered. This includes land and construction costs, and issues relating to financing and mortgage lending. As required by new Housing Element laws, this section also will examine constraints associated with NIMBYism and labor shortages.

2.5 Proposed ADU Analysis and Justification

An evaluation of the potential for Accessory Dwelling Units and Junior Accessory Dwelling Units (ADUs and JADUs) will be provided. The evaluation will need to demonstrate that the City has the capacity to produce at least 40 ADUs over the planning period, or about five per year. The City's recent track record of ADU production will be documented, and the feasibility of ramping up production to a higher rate will be cited.

The analysis of ADU potential will be primarily based on the characteristics of the Rolling Hills housing stock, as well as the responses to the City's November 2020 survey of all residents on ADU/JADU potential. The extent and number of guesthouses, casitas, pool houses, habitable

barns, outbuildings, and property features that could support an ADU or JADU will be cited. Many—if not most—homes in Rolling Hills include spaces that could potentially be converted to ADUs, or existing “unintended” ADUs that could be legalized for habitation. Parcel data from the Los Angeles County Assessor’s Office can be used as one means of evaluating ADU potential, as it typically includes information such as total floor area and number of bedrooms for each parcel.

Typical rents for ADUs will be estimated using on-line ADU rental listings (Craigslist, etc.) and other industry sources, based on properties in Rolling Hills and in other cities on the Palos Verdes Peninsula. Barry Miller will use a variety of data sources (including the American Community Survey, tax assessor records, etc.) and input from staff and other community stakeholders to estimate the extent to which low and very low income households currently reside in ADUs in Rolling Hills. This is an important data point to support the conclusion that ADUs already provide an affordable housing resource in the city and provide housing for home care providers and domestic employees.

2.6 Development of Housing Element Goals, Quantified Objectives, and Policies

Barry Miller will prepare the goals, objectives, and policies for the revised Housing Element. The 2021-2029 objectives will reflect the RHNA targets, as well as other objectives that may be identified through the community engagement process. Existing policies will be carried forward to the greatest extent possible. Where appropriate, new policies will be added to address emerging housing issues and new state requirements.

This task will include a review of the other elements of the General Plan to ensure consistency. Where needed, amendments to other elements of the General Plan may be proposed to reflect new housing policies. This includes any elements to the Safety Element to achieve compliance with SB 379 (Resilience) and SB 1241 (Wildfire hazard reduction).

2.7 Development of Housing Element Action Program

Barry Miller will prepare the mandatory Housing Element Action program. Many of the actions are on-going activities and will be carried forward from the existing Housing Element, but some will be new. For each action, a priority will be assigned, responsible parties will be identified, and an estimated timetable for implementation will be provided. The programs will need to demonstrate that Rolling Hills is “affirmatively furthering fair housing.”

ADU-related program recommendations will be made based on the Task 2.5 analysis. These may include general recommendations supporting ADU and JADU construction (education and awareness programs, website materials, etc.), incentives for owners with “unintended” ADUs to register them as dwelling units, incentives for including new ADUs in new or remodeled homes (such as reduced permit costs or solid waste collection costs), incentives for rent-restricted ADUs (such as low interest loans or grants for increasing septic system capacity, participation of non-profits such as Habitat for Humanity, etc.), and strategies to encourage home-sharing and rental of rooms for seniors living alone.

2.8 Revised Maps and Figures

Maps and figures in the Housing Element will be prepared. Some of the maps in the 5th Cycle Element may be carried forward, but new Maps of housing opportunity sites and other spatial data may be needed. Barry will work with the City's environmental consultant to develop these maps, as they will also be needed in whatever CEQA document is prepared to support the Housing Element.

Task 2 Deliverables and Time Estimates

Task	Hours	Deliverables
Task 2.1	8	Draft Review and Evaluation of 5 th Cycle Housing Element Chapter
Task 2.2	18	Draft Housing Needs Assessment Chapter
Task 2.3	10	Draft Opportunity Site Analysis Chapter
Task 2.4	14	Draft Constraints Analysis Chapter
Task 2.5	20	Draft ADU Analysis and Justification Chapter
Task 2.6	12	Draft Goals, Objectives, and Policies, and Related General Plan Amendments
Task 2.7	24	Draft Housing Action Program, Including ADU Production Strategy
Task 2.8	6	Revised Maps and Figures
Total	112	

Task Three: Community Engagement

3.1 Community Outreach Program

A Community Engagement Strategy will be developed and implemented for the Housing Element. The Strategy will ensure that a broad array of community interests is represented, including Rolling Hills residents, Councilmembers and Planning Commissioners, and local housing advocates and stakeholder groups. Project-specific outreach materials will be prepared and a unique project identity or "brand" will be established. A dedicated Housing Element webpage will be designed for the City's website, with materials posted to the site as they are developed.

Specific components of the outreach program will be developed collaboratively with staff. At minimum, they would include:

- One meeting each with the Planning Commission and City Council. The purpose of these meetings is to provide an overview of the project, create an opportunity for the public to speak, and enable Commissioners and Council members to express their views on potential policies and strategies.
- Two Community Workshops. The first workshop would likely be a virtual (Zoom) workshop, since it would be convened in April-May. Zoom polling features could be

used so that residents can weigh in on different strategies for meeting future housing needs, with real-time poll results. Each polling question would be followed by a discussion of the topic, allowing participants to verbalize their views. The second workshop would be in Summer 2021, upon release of the Draft Element. Depending on health orders at the time, an “in person” event could be scheduled. One possibility would be to format the second workshop as an “open house” to assist residents interested in ADUs, including information on resources, prototypes, and the process for developing ADUs on their properties.

- Two to three focus groups. Each focus group would include four to six participants. These could include residents, housing advocates, service providers, and other groups who have an interest in local housing policy. A group (such as a task force) that meets monthly throughout the project is not envisioned or budgeted. Given the short turnaround time for the project, other means of input may be more effective.
- Surveys. The City administered an ADU survey as part of its 5th Cycle Element. A follow up survey could be considered for the 6th Cycle, testing various ADU incentives.
- Media. A combination of print media and web-based media will be used to reach residents, advise them of opportunities to participate, and provide information on proposed policies and programs, and ways to comment. This would include articles in the City’s newsletter, one or more press releases for the Peninsula News and/or Daily Breeze, and a project webpage with Frequently Asked Questions and documents related to the Housing Element.

3.2 Presentation Materials

Task 3.2 covers preparation of the materials to be used in Task 3.1. This includes PowerPoint presentations and talking points for Workshops and Meetings, exhibits and display boards, staff reports and Focus Group questions, articles, and branding materials.

Task 3 Deliverables and Time Estimates (*)

Task	Hours	Deliverables
Task 3.1	32	Community Engagement Strategy Memo Community Workshop Summaries Focus Group Meeting Summaries Surveys and Survey Report Findings Press Releases/ Newsletter Articles City Housing Web Page
Task 3.2	24	Presentation Materials: PowerPoint Presentations, Display Boards and Exhibits; Project Branding Materials, Staff reports for PC and CC meetings
Total	56	

** Note: One Planning Commission and one City Council meetings are included here; two Planning Commission meetings and two City Council meetings are included in Task 5.*

Task Four: Environmental Coordination

4.1 Assistance to Environmental Consultant

The City intends to retain its own environmental consultant under a separate contract to conduct the appropriate level of environmental review for the Housing Element. Based on the 5th Cycle experience, this will likely be an Initial Study and Negative Declaration. Barry Miller will work with the environmental consultant throughout the project to advise on CEQA-related issues, and the characteristics of the “project.” Barry Miller will assist the Environmental Consultant in drafting the Project Description and will review all sections of the Administrative Draft, Screencheck Draft, and Public Review Draft environmental document to ensure that these documents accurately describe Housing Element policies and programs, and appropriately assess potential impacts. The environmental consultant will conduct all required outreach, noticing and filing, and tribal consultation for the CEQA review.

4.2 Response to Comments

Barry Miller will assist the City and CEQA consultant in responding to any comments received on the CEQA document.

Task 4 Deliverables and Time Estimates

Task	Hours	Deliverables
Task 4.1	4	Redlined Drafts of CEQA document with B. Miller edits
Task 4.2	2	Responses to Comments (as needed)
Total	6	

Task Five: Facilitation of Housing Element Review and Approval

This work scope includes an Administrative Draft for staff, two Public Review Drafts, and the Final Element. The First Public Review Draft is the document to be submitted to HCD for their initial review and comment. The Second Public Review Draft would incorporate changes made in response to HCD’s letter. The Final Element would be the adopted document, inclusive of any changes made during the formal public hearings of the Planning Commission and Council. Both the first and second Public Review Drafts will be reviewed by the Planning Commission and City Council in formal public hearings. This task includes budget for two Planning Commission hearings and two City Council hearings.

All documents will be in Microsoft Word format for ease of editing. Documents will also be saved as PDF files so they can be safely posted to the website and included in agenda packets. Graphics such as photos, sidebars, maps, and text boxes will be included to make the document more compelling and user-friendly.

5.1 Administrative Draft Housing Element

Per the City's RFP, Task 5.1 includes submittal of an Administrative Draft for each element of the Housing Element to the City for review. The hours shown in the budget for this task below only include the Admin Draft Plan Introduction, Table of Contents, Cover, and Appendices. Hours associated with production of the Administrative Drafts of the other Chapters (Evaluation of the Prior Element, the Needs Assessment, the Opportunity Sites analysis, the Constraints analysis, the ADU strategy, the Goals/Policies, and the Action Program) are already covered under Task 2.

5.2 First Public Review Draft Housing Element

Revisions to each chapter of the Administrative Draft will be made in response to Staff comments. The document will be assembled and published as a "First Public Review Draft." This document will be presented to the Planning Commission and City Council in sequential public hearings. Public notice of the document's availability and hearing dates will be provided, including notification to the City's interested parties list, newspaper ads, and notification to adjoining cities and other stakeholders. Barry Miller will prepare the staff reports for the Planning Commission and City Council hearings and the PowerPoint presentations for each meeting.

The purpose of these hearings is not to adopt the Element, but rather to request City Council approval to submit the Draft to HCD for their initial technical review. This review is important to ensure that the document ultimately adopted by the City Council is compliant with the Government Code.

Barry Miller will facilitate ongoing communication with HCD, both during preparation of the Draft Housing Element and during their technical review. This is often an iterative process, with regular consultation, emailing, and phone communication on key issues.

5.3 Second Public Review Draft Housing Element

Once HCD's comment letter is received, Barry will work collaboratively with City staff and the HCD reviewer to determine what specific revisions are required to achieve compliance. The revisions will be made and a detailed annotated summary of each HCD comment, followed by the City's response and proposed revisions to the document, will be made. A "redlined" version of the Public Review Draft will be prepared highlighting the changes. A "clean" version also will be prepared.

The Second Public Review Draft will be published and circulated. Public hearings before the Planning Commission and City Council will be held to adopt the Element. Barry Miller will prepare the staff reports and resolutions for the Planning Commission and City Council hearings, along with the PowerPoint presentations for each meeting. Any additional changes made to incorporate public comments and changes recommended by the Planning Commission and City Council will be annotated following the meeting.

5.4 Final Housing Element

Barry Miller will incorporate any revisions approved by the City Council into the Second Public Review document in order to create the “Final” Housing Element (e.g., the Adopted document). He will prepare the City’s formal transmittal letter and facilitate its submittal to HCD. Barry will be available to respond to any questions or comments during the 30-day HCD review period. Barry will work with City staff to complete any filings associated with adoption and certification.

5.5 Public Noticing

Barry will work in collaboration with City staff to prepare required notices and advertisements for public meetings, including the two Planning Commission and two City Council adoption hearings. As noted under Task 4, he will work with the City’s environmental consultant to do SB 18/ AB 52 tribal consultation. It is presumed that the City itself will handle printing and mailing of notices, and placement of advertisements. Barry can prepare the contents of these notices, but the City itself would do the actual filing, following accepted City protocol and requirements.

Task 5 Deliverables and Time Estimates

Task	Hours	Deliverables
Task 5.1	8	Administrative Draft Housing Element (integrating work products from Task 2 with the Introduction, Table of Contents, Cover, and Appendices)
Task 5.2	8	First Public Review Draft Element (Draft for HCD) Staff Reports and Presentation Materials for PC and CC Meetings
Task 5.3	32	Second Public Review Draft Element (Draft for adoption) Staff Reports and Presentation Materials for PC and CC Meetings
Task 5.4	6	Final Housing Element
Task 5.5	2	Public Noticing
Total	56	

BUDGET ESTIMATE

The table below provides a budget estimate for the total project, summarizing the hours associated with each task and multiplying those totals by an hourly rate of \$150. The total base estimate for the project is \$38,100. Per the City's RFP, a 10 percent contingency has been added to accommodate unanticipated activities. A \$500 materials budget also has been included, to cover printing costs, teleconferencing needs (Zoom webinars for public meetings, etc.), and other incidental costs. Although I do anticipate travel to Rolling Hills over the course of the project, there would be no charge for travel time or associated expenses.

Task	Hours	Budget
Administration	24	\$3,600
Prepare Amended Housing Element	112	\$16,800
Community Engagement	56	\$8,400
Environmental Coordination	6	\$900
Facilitation of Housing Element Review and Approval	56	\$8,400
SUB-TOTAL	254	\$38,100
<i>10% contingency to accommodate unanticipated activities or time requirements</i>		\$3,810
<i>Material costs (Printing, Meeting Materials)</i>		\$500
PROJECT TOTAL		\$42,410

3 Project Schedule

This section of the proposal provides a proposed project schedule, corresponding to the Scope of Work and milestones established in the City’s RFP.

FLOW CHART

A project flow chart is included on the following page. The flow chart identifies the overall sequencing of tasks, key milestones, and projected completion dates for each task (or grouping of tasks). The blue triangles in the chart indicate key engagement points, including two community meetings (in May and September), and three pairs of Planning Commission and City Council meetings that would occur in April, June, and September.

FOCUS OF EACH MEETING

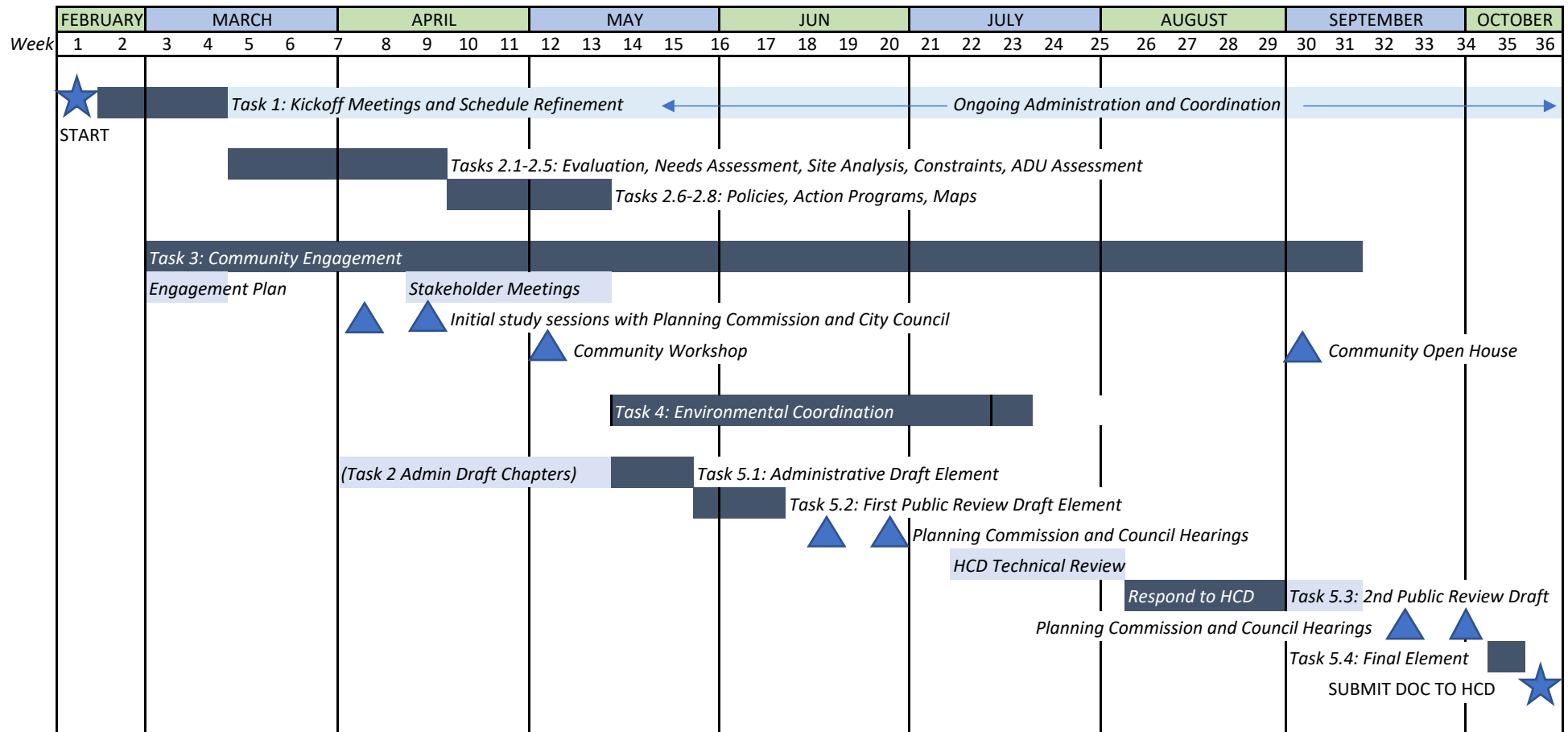
Per the City’s RFP, the table below indicates the focus of the major meetings shown in the flow chart. Incidental meetings with staff, such as the project kickoff meeting, meetings with the environmental consultant, and meetings with the HCD reviewer, are not included. The focus is on key public-facing meetings. Barry Miller will be in attendance at every meeting listed (virtual attendance via Zoom is anticipated for most of these meetings—at least those occurring before Summer 2021). Cost information for these meetings is included in the prior section on the project budget.

Meeting	Timing	Meeting Focus
Planning Commission	April 2021	Overview of Project, Key Issues, Discussion of Possible ADU Strategies
City Council	April 2021	Same agenda as Planning Commission
Community Workshop	May 2021	General Discussion of housing issues, State requirements, and Possible ADU Strategies
Stakeholder Meetings	April-May 2021	Listening sessions on key housing issues
Planning Commission	June 2021	Review of First Draft Element prior to HCD Submittal
City Council	June 2021	Authorization to Submit First Draft to HCD for Review
Community Open House	Sept 2021	Education/ Q&A on Proposed ADU strategies and Options for Homeowners to Build an ADU
Planning Commission	Sept 2021	Recommend adoption of Element to City Council
City Council	Oct 2021	Adopt Housing Element

LIST AND DESCRIPTION OF FINAL PRODUCTS

This information is presented in the prior section. A list of deliverables is provided at the end of each major task description.

ROLLING HILLS HOUSING ELEMENT UPDATE PROJECT SCHEDULE



 Key Public Engagement Opportunity

4 Project Team

This section of the proposal describes the proposed staffing for the services provided. As indicated in the City's Request for Proposal, it includes a list of personnel and their responsibilities.

As a sole proprietor and independent consultant, Barry Miller would provide all services associated with this project. A resume for Barry Miller is included on the next page.

List of Personnel and Responsibilities

1. Barry Miller, FAICP Professional Title: Principal

Specific Responsibilities on the Project:

- Project Management for each phase of the project
- Communication and Liaison with City
- Communication and Liaison with HCD
- Data Collection and Analysis
- Report Preparation
- Presentations and Facilitation
- Document Production

Anticipated Workload During the Project

Barry Miller's other work commitments from February to October 2021 are as follows (estimated number of hours appear in the table):

Estimated Hours by Month									
City	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Rolling Hills 5 th Cycle Housing Element	30								
City of San Rafael General Plan (Plan now in public hearings; adoption expected in June 2021)	50	50	40	30	20				
Contra Costa County General Plan (Subcontractor to PlaceWorks)	40	30	10	--	20	20	20	20	20
Piedmont Housing Element (due to HCD in Jan 2023)	10	10	10	10	10	20	20	20	20
Albany Housing Element (due to HCD in Jan 2023)	--	--	10	10	20	20	20	40	40
TOTAL	130	90	70	50	70	60	60	80	80

Barry J Miller, FAICP

Resume



Education

Master of City and Regional Planning (1983)
University of California, Berkeley

Bachelor of Arts, Urban and Regional Planning (1981)
University of Illinois, Urbana-Champaign

Professional Affiliations

Member, American Planning Association *since 1983*

Member, American Institute of Certified Planners, *since 1989*
FAICP Fellow, *since 2012*

Civic Affiliations

Chair, Oakland Parks and Recreation Commission (2009-2017)

Founding Member, Claremont Canyon Conservancy (2002)

Board Member, Oakland Parks and Recreation Foundation (2016-current)

PROFESSIONAL EXPERIENCE

Barry Miller Consulting (2007-present)

Provide consulting services to local governments and private firms throughout the United States, with an emphasis on comprehensive plan updates, land use studies, housing elements, and implementation programs. Services include the design and implementation of community outreach programs, data collection and analysis, mapping and field research, policy development, and report authorship, editing, and production. Recent clients include the cities of Albany, Berkeley, Oakland, San Leandro, Danville, Piedmont, Concord, Newark, Orinda, Fremont, Riverside, Rolling Hills, San Rafael, and Walnut Creek.

Washington, DC Office of Planning (2002 –2006)

Associate Director of Comprehensive Planning

Project manager for the first major revision of the District of Columbia's Comprehensive Plan since 1984. Managed team of 11 consulting firms and \$2.8 million budget, had primary responsibility for Plan authorship and mapping, conducted more than 100 large public meetings, served as liaison to more than 65 public agencies, collected and analyzed long-range planning data, and developed Plan goals, policies and actions.

Barry Miller Consulting (1991- 2003)

See description above. Completed projects include General Plans for San Leandro, Palo Alto, San Juan Bautista, and Danville, California; the Comprehensive Plan for Walt Disney World, Florida (with Sedway Consulting); the Local Coastal Plan for Half Moon Bay; Housing Elements for Milpitas, San Leandro, and Piedmont, and the Oakland General Plan and Zoning Ordinance revision.

Sedway Cooke Associates San Francisco, CA

Senior Associate (1989 – 1990); Associate Planner (1986 -1989); Planner II (1985 -1986)

Principal planner on five comprehensive plans, and on selected elements of comprehensive plans in two counties. Team participant on a variety of environmental, urban design, and implementation studies in California, Florida, Iowa, Ohio, Oregon, and Texas.

Planning Research Corporation (PRC) Houston, TX

Project Planner (1983-1985)

Conducted site analysis and land planning studies. Prepared feasibility reports for large-scale mixed use developments in Austin, Dallas, Denver, Houston, and San Antonio. Principal author of plans for new towns in Texas and Nigeria. Responsible for marketing of firm's comprehensive planning services in Texas.

CONTACT

817 Alvarado Road * Berkeley, CA 94705 * 510-847-0068
barry@barrymiller.net

5 Relevant Experience

This section of the proposal describes the qualifications of Barry Miller Consulting, including information on projects completed in the last five years that are similar in size and scope. This section begins with an overview of the firm, demonstrating its capacity to provide the services requested. Several project profiles are then included, highlighting work performed by Barry Miller in other cities. As requested by the City of Rolling Hills, hyperlinks to work products are included for each project (rather than including these documents in an Appendix).

Barry Miller Consulting: Overview of Firm

Barry Miller Consulting is a California-based urban planning firm. The firm is a sole proprietorship, owned and operated by Barry Miller, FAICP. Barry has been in business for 29 years and has been a practicing urban planner for 35 years. He provides a broad range of services to his clients, focusing on general plan project management, policy development, and plan writing. Since starting his firm, he has prepared general plans or plan elements for more than a dozen cities in California.

Barry is known for his strategic, thoughtful approach to planning, skillful project management, effective listening, clear writing, and commitment to delivering the highest quality work products. As a one - person firm, Barry provides highly personalized and responsive service at an affordable rate. Although he is physically located in the Bay Area, Barry has worked in the Southern California market and is familiar with the local landscape. In the current era of Zoom meetings and remote work, he is readily available to participate in teleconferences, virtual hearings and workshops, and live-streamed Commission and Council hearings.

Housing Elements completed by Barry Miller include:

- Albany (4th and 5th Cycle)
- Piedmont (3rd, 4th, and 5th Cycle)
- Orinda (4th Cycle)
- San Leandro (3rd, 4th, and 5th Cycle)
- Milpitas (3rd Cycle, opportunity sites analysis)
- Concord (5th Cycle, constraints analysis and housing opportunity sites analysis)
- Rolling Hills (5th Cycle in progress, estimated completion February 2021)

As a result of his prior work on Housing Elements, Barry has a well-established rapport with the State Department of Housing and Community Development. Barry also drafted the Accessory Dwelling Unit (ADU) regulations for Fremont and San Leandro, and prepared amendments to the Danville General Plan Land Use Map and categories to accommodate the City's RHNA during the 5th Cycle. He also developed Piedmont's rent-restricted ADU program and revised the Piedmont zoning regulations to encourage mixed use development in the City's commercial zoning district.



Project Profile: Piedmont Housing Element

Piedmont is an affluent, almost entirely residential city of approximately 4,000 homes located 10 miles east of San Francisco. Its population is 11,000, with a median household income of \$212,000 and a median home value of \$2.3 million. The City's land area is 1.7 square miles. Piedmont was primarily developed between 1910 and 1930 and reached full buildout in the 1960s. Its housing opportunities are limited to about 50 scattered vacant lots, all constrained by steep slopes, limited access, and high fire hazards. The City's public lands are fully developed or committed to park uses and schools, and its 3.3 acres of commercially zoned property are fully occupied by local-serving businesses.

Piedmont's RHNA during the last three cycles has ranged from 40 to 60 units. In the last cycle, 63 percent of the allocation was for low- and very low-income households. The City's ability to meet its RHNA is constrained not only by its land supply, but also by a City Charter provision that requires a citywide vote prior to the rezoning of property. All but a handful of the City's lots are zoned for single family homes.

Given the significant constraints to meeting the "affordable" component of Piedmont's RHNA on land zoned for multi-family housing, Barry Miller worked with City staff, residents, the Planning Commission, and the City Council to make the case to HCD that the City could meet its RHNA through Accessory Dwelling Units (ADUs). During the 1990s, Piedmont had an outright prohibition on ADUs. As part of their third cycle Housing Element, the Council ended the prohibition and legalized previously unlawful units, requiring that they be brought up to code where necessary.

During the early 2000s, the City went a step further and created a rent-restricted ADU program for interested property owners. Barry worked with the City to draft the program requirements, including incentives for property owners willing to impose a 10-year deed restriction on the units, and the rental/occupancy terms and duration. Incentives included a waiver of parking requirements, which previously had discouraged many owners from creating ADUs or legalizing “unintended” ADUs on their properties.

Piedmont’s 2007-2014 Element was certified, largely as a result of the ADU program. Its 2015-2023 Element was certified based on the continuing success of that program, which resulted in 13 rent-restricted units during the 2007-14 period. The American Planning Association (APA) recognized the success of this program with an “Implementation” Award in 2015.

State legislation in 2017 impeded the City’s ability to use the parking waiver as an incentive (since it prohibited local governments from requiring off-street parking for ADUs if they were located near transit, a criteria that encompasses most of Piedmont). As a result, the City has developed other incentives for rent restrictions and has demonstrated to HCD that small ADUs (including Junior ADUs) meet the criteria for “low” income units. Piedmont is also making the case that its “extremely low” income needs can be met through measures such as home sharing and renting of spare rooms.

Barry continues to provide housing-related services to the City of Piedmont, including development of new incentives for rent-restricted ADUs, and other strategies to demonstrate the city’s capacity to meet its “very low” income allocation.

Client name:	City of Piedmont
Project Start/End Dates:	Ongoing, but most recent Housing Element was 2014-15
Client Representative:	Kevin Jackson, Planning Director
Phone Number:	510-420-3039
Email:	kjackson@piedmont.ca.gov
<u>Link to Project</u>	

Project Profile: Albany Housing Element

Albany is known for its traditional neighborhoods, strong sense of community, great schools, and engaged citizenry. City staff submitted a Draft Housing Element to HCD early in the Fourth Cycle RHNA (2007-2014) and received a lengthy letter indicating the element was not yet in compliance. Due to staffing cuts induced by the recession, the City was unable to respond to the comments and continued through most of the planning period without a certified Housing Element. In 2013, with just a year remaining in the planning period, the City found itself facing a potential legal challenge triggered by the lack of a certified Element. At that time, Albany retained Barry Miller to comprehensively respond to HCD’s comments and work with the community and State to develop a compliant element.

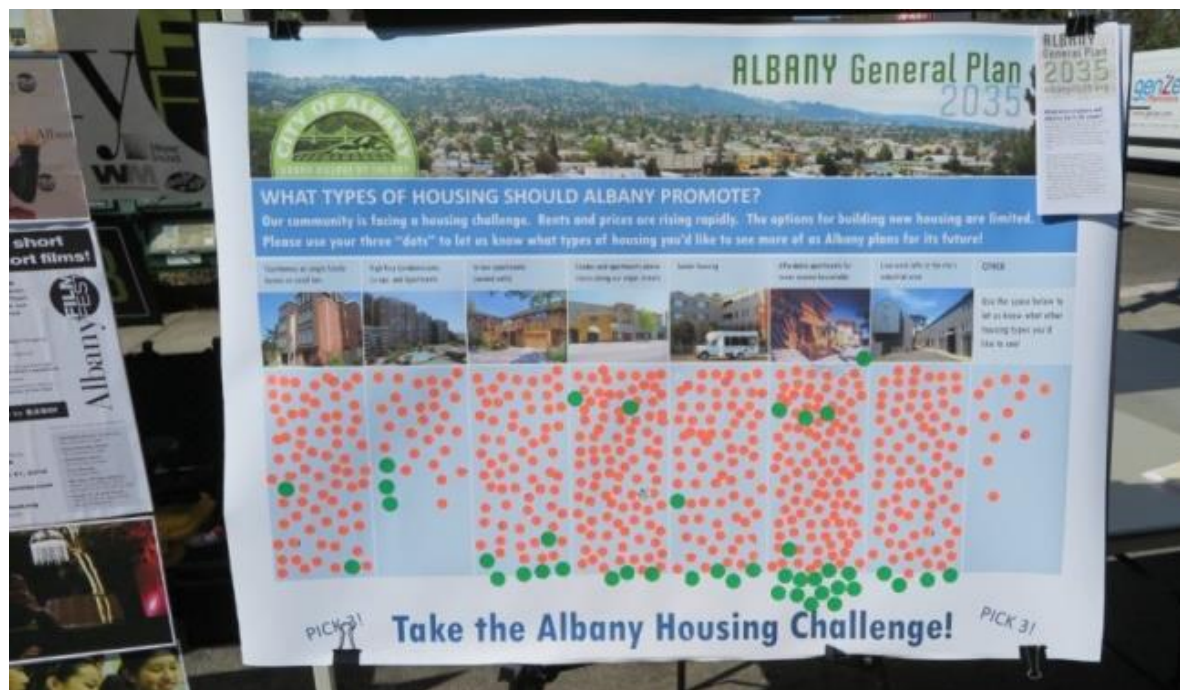
Barry worked not only with City staff, but also with the City’s legal counsel, housing advocates (including those challenging the City on its housing policies), Council, Commissions, and public, to develop a

compliant Housing Element. The work, which was completed in about six months, became the first step of a three-year process that also included preparation of the fifth cycle (2015-2023) Element, a complete overhaul and update of the Albany General Plan, and a full Environmental Impact Report.

The Albany Housing Element includes many provisions for Accessory Dwelling Units. A survey of ADU owners was completed as part of the process, allowing the City to conclude that roughly 15 percent of its ADUs met low-income criteria, 80 percent met moderate-income criteria, and 5 percent met above moderate-income criteria. HCD permitted the City to include 32 accessory dwelling units in its opportunity sites analysis.

The Albany General Plan Update was the first citywide plan in over 20 years. Over a two-year period, Barry facilitated some 30 study sessions with the Planning and Zoning Commission, the City Council, and other City Commissions to build consensus on new policies and action programs. The 2035 Plan includes strategies for reducing greenhouse gas emissions, improving conditions for pedestrians and bicyclists, linking the city to its waterfront, and expanding affordable housing opportunities. The revised General Plan was adopted on April 18, 2016.

Client name: City of Albany
Project Start/End Dates: 2013-2016
Client Representative: Anne Hersch, Planning Manager
Phone Number: 510-528-5765
Email: ahersch@albanyca.org
[Link to Project](#)





Project Profile: San Leandro General Plan and Housing Elements

Barry served as the Project Manager for the San Leandro General Plan Update in 1999-2002 and returned to manage the Plan Update from 2014-2016. Both updates won Awards of Excellence from the American Planning Association. The first update shifted the City's focus from suburban-style, auto-oriented development to strategic infill development around the City's two BART stations. The more recent update focused on transformation of San Leandro's economy, the introduction of "smart city" technology to local infrastructure and services, and creative placemaking to enhance the city's identity and built environment.

Barry has also served as Project Manager for San Leandro's last three Housing Element Updates (covering RHNA cycles 3, 4, and 5). He assisted the City in implementing these elements by updating the City's accessory dwelling unit ordinance, creating a new zoning district for areas transitioning from industrial to residential use, and amending existing zoning regulations and maps to increase the City's housing capacity. Barry worked with the community to rezone several key sites identified in the 2014-2016 Element for higher density uses, allowing them to qualify as eligible to meet the City's allocation for very low- and low-income households. He also facilitated the community meetings and Planning Commission meetings on the new ADU standards, which departed from the State's "default" standards in response to feedback received from the public and neighborhood organizations.

Client name:	City of San Leandro
Project Start/End Dates:	2014-2016
Client Representative:	Tom Liao, Community Development Director
Phone Number:	510-577-3350
Email:	tliao@sanleandro.org
<u>Link to Project</u>	

Project Profile: Fairview Specific Plan

Barry Miller served as the project manager for Alameda County's Fairview Specific Plan Update. The Draft Plan was completed in 2019 and has been in public hearings for the last several months. It is anticipated to be adopted by the Alameda County Board of Supervisors by March 2021. While this is not a Housing Element project per se, Fairview is a well-established equestrian community in a high fire hazard zone. Its physical form resembles Rolling Hills in some respects, with large lots, split-rail fences, horse barns and stables, and large homes with the potential for accessory dwellings. Much of the community has five-acre minimum zoning.

Barry Miller was retained to comprehensively update the 1997 Specific Plan for this unincorporated area. This required closely working with the community to address issues common in large lot, equestrian communities, including visual and aesthetic impacts, grading and earth movement, fire hazards and access constraints, road design standards that accommodate horses, and odor/ water quality issues associated with horses and other livestock. Barry prepared new standards for lot coverage, floor area ratio, development on steep slopes, parking, and other aspects of site development as part of this process.

Client name:	County of Alameda
Project Start/End Dates:	2018-2020
Client Representative:	Albert Lopez, Planning Director
Phone Number:	510-670-5426
Email:	albert.lopez@acgov.org
Link to Project	



Project Profile: Rolling Hills 2014-2021 Housing Element

Barry Miller is currently assisting the City of Rolling Hills in completing its Fifth Cycle Element. The Element was initially submitted to HCD in 2013 but was returned to the City in 2014 with direction for substantial revisions and edits. Staff edited the document to respond to State comments and the City adopted it in 2014; however, it was still determined to be non-compliant. In 2019, the City reached an agreement with HCD to submit a compliant element by the end of 2020. Barry Miller was retained in September 2020 to assist in this process. He has primarily served as a liaison between the City and HCD to address HCD objections regarding opportunities for multi-family housing and special needs housing in the City, and in gaining HCD's acceptance of an underutilized Palos Verdes Unified School District property as a suitable housing site.

Barry assisted staff in developing an Affordable Housing Overlay Zone, and in making strategic revisions to the Housing Element that respond to State comments. He also developed an Accessory Dwelling Unit Survey for the City, building the foundation for a 6th Cycle Housing Element that is based on ADUs rather than traditional multi-family housing. Barry is presently completing a revised Draft 5th Cycle Element for the City, to be submitted to HCD in February 2021, following Planning Commission and City Council hearings.

Client name:	City of Rolling Hills
Project Start/End Dates:	2020-2021
Client Representative:	Meredith Elguira, Planning Director



6 Public Outreach Experience

Barry Miller has been a practicing urban planner for 35 years. Over the course of his career he has developed and implemented community engagement strategies for at least two dozen communities, ranging from agricultural counties to Washington, DC. His experience is summarized in the bulleted list below:



- **Community Engagement Strategies.** Barry regularly prepares Community Engagement Strategies as part of his work. They are an essential first step in any planning project.
- **Presentations to Planning Commissions and City Councils.** As a project manager, Barry routinely presents agenda items to Planning Commissions and City Councils. He facilitates discussions of complex planning topics by elected officials and City boards and commissions on a weekly basis.
- **Facilitation of Focus Groups.** Barry organizes and facilitates Focus Groups on planning topics with individual stakeholders and with groups of stakeholders. He has performed this role on the Housing Elements for Fremont, San Leandro, and Concord; and on the General Plans for San Leandro, Piedmont, and San Rafael.
- **Steering Committees.** Barry regularly serves as staff to project Steering Committees. He recently facilitated 25 three-hour meetings of a 24-person Steering Committee for the San Rafael General Plan over a two-year period. He has also facilitated meetings of a 7-person Steering Committee for the Piedmont Housing Element, a 50-member Steering Committee for the San Leandro General Plan, and a 28-member Steering Committee for the Washington DC Comprehensive Plan. During the past year, he has convened multiple “virtual” Steering Committee meetings on the Zoom platform.
- **Community Workshops.** Barry has designed and facilitated community workshops for the Piedmont Housing Element, the San Leandro Housing Element (see photo on P. 20), the Fremont Housing



Element, and the San Rafael General Plan. More recently, he facilitated a community workshop on housing issues for the Bay Area community of Irvington and another on development issues in the unincorporated community of Fairview. Barry designs workshop materials, presentation boards, and interactive exercises (including real-time polling), prepares PowerPoint presentations, and develops summaries following the meetings.

- **Youth Outreach.** Barry has conducted focused outreach programs and meetings with youth, including a city planning “lesson plan” for fourth graders, and collaborative efforts with local schools to engage kids in planning.



- **Media.** Barry regularly prepares brochures and print media for planning projects, including Housing Elements and General Plan Updates. He frequently prepares content for City websites and social media posts. He also prepares project newsletters, and other documents that distill lengthy plans into clear, easy to understand summaries.
- **Pop-Up Workshops.** Barry regularly designs and facilitates “pop up” events on planning projects at local farmers markets, street fairs, and special events. He developed the “Albany Housing Challenge,” engaging over 100 passers-by during the City’s annual Street Fair (see photo on P. 19).
- **Engagement of Under-represented Communities.** Barry regularly works with non-profit housing advocacy groups to give voice to non-English speaking residents, hearing and sight impaired residents, and lower income households in the planning process. In his recent work in San Rafael, he partnered with local non-profit (Canal Alliance) as they conducted Spanish-language interviews on the City’s future with more than 100 residents.
- **Press-Releases.** Barry has prepared press releases for local newspapers and other media outlets, both to generate a “buzz” prior to upcoming community workshops and events, and to report out on planning projects.
- **Speech-Writing.** Barry has prepared speeches and talking points for elected officials, including the Mayors of Washington DC, Oakland, San Leandro, and San Rafael.
- **Surveys.** Barry has developed dozens of paper and electronic surveys for planning projects, including the recent Rolling Hills Accessory Dwelling Unit survey.



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References

Client Representative:	Kevin Jackson, Planning Director City of Piedmont 120 Vista Avenue Piedmont CA 94611
Phone Number:	510-420-3039
Email:	kjackson@piedmont.ca.gov
Work Description:	Piedmont Housing Element, Third (2001), Fourth (2007), and Fifth (2014) Cycles Piedmont General Plan (2009) Housing Policy and RHNA Advisor (current)
Client Representative:	Paul Jensen, Director of Community Development City of San Rafael 1800 Fifth Avenue San Rafael, CA 94901
Phone Number	415-485-5064
Email:	paul.jensen@cityofsanrafael.org
Work Description:	San Rafael 2040 General Plan (2018-2021) San Rafael Downtown Precise Plan (2019-2021)
Client Representative:	Tom Liao, Director of Community Development City of San Leandro 835 East 14 th Street San Leandro, CA 94577
Phone Number:	(510) 577-6003
Email:	tliao@sanleandro.org
Work Description:	San Leandro Housing Element, Third (2001), Fourth (2007), and Fifth (2014) Cycles San Leandro General Plan (1999-2002 and 2014-16) ADU Regulations (2017) and Zoning Ordinance Revisions (2016-17)

8 Fee Schedule

Barry Miller is a sole proprietor and has no employees. His hourly billing rate is \$150. Work is billed monthly or bi-monthly on a time and materials basis, with not to exceed limits for services. Barry does not bill for travel time.

Please note that a cost estimate for the 6th Cycle Housing Element is included at the end of Section 2 of this proposal, as requested by the City's RFP. Per the City's request, a 10 percent contingency has been added to the project budget for unforeseen expenses.

Barry Miller Consulting meets all insurance requirements specified by the City's standard Professional Services Agreement. These include:

- 1) Comprehensive General Liability Insurance with a combined single limit of \$1,000,000 covering bodily injury and property damage. In the event Barry is selected for this project, he will add the City, the Rolling Hills Community Association, and other parties specified by the City as additional insured, in accordance with the City's request.
- 2) Comprehensive Automobile Liability Insurance with a combined single limit of \$1,000,000 per occurrence, including coverage for owned, hired, and non-owned automobiles. In the event Barry is selected for this project, he will add the City, the Rolling Hills Community Association, and other parties specified by the City as additional insured, in accordance with the City's request.

Because Barry is a sole practitioner, he is exempt from Workers Compensation Insurance requirements. He will provide a statement of exemption to the City's satisfaction in the event he is selected for this project.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 9.D

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER RECOMMENDATION FROM THE PERSONNEL COMMITTEE FOR APPOINTMENTS TO THE PLANNING COMMISSION AND TRAFFIC COMMISSION.

DATE: February 22, 2021

BACKGROUND:

The terms of one Planning Commissioner, Jana Cooley and one Traffic Commissioner, Charlie Raine expired in January 2021. Appointed commissioners serve a term of four years, starting on January 1 and ending on January 1. The appointment process was delayed for terms commencing on January 1, 2021 to March 1, 2021. This delay will not change the term expiration date of January 1, 2025.

In November 2020, upon direction from the City Council, the staff began advertising for letters of interest from residents desiring to serve on the Planning Commission and Traffic Commission. The notices of the opportunity were included in the City's newsletters and posted at City Hall for over 30 days. Subsequent to the initial announcement of the two positions, Planning Commissioner Matt Seaburn submitted his resignation in January 2021. Mr. Seaburn's term would have expired on January 1, 2022.

DISCUSSION:

In response to the notice, incumbent Planning Commissioner Jana submitted a letter expressing interest in continuing to serve on the Planning Commission. Three other letters of interest, from Arun Bhumitra, Nikos Constance and Abby Douglas, were received.

For the Traffic Commission, incumbent Charlie Raine submitted a letter expressing interest in continuing to serve on the Traffic Commission. No other letters of interest were received for Traffic Commission.

On February 16, 2021 and February 17, 2021, the City Council Personnel Committee conducted interviews with three Planning Commission candidates. Incumbents were not interviewed. Candidate Arun Bhumitra later requested to withdraw his application from consideration.

For the Planning Commission, the Personnel Committee expressed that the two applicants interviewed have specific experiences and perspectives that would serve the City well and could constructively contribute to the challenging decisions and tasks of the Planning Commission. However, after much consideration, the Committee recommends to re-appoint the incumbent Commissioner. The incumbent's past performances coupled with her background, interest and knowledge of issues facing the Planning Commission were the primary factors for the reappointment. In consideration of the two applicants to fulfil the remaining term vacated by Planning Commissioner Seaburn, the Personnel Committee recommends the appointment of Abby Douglas.

FISCAL IMPACT:

The cost to conduct the appointment process is included in the adopted budget for Fiscal Year 2020-2021.

RECOMMENDATION:

The City Council Personnel Committee recommends the re-appointment of Charlie Raine to the Traffic Commission for a four-year term effective March 1, 2021 and Jana Cooley for a four-year term effective March 1, 2021. The Personnel Committee also recommends the appointment of Abby Douglas to the Planning Commission to serve the remaining term vacated by Commissioner Matt Seaburn.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A

Mtg. Date: 02/22/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: UPDATE ON THE PALOS VERDES PENINSULA EMERGENCY PREPAREDNESS COMMITTEE AND REGIONAL LAW ENFORCEMENT COMMITTEE MEETINGS HELD ON NOVEMBER 12, 2020 AND FEBRUARY 11, 2021 (VERBAL REPORT).

DATE: February 22, 2021

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

None.

ATTACHMENTS: