



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, January 25, 2021

CITY OF ROLLING HILLS
7:00 PM

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?](https://us02web.zoom.us/j/87227175757?pwd=VzNES3Q2NFprRk5BRmdUSktWb0hmUT09)
[pwd=VzNES3Q2NFprRk5BRmdUSktWb0hmUT09](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. 1271

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. **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.

4.A. [MINUTES: REGULAR MEETING OF JANUARY 11, 2021.](#)

RECOMMENDATION: Approve as presented.

[2021-01-11_CCMinutes v4.docx](#)

4.B. [PAYMENT OF BILLS.](#)

RECOMMENDATION: Approve as presented.

[Check Voucher Register - Council Report Expenditures from 1-25-2021.pdf](#)

4.C. [TONNAGE REPORT FOR THE MONTH OF DECEMBER, 2020.](#)

RECOMMENDATION: Approve as presented.

[12.20 Rolling Hills Tonnage Report.pdf](#)

4.D. [REPUBLIC SERVICES' 2021 CLEAN-UP SCHEDULE.](#)

RECOMMENDATION: Approve as presented.

4.E. [FINANCIAL STATEMENTS FOR THE QUARTER ENDING DECEMBER 31, 2020](#)

RECOMMENDATION: Receive and File

[Budget Comparative 12-31-20.pdf](#)

5. **COMMISSION ITEMS**

NONE.

6. **PUBLIC HEARINGS**

6.A. [CONSIDER ORDINANCE NO. 369, AN ORDINANCE AMENDING TITLE 17 \(ZONING\) OF THE ROLLING HILLS MUNICIPAL CODE TO ADDÂ 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;Â AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL 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.](#)

RECOMMENDATION: Open the public hearing, take public testimony, and continue

the public hearing to February 8, 2021.

[Ordinance 369 Rancho Del Mar Affordable Housing Overlay.docx](#)

[City Council Resolution 1270 Land Use Element Amendment.doc](#)

[ROLLING HILLS - Land Use Element-c1-c1.DOCX](#)

[Initial_Study_Neg_Declaration_RDMO.pdf](#)

[Comments_Received.pdf](#)

[Overlay_Zoning_Map.pdf](#)

[PC Reso 2020-09.pdf](#)

[PC Reso 2020-10.pdf](#)

7. OLD BUSINESS

7.A. [CONSIDER EASTFIELD UTILITY UNDERGROUNDING PROJECT ASSESSMENT DISTRICT INITIATION OF PROPERTY OWNERS VOTING PROCESS.](#)

RECOMMENDATION:

(1) Adopt Resolution No. 1268, A Resolution of the City Council of the City of Rolling Hills, California, Declaring Its Intention to Take Proceedings Pursuant to the Municipal Improvement Act of 1913 and to Issue Bonds Pursuant to the Improvement Bond Act of 1915, and Make Certain Finding and Determinations in Connection Therewith, All Relating to the Formation of City of Rolling Hills Assessment District No. 2021-1 (Eastfield Drive Utility Improvements); and

(2) Adopt Resolution No. 1269, A Resolution of the City Council of the City of Rolling Hills, California, Preliminarily Approving the Assessment Engineer's Report and Fixing the Time and Place of the Public Hearing for City of Rolling Hills Assessment District No. 2021-1 (Eastfield Drive Utility Improvements)

[Signed Preliminary Engineer's Report Eastfield Undergrouding_Rolling Hills_01.25.21.pdf](#)

[Rolling Hills_Eastfield_CERTIFICATE OF SUFFICIENCY OF PETITION_03.03.20.pdf](#)

[Resolution 1268 Intention.docx](#)

[Resolution 1269 Fixing Date of Public Hearing \(2\).docx](#)

[Assessment District Boundary Map.pdf](#)

7.B. [CONSIDER JOINING THE PENINSULA ENHANCED WATERSHED MANAGEMENT PROGRAM \(EWMP\).](#)

RECOMMENDATION:

Staff recommends that the City Council (1) receive a presentation on the basis and timing for participation in the Peninsula EWMP; (2) consider the choice of actions evaluated by McGowan Consulting; and (3) provide direction to staff.

[EWMP_Decision_2021.01.25\(Final\).pptx](#)

7.C. [ADOPT ORDINANCE NO. 365 OF THE CITY OF ROLLING HILLS, CALIFORNIA PROHIBITING SMOKING IN AND ON PUBLIC PROPERTY AND IN AND ON PRIVATE EASEMENTS, ROADS, AND TRAILS BY ADDING CHAPTER 8.40 \(SMOKING PROHIBITED\) TO TITLE 8 \(HEALTH AND SAFETY\) OF THE ROLLING HILLS MUNICIPAL CODE; AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT](#)

RECOMMENDATION: Waive full reading and adopt ordinance of the City Council of the City of Rolling Hills adding Chapter 8.40 (Smoking Prohibited); and finding the same exempt from CEQA.

[Ordinance_365_Smoking_Ban_Final.pdf](#)

- 7.D. [ADOPT ORDINANCE NO. 367 OF THE CITY OF ROLLING HILLS, CALIFORNIA, REPEALING SECTIONS 10.12.050 \(AUTHORITY OF GATE GUARDS\) AND 10.12.060 \(UNAUTHORIZED TRAFFIC DIRECTION PROHIBITED\) OF CHAPTER 10.12 \(TRAFFIC ENFORCEMENT AUTHORITY\) OF TITLE 10 \(VEHICLES AND TRAFFIC\); AND AMENDING CHAPTER 9.40 \(TRESPASS\) AND CHAPTER 9.44 \(ENTERING PRIVATE PROPERTY UNDER FALSE PRETENSES\) OF TITLE 9 \(PUBLIC PEACE, MORALS AND WELFARE\) OF THE ROLLING HILLS MUNICIPAL CODE; AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.](#)

RECOMMENDATION: Waive full reading and adopt the ordinance of the City Council of the City of Rolling Hills repealing sections 10.12.050 and 10.12.060 and amending Chapter 9.40 and Chapter 9.44 of the Rolling Hills Municipal Code; and finding the same exempt from CEQA.

[Ordinance_367_Regulating_Trespass_and_Repealing_Gate_Attendant_Sections_Final.pdf](#)

- 7.E. [ADOPT ORDINANCE NO. 368 OF THE CITY OF ROLLING HILLS, CALIFORNIA AMENDING TITLE 17 \(ZONING\) OF THE CITY OF ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.48 \(TEMPORARY USE PERMITS\) ESTABLISHING REGULATIONS OF CERTAIN TEMPORARY USES WITHIN THE CITY; AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.](#)

RECOMMENDATION: Waive full reading and adopt the ordinance of the City Council of the City of Rolling Hills amending Title 17 (Zoning) of the City of Rolling Hills Municipal Code to add Chapter 17.48 (Temporary Use Permits) establishing regulations of certain temporary uses within the City; and finding the same exempt from CEQA.

[Ordinance_368_Temporary_Use_Permits_Final.pdf](#)

8. NEW BUSINESS

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

10. MATTERS FROM STAFF

- 10.A. [FIRE FUEL ABATEMENT ENFORCEMENT CASES QUARTERLY REPORT FOR THE FOURTH QUARTER OF 2020 \(OCTOBER 1 THROUGH DECEMBER 31\).](#)

RECOMMENDATION: Receive and file as presented.

[4th Quarter Closed Code Cases.pdf](#)

[4th Quarter Open Code Chronological.pdf](#)

[4th Quarter Open Code Alphabetical 1.21.21.pdf](#)

- 10.B. [UPDATE REPORT ON THE PROGRESS OF THE SAFETY ELEMENT FUNDED BY HAZARD MITIGATION PROGRAM GRANT FROM FEMA/CALOES \(ORAL\).](#)

RECOMMENDATION: NONE.

10.C. [UPDATE REPORT ON ENGINEERING DESIGN OF 8' SEWER MAIN LINE ALONG PORTUGUESE BEND ROAD AND ROLLING HILLS ROAD \(ORAL\).](#)

RECOMMENDATION: NONE.

10.D. [UPDATE ON VEGETATION MANAGEMENT/FIRE FUEL BREAKS FUNDED BY HAZARD MITIGATION PROGRAM GRANT FROM FEMA/CALOES \(ORAL\).](#)

RECOMMENDATION: None.

10.E. [UPDATE ON HOUSING AND LAND USE SENATE BILL 9 \(ATKINS\) AND SENATE BILL 10 \(WIENER\) \(ORAL\).](#)

RECOMMENDATION: Receive and file.

11. CLOSED SESSION

NONE.

12. ADJOURNMENT

Next regular meeting: Monday, February 8, 2021 at 7:00 p.m. via Zoom.

Zoom access: <https://us02web.zoom.us/j/87227175757?pwd=VzNES3Q2NFprRk5BRmdUSktWb0hmUT09> Or dial (669) 900-9128,

Meeting ID: 872 27175757 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: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: MINUTES: REGULAR MEETING OF JANUARY 11, 2021.

DATE: January 25, 2021

BACKGROUND:

NONE.

DISCUSSION:

NONE.

FISCAL IMPACT:

NONE.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[2021-01-11_CCMinutes v4.docx](#)

**MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, JANUARY 11, 2020**

1. CALL TO ORDER

The City Council of the City of Rolling Hills met in a regular meeting 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

Resident Alfred Visco commented about an article that he read in the Palos Verdes Peninsula News. The article was about a wildfire detecting camera system that was used by Cal Fire. He would like to know if the City of Rolling Hills would consider using this system.

4. CONSENT CALENDAR

A. MINUTES: 1) REGULAR MEETING OF NOVEMBER 23, 2020; AND 2) REGULAR MEETING OF DECEMBER 14, 2020.

MOTION: It was moved by Mayor Pro Tem Dieringer and seconded by Councilmember Wilson to approve the amended meeting minutes.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, and Wilson
NOES: COUNCILMEMBERS: Black
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

B. PAYMENT OF BILLS

C. REPUBLIC SERVICES RECYCLING TONNAGE REPORT FOR NOVEMBER 2020.

D. ANNUAL VENDOR LIST FOR CALENDAR YEAR 2021

F. CITY COUNCIL BUDGET CALENDAR FOR FISCAL YEAR 2021-2022.

G. RESOLUTION 1268: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AUTHORIZING THE DESTRUCTION OF CERTAIN CITY RECORDS AS PROVIDED BY SECTION 34090 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

H. RECEIVE AND FILE ANNUAL REPORT FOR FISCAL YEAR 2019-2020 TO THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD AS MANDATED BY THE LOS ANGELES COUNTY MUNICIPAL STORM WATER PERMIT ORDER NO. R4-2012-0175, AMENDED BY ORDER NO. WQ 2015-0075.

I. RECEIVE AND FILE COMMENT LETTERS TO THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD ON THE DRAFT MS4 PERMIT AND THE MACHADO LAKE TMDLS.

MOTION: It was moved by Councilmember Black and seconded by Councilmember Wilson to approve as presented 4B, 4C, 4D, 4F, 4G, 4H, 4I.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black, and Wilson
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

E. CITY COUNCIL MEETING DATES FOR CALENDAR YEAR 2021.

MOTION: It was moved by Councilmember Wilson and seconded by Mayor Pro Tem Dieringer to approve 4E as presented with the addition of December 20, 2021 regular meeting.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black, and Wilson
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

J. CONTRACT AMENDMENT FOR CSG PLANNING CONSULTANT.

MOTION: It was moved by Mayor Piper and seconded by Council Member Wilson to approve as presented and hold future discussion on contract amendment agenda placement.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, and Wilson
NOES: COUNCILMEMBERS: Black
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

5. COMMISSION ITEMS
NONE.

6. **PUBLIC HEARINGS**
NONE.

7. **OLD BUSINESS**
NONE.

8. **NEW BUSINESS**

A. CONSIDER AND APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH THE PECKHAM AND MCKENNEY INC. FOR RECRUITMENT SERVICES.

MOTION: It was moved by Councilmember Mirsch and seconded by Councilmember Wilson to enter into an agreement with Peckham and McKenny Inc.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black and Wilson
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS

B. CONSIDER AND APPROVE AN APPLICATION TO THE CALIFORNIA JOINT POWERS INSURANCE AUTHORITY (CJPIA) FOR A LOAN TO FUND THE CITY HALL AMERICANS WITH DISABILITIES ACT (ADA) IMPROVEMENTS.

MOTION: It was moved by Councilmember Wilson and seconded by Councilmember Mirsch to submit a loan application to CJPIA for the funding the City Hall ADA improvement project.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black and Wilson
NOES: COUNCILMEMBERS: None.
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

C. CONSIDER AND APPROVE AN AMENDED AGREEMENT WITH PACIFIC ARCHITECTURE AND ENGINEERING INC. TO PROVIDE DESIGN OF AN EMERGENCY STANDBY GENERATOR FOR THE CITY HALL CAMPUS.

Resident Alfred Visco recommended the use of backup batteries to energize the City Hall Campus during a power outage.

Assistant City Attorney Jane Abzug clarified the motion to amend No. 2 Paragraph 3 to an amount not to exceed \$40,840.59 and strike everything in Exhibit A Part 2 with exception of the Assessment Box.

MOTION: It was moved by Councilmember Mirsch and seconded by Councilmember Wilson to move forward as counsel defines.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Black and Wilson
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

D. DISCUSS AND EVALUATE CURRENT LIST OF CITY COUNCIL AD HOC SUBCOMMITTEES.

MOTION: It was moved by Councilmember Black and seconded by Councilmember Mirsch that the Fire Fuel Reduction Ad Hoc Committee become a Standing Committee.

AYES: COUNCILMEMBERS: Mayor Pieper, Dieringer, Mirsch, Wilson, and Black
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

Councilmember Dieringer recommended that staff agendaize SB9 and SB10 for discussion for the next City Council meeting.

10. MATTERS FROM STAFF

Assistant City Attorney Jane Abzug reported that the City, Brunner and Nakamura Mediation will occur on Friday, January 15, 2021. Staff will report back.

11. CLOSED SESSION
NONE.

12. ADJOURNMENT

Hearing no further business before the City Council, Mayor Pieper adjourned the meeting at 8:41 PM. Next regular meeting: Monday, January 25, 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.: 4.B

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PAYMENT OF BILLS.

DATE: January 25, 2021

BACKGROUND:

NONE

DISCUSSION:

NONE

FISCAL IMPACT:

NONE.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[Check Voucher Register - Council Report Expenditures from 1-25-2021.pdf](#)

The City of Rolling Hills
Check/Voucher Register - Council Report - Expenditures
From 1/25/2021 Through 1/25/2021

Docu... Numb...	Matching Docum... Date	Name	Transaction Description	Transaction Amount	Fund Code	Fund Short Title
26803	1/25/2021	Abila	January 2021 Accounting Software	192.94	01	General
Total 26803	1/25/2021			192.94		
26804	1/25/2021	ALAN PALERMO CONSULTING	Professional Services 11/1/20 to 1/2/21-CIP Project Mgmt	1,040.00	01	General
26804	1/25/2021	ALAN PALERMO CONSULTING	Professional Services 11/1/20 to 1/2/21-CIP Project Mgmt	880.00	40	Capital Project
26804	1/25/2021	ALAN PALERMO CONSULTING	Professional Services 11/1/20 to 1/2/21-CIP Project Mgmt	2,640.00	41	Utility Fund
Total 26804	1/25/2021			4,560.00		
26805	1/25/2021	Best Best & Krieger LLP	December 2020 Brunner/Korzennik Vs. RH	10,596.90	01	General
26805	1/25/2021	Best Best & Krieger LLP	December 2020 Land Use Services	6,042.00	01	General
26805	1/25/2021	Best Best & Krieger LLP	December 2020 View Preservation Services	38.00	01	General
26805	1/25/2021	Best Best & Krieger LLP	December 2020, General Srvcs, Code Enf. & Undergrounding	9,964.17	01	General
Total 26805	1/25/2021			26,641.07		
26806	1/25/2021	California Water Service Co.	Water Usage 11/25/20 to 12/24/20	702.89	01	General
Total 26806	1/25/2021			702.89		
26807	1/25/2021	Cox Communications	Phone Services, 12/26/20 to 1/25/21	313.28	01	General
Total 26807	1/25/2021			313.28		
26808	1/25/2021	First Call Staffing Inc.	Week Ending 12/20/20 General Office Temp K.Orler	1,088.00	01	General

The City of Rolling Hills
Check/Voucher Register - Council Report - Expenditures
From 1/25/2021 Through 1/25/2021

Docu... Numb...	Matching Docum... Date	Name	Transaction Description	Transaction Amount	Fund Code	Fund Short Title
Total 26808	1/25/2021			1,088.00		
26809	1/25/2021	FORUM INFO-TECH, INC./LEVELLOUD	January 2021 Cloud Hosting	3,747.55	01	General
Total 26809	1/25/2021			3,747.55		
26810	1/25/2021	Jimenez Consulting Solutions, LLC	December 16-31, 2020 Web Design Services	2,500.00	01	General
Total 26810	1/25/2021			2,500.00		
26811	1/25/2021	LA County Sheriff's Department	Law Enf. Services - Special Events 12/2/20 to 12/16/20	1,476.03	10	COPS
Total 26811	1/25/2021			1,476.03		
26812	1/25/2021	Peckham & Mckenney	City Clerk & Sr. Mgmt Analyst Recruitment Services, 1/13/21	15,000.00	01	General
Total 26812	1/25/2021			15,000.00		
26813	1/25/2021	Rogers, Anderson, Malody & Scott, LLP	November 2020 Accounting Services	7,558.00	01	General
Total 26813	1/25/2021			7,558.00		
26814	1/25/2021	Revize LLC	Homepage Website Design Changes, 1/5/2021	1,950.00	01	General
Total 26814	1/25/2021			1,950.00		
26815	1/25/2021	Southern California Edison	Electricity Usage 11/23/20 to 12/23/20	765.66	01	General
Total 26815	1/25/2021			765.66		

The City of Rolling Hills
Check/Voucher Register - Council Report - Expenditures
From 1/25/2021 Through 1/25/2021

Docu... Numb...	Matching Docum... Date	Name	Transaction Description	Transaction Amount	Fund Code	Fund Short Title
26816	1/25/2021	USCM	Deferred Compensation 1/15/2021	50.00	01	General
Total 26816	1/25/2021			50.00		
26817	1/25/2021	Vantagepoint Transfer Agents - 306580	Deferred Compensation 1/15/2021	1,096.23	01	General
Total 26817	1/25/2021			1,096.23		
Report Total				67,641.65		



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.C

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: TONNAGE REPORT FOR THE MONTH OF DECEMBER, 2020.

DATE: January 25, 2021

BACKGROUND:

NONE.

DISCUSSION:

NONE.

FISCAL IMPACT:

NONE.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[12.20 Rolling Hills Tonnage Report.pdf](#)

CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE 2020

Franchise? Y

Mth/Yr	Overall Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
Jan-20	Trash	178.78	38.00	140.78	21.26%
	Greenwaste	102.61	102.61	-	100.00%
	Recycle	0.03	0.01	0.02	20.00%
Jan-20 Total		281.42	140.62	140.80	49.97%
Feb-20	Trash	159.76	8.21	151.55	5.14%
	Greenwaste	95.32	95.32	-	100.00%
	Recycle	2.18	0.44	1.74	20.00%
Feb-20 Total		257.26	103.97	153.29	40.41%
Mar-20	Trash	208.78	-	208.78	0.00%
	Greenwaste	92.55	92.55	-	100.00%
	Recycle	0.01	0.00	0.01	21.00%
Mar-20 Total		301.34	92.55	208.79	30.71%
Apr-20	Trash	203.94	20.06	183.88	9.84%
	Greenwaste	146.90	146.90	-	100.00%
Apr-20 Total		350.84	166.96	183.88	47.59%
May-20	Trash	286.46	20.68	265.78	7.22%
	Greenwaste	129.11	129.11	-	100.00%
May-20 Total		415.57	149.79	265.78	36.04%
Jun-20	Trash	279.97	61.66	218.31	22.02%
	Greenwaste	95.19	95.19	-	100.00%
Jun-20 Total		375.16	156.85	218.31	41.81%
Jul-20	Trash	262.63	18.10	244.53	6.89%
	Greenwaste	86.70	86.70	-	100.00%
Jul-20 Total		349.33	104.80	244.53	30.00%
Aug-20	Trash	238.25	26.63	211.62	11.18%
	Greenwaste	64.07	64.07	-	100.00%
Aug-20 Total		302.32	90.70	211.62	30.00%
Sep-20	Trash	234.41	8.21	226.20	3.50%
	Greenwaste	88.74	88.74	-	100.00%
Sep-20 Total		323.15	96.95	226.20	30.00%
Oct-20	Trash	269.63	28.79	240.84	10.68%
	Greenwaste	74.41	74.41	-	100.00%
Oct-20 Total		344.04	103.20	240.84	30.00%
Nov-20	Trash	255.52	35.58	219.94	13.92%
	Greenwaste	58.69	58.69	-	100.00%
Nov-20 Total		314.21	94.27	219.94	30.00%
Dec-20	Trash	240.13	23.86	216.27	9.94%
	Greenwaste	68.83	68.83	-	100.00%
Dec-20 Total		308.96	92.69	216.27	30.00%
Grand Total		3,923.60	1,393.34	2,530.26	35.51%

Contract Requires 50% Household - 1393.34



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.D

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: REPUBLIC SERVICES' 2021 CLEAN-UP SCHEDULE.

DATE: January 25, 2021

BACKGROUND:

Republic Services' annual clean-up schedule proposal.

DISCUSSION:

Proposed 2021 clean-up dates:

Spring

- March 17, 2021 greenwaste
- March 24, 2021 bulk
- March 27, 2021 shred/e-waste (3hrs, outside vendors + Republic Supervision)

Fall

- October 20, 2021 greenwaste
- October 27, 2021 bulk
- October 30, 2021 shred / e-waste (3hrs, outside vendors + Republic Supervision)

FISCAL IMPACT:

NONE.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.E

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: TERRY SHEA, FINANCE DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: FINANCIAL STATEMENTS FOR THE QUARTER ENDING DECEMBER 31, 2020

DATE: January 25, 2021

BACKGROUND:

None

DISCUSSION:

General Fund Budget Comparison for the Quarter Ending December 31, 2020.

FISCAL IMPACT:

None

RECOMMENDATION:

Receive and File.

ATTACHMENTS:

[Budget Comparative 12-31-20.pdf](#)

CITY OF ROLLING HILLS
BUDGET COMPARISON GENERAL FUND
FY 2020-21 DECEMBER

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City of Rolling Hills

	Current Year			
	Budget	YTD Actual	YTD Variance	YTD Percentage
As Of: 12/31/20				
Fund: 01 - General Fund				
Revenues				
401.0 Property Taxes	\$ 1,190,300	\$ 534,799.20	\$ (655,500.80)	44.93%
405.0 Sales Tax	4,800	2,048.18	(2,751.82)	42.67%
410.0 Real Estate Transfer Tax	33,500	34,040.88	540.88	101.61%
420.0 Motor Vehicles in Lieu Tax-VLF	232,500	-	(232,500.00)	0.00%
440.0 Building & Other Permit Fees	281,250	19,457.50	(261,792.50)	6.92%
450.0 Variance, Planning & Zoning	20,000	14,558.33	(5,441.67)	72.79%
455.0 Animal Control Fees	1,300	192.00	(1,108.00)	14.77%
460.0 Franchise Fees	19,000	3,627.94	(15,372.06)	19.09%
480.0 Fines & Traffic Violations	14,300	1,151.21	(13,148.79)	8.05%
585.0 Covid 19 Revenues	-	50,000.00	50,000.00	#DIV/0!
600.0 City Hall Leasehold RHCA	68,000	34,493.00	(33,507.00)	50.73%
620.0 Proposition A Exchange	56,250	-	(56,250.00)	0.00%
650.0 PSAF & COPS	800	484.26	(315.74)	60.53%
655.0 Burgler Alarm Responses	600	350.00	(250.00)	58.33%
670.0 Interest Earned	100,000	6,677.16	(93,322.84)	6.68%
670.0 Interest Earned Section 115	-	-	-	#DIV/0!
675.0 Miscellaneous Revenue	37,800	2,981.61	(34,818.39)	7.89%
699.0 Operating Transfer In	24,000	12,000.00	(12,000.00)	50.00%
Total Revenues	<u>2,084,400</u>	<u>716,861.27</u>	<u>(1,367,538.73)</u>	<u>34.39%</u>
Expenditures				
Dept: 00				
999.0 Operating Transfer Out	177,527	62,987.00	114,540.00	35.48%
Total 00	<u>177,527</u>	<u>62,987.00</u>	<u>114,540.00</u>	<u>35.48%</u>
Dept: 01 City Administration				
702.0 Salaries-Full Time	424,600	153,168.46	271,431.54	36.07%
703.0 Salaries-Part Time	10,500	8,436.00	2,064.00	80.34%
710.0 Retirement CalPERS-Employer	72,400	28,124.39	44,275.61	38.85%
715.0 Workers Compensation Insurance	7,700	3,940.74	3,759.26	51.18%
716.0 Group Insurance	47,600	13,910.82	33,689.18	29.22%
717.0 Retiree Medical	30,300	16,629.09	13,670.91	54.88%
718.0 Employer Payroll Taxes	26,800	7,016.35	19,783.65	26.18%
719.0 Deferred Compensation	2,000	458.82	1,541.18	22.94%
720.0 Auto Allowance	3,200	1,200.00	2,000.00	37.50%
740.0 Office Supplies & Expense	60,000	18,651.41	41,348.59	31.09%
745.0 Equipment Leasing Costs	4,100	3,974.11	125.89	96.93%
750.0 Dues & Subscriptions	11,300	7,607.00	3,693.00	67.32%
755.0 Conference Expense	10,000	-	10,000.00	0.00%
757.0 Meetings Expense	2,000	357.16	1,642.84	17.86%
759.0 Training & Education	2,000	-	2,000.00	0.00%
761.0 Auto Mileage	500	25.94	474.06	5.19%
765.0 Postage	15,000	6,489.37	8,510.63	43.26%
770.0 Telephone	6,100	3,202.16	2,897.84	52.49%
775.0 City Council Expense	10,000	75.00	9,925.00	0.75%
780.0 Minutes Clerk Meetings	6,000	2,862.91	3,137.09	47.72%
785.0 Codification	5,000	550.00	4,450.00	11.00%
790.0 Advertising	1,500	325.00	1,175.00	21.67%
795.0 Other Gen Admin Expense	10,000	1,404.09	8,595.91	14.04%
801.0 City Attorney	90,000	44,035.80	45,964.20	48.93%
802.0 Legal Expenses-Other	3,000	6,525.65	(3,525.65)	217.52%
820.0 Website	6,000	19,258.40	(13,258.40)	320.97%
850.0 Election Expense City Council	30,000	3,078.14	26,921.86	10.26%
890.0 Consulting Fees	84,200	31,406.94	52,793.06	37.30%
950.0 Capital Outlay-Equipment	-	5,525.78	-5,525.78	#DIV/0!
Total City Administration	<u>981,800</u>	<u>388,239.53</u>	<u>593,560.47</u>	<u>39.54%</u>

CITY OF ROLLING HILLS
BUDGET COMPARISON GENERAL FUND
FY 2020-21 DECEMBER

Page: 2
1/10/2021

City of Rolling Hills

		Current Year			
		Amended	YTD	YTD	YTD
		Budget	Actual	Variance	Percentage
As Of: 12/31/20					
Expenditures					
Dept: 05 Finance					
750.0	Dues & Subscriptions	\$ 2,100	\$ -	\$ 2,100.00	0.00%
810.0	Annual Audit	17,100	12,600.00	4,500.00	73.68%
890.0	Consulting Fees	103,683	32,503.25	71,179.75	31.35%
	Total Finance	122,883	45,103.25	77,779.75	36.70%
Dept: 15 Planning & Development					
702.0	Salaries-Full Time	196,700	96,020.52	100,679.48	48.82%
703.0	Salaries-Part Time	15,750	13,817.60	1,932.40	87.73%
710.0	Retirement CalPERS-Employer	33,800	17,521.00	16,279.00	51.84%
715.0	Workers Compensation Insurance	3,800	1,788.78	2,011.22	47.07%
716.0	Group Insurance	16,200	6,793.20	9,406.80	41.93%
718.0	Employer Payroll Taxes	16,750	6,988.16	9,761.84	41.72%
720.0	Auto Allowance	2,400	275.00	2,125.00	11.46%
750.0	Dues & Subscriptions	600	0.00	600.00	0.00%
755.0	Conference Expense	5,000	0.00	5,000.00	0.00%
758.0	Planning Commission Meeting	3,000	854.74	2,145.26	28.49%
759.0	Training & Education	2,000	0.00	2,000.00	0.00%
776.0	Miscellaneous Expenses	2,000	292.49	1,707.51	14.62%
872.0	Property Development-Legal Exp	47,000	7,676.00	39,324.00	16.33%
878.0	Build Inspect. LA County/Willd	150,000	13,744.82	136,255.18	9.16%
881.0	Storm Water Management	124,000	83,593.44	40,406.56	67.41%
882.0	Variance & CUP Expense	7,000	5,833.40	1,166.60	83.33%
884.0	Special Project Study & Consul	196,400	61,731.43	134,668.57	31.43%
950.0	Capital Outlay-Equipment	2,000	0.00	2,000.00	0.00%
	Total Planning & Development	824,400	316,930.58	507,469.42	38.44%
Dept: 25 Public Safety					
830.0	Law Enforcement	232,785	82,197.75	150,587.25	35.31%
833.0	Other Law Enforcement Expenses	3,000	133.04	2,866.96	4.43%
837.0	Wild Life Mgmt & Pest Control	50,000	2,562.43	47,437.57	5.12%
838.0	Animal Control Expense	6,000	2,230.85	3,769.15	37.18%
	Total Public Safety	291,785	87,124.07	204,660.93	29.86%
Dept: 65 Non-Department					
895.0	Insurance & Bond Expense	27,600	16,707.46	10,892.54	60.53%
901.0	South Bay Comm. Organization	4,100	3,400.00	700.00	82.93%
915.0	Community Recognition	11,000	0.00	11,000.00	0.00%
916.0	Civil Defense Expense	650	0.00	650.00	0.00%
917.0	Emergency Preparedness	29,000	5,127.53	23,872.47	17.68%
985.0	Contingency	25,000	0.00	25,000.00	0.00%
	Total Non-Department	97,350	25,234.99	72,115.01	25.92%
Dept: 75 City Properties					
925.0	Utilities	34,000	16,455.32	17,544.68	48.40%
930.0	Repairs & Maintenance	20,000	7,628.89	12,371.11	38.14%
932.0	Area Landscaping	13,500	8,810.75	4,689.25	65.26%
	Total City Properties	67,500	32,894.96	34,605.04	48.73%
Total Expenditures and Transfers		2,563,245	958,514.38	1,604,730.62	37.39%
Revenues Over (Under) Expenditures		\$ (478,845)	\$ (241,653)	\$ 237,192	



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 6.A

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: 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 ENVIRONMENTAL 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.

DATE: January 25, 2021

BACKGROUND:

Pursuant to the California State Housing-Element Law, the City of Rolling Hills (City) is in the process of updating its Housing Element of the General Plan to address the planning period from 2014-2021. The City last adopted their 2014-2021 Housing Element of the General Plan on February 10, 2014, along with the associated General Plan Amendment. The City is currently moving forward with bringing the 4th and 5th cycles into compliance with the Housing Element Regional Housing Needs Assessment (RHNA). The update to the Housing Element of the General Plan includes identifying an opportunity site within the City that would accommodate and meet RHNA numbers as assessed by the HCD.

The update to the Housing Element of the General Plan includes a proposed Project that would establish a new overlay zone that would accommodate the existing uses on the site, as well as allow for new

multi-family units to be developed. The proposed Project would also require the appropriate General Plan and Zoning Ordinance amendment and associate maps to reflect the creation of the new overlay zone. The zone change and new overlay zone will enable the City of Rolling Hills to start accommodating its RHNA allocations. A feasible site located at 38 Crest Road West at the southern end of the City has been selected to be utilized as the opportunity site for additional housing, including affordable housing, emergency shelters, and Single Room Occupancy Housing.

DISCUSSION:

An approximately 31-acre site located at the western border of the City has been designated as an opportunity site that would allow for the development of new housing units, including affordable housing, emergency shelters, and Single Room Occupancy Housing. The site would require changes to the General Plan Land Use Element, zone change and the creation of a new overlay zone to adequately accommodate for RHNA unit numbers. 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 16 units, including low income units and very low-income units. Additionally, the proposed Project would also allow for the continued use of the public facilities, schools and transportation facilities at the site. 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.

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). 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 current 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. The Project site is surrounded by RAS-2 zones to the east and north of Crest Road and is bounded by the City of Rancho Palos Verdes to the west and south, with zoning designations of Residential Single Lot – 20,000 square feet.

PROJECT COMPONENTS

The proposed Project would establish a new mixed-use-multi-family overlay zone (Rancho Del Mar Housing Opportunity Overlay Zone) that would accommodate the existing uses on the site, as well as allow for new multi-family residential, emergency shelters, transitional and Single Room Occupancy

housing units to be developed in the future. The proposed Project would require an amendment to the General Plan Land Use Element, amendments to the General Plan Land Use Map and Zoning Map, and amendments to the Zoning Ordinance text in order to reflect the new overlay zone. These changes would then allow for future construction of 16 clustered multi-family units, consistent with the 20 units/acre designation.

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 Housing Opportunity 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 at 38 Crest Road West (also known as the Rancho Del Mar High School Site). The Overlay *requires* the allowable number of dwelling units on any site with this designation to be clustered at a minimum of 20 units per acre. 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 Opportunity 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 16 multi-family units on this site by right.

The Project is currently not being developed with any structures at the site. The proposed overlay zone that would allow for the future 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 RHNA allocations, including accommodation of affordable housing units. The Overlay Zone will also accommodate emergency shelters and Single Room Occupancy Housing as part of the Housing Element Update.

INITIAL STUDY/ NEGATIVE DECLARATION

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration was prepared in November 2020. The environmental analysis determined that the Project would not have a significant effect on the environment, therefore a Negative Declaration was prepared and circulated to the appropriate agencies for their review.

The purpose of the environmental review under the Initial Study/Negative Declaration (Rancho Del Mar Housing Opportunity Overlay Zone IS/ND) is to evaluate all the planning document level changes that are currently being proposed for the 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). 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 undertake the appropriate level of environmental review as Projects at this site are proposed and developed.

CEQA guidelines require that local governments comply with Assembly Bill (AB) 52 to include California Native American Tribes in the decision-making process by notifying the associated local

tribes of the Proposed Project. Local tribes have the opportunity to request consultation and provide recommendations for mitigation measures that would help to preserve any potentially impacted tribal and cultural resources resulting from the Project. The City sent out tribal consultation request letters to five local tribes on Friday, October 16, 2020, and one letter on Saturday, October 17, 2020. Local tribes had until January 21, 2021 to respond and request for consultation. As of January 22, 2021, no request for consultation has been received.

PLANNING COMMISSION

On December 22, 2020, the Planning Commission was presented with the proposed amendments to the Land Use Element, Land Use Map, Zoning Ordinance, Zoning Map and Initial Study/Negative Declaration. Concerns regarding the location of the proposed multi-family development was brought up and it was recommended that a specific location on site be identified for development. It was decided that the area west of the PVP Transit facility would be the most suitable location for future housing development. The proposed ordinance has been revised to reflect the proposed location within the project site.

Subsequent communications between the City and HCD continued to keep HCD abreast of the latest progress on the project. Based on additional communications with HCD, the City has been asked for further revisions to the development standards to meet HCD's requirements, some of which are reflected in the attached Ordinance. The City is continuing to work with HCD to ensure compliance of the 5th Housing Cycle Element.

FISCAL IMPACT:

NONE.

RECOMMENDATION:

Open the public hearing, take public testimony, and continue the public hearing to February 8, 2021.

ATTACHMENTS:

[Ordinance 369 Rancho Del Mar Affordable Housing Overlay.docx](#)

[City Council Resolution 1270 Land Use Element Amendment.doc](#)

[ROLLING HILLS - Land Use Element-c1-c1.DOCX](#)

[Initial_Study_Neg_Declaration_RDMO.pdf](#)

[Comments_Received.pdf](#)

[Overlay_Zoning_Map.pdf](#)

[PC Reso 2020-09.pdf](#)

[PC Reso 2020-10.pdf](#)

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. The City Council of the City of Rolling Hills desires 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 the 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; and

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.

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)

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 have kitchen and bathroom facilities, and 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 six (6) units.
 - 2. Occupancy shall be limited to maximum two persons per unit.
 - 3. Minimum unit sizes (not including toilet compartment) shall be:
 - i. One person: one hundred fifty square feet.
 - ii. Two persons: one hundred seventy-five square feet.
 - 4. 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.
 - 5. If full bathrooms are not provided in each unit, shared showers shall be provided on each floor at a ratio of one per seven occupants on the same floor, with doors lockable from the inside.
 - 6. 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.

7. If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises.
- ~~8. Elevators shall be required for SROs of two stories.~~
9. On-site management shall be provided ~~at all times~~.
10. 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. Off-street parking shall be provided at the rate of one space per four beds, plus one space 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
Development Regulations—Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Development Regulation	RDMO	Notes
1. Minimum density (residential uses)	1du/2,178 sq.ft.	
2. Maximum density (residential uses)	1du/1,742 sq.ft.	
3. Minimum dwelling unit size	Studio: 500 250 sq. ft. 1-bdrm: 650 400sq. ft. 2-bdrm: 800 650sq. ft. 3-bdrm: 1,000 900sq. ft.	
4. Maximum building height	2 stories/28 ft.	Underground levels and mezzanines lofts are allowed.
5. Distance between buildings (minimum)	6 ft.	
6. front yard setback	5 ft. (min); 15 ft. (max)	
7. street side setback	5 ft. (min); 15 ft. (max)	
8. side setback	5 ft. (min); No max	
9. rear yard setback	10 ft. (min)	
10. Setback from bottom of slope	50 ft. minimum	Building pad not to exceed 10% slope.
11. 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.

12. Maximum lot coverage	None	Clustered in .8 acre.
Landscape/open space standards		
13. Common open space (multi-family residential)	150 100 sq. ft. per unit	
Parking Standards		
14. Surface parking	20 ft. min. setback from front lot line at driveway entrance; 15 ft. min side yard setback at driveway entrance.	
15. Garage/tuck-under parking	Prohibited along front	
16. Underground/podium parking	Allowed beneath building footprint	
17. Above-ground parking structure	Permitted if screened from views from public right-of-way and adjacent single-family residential districts	

Abbreviations: sq. ft. = square feet; ft. = feet or foot

- C. All multifamily residential projects shall comply with the following densities based on gross square footage of the lot:

Table 17.19.060A
Permitted Densities/Graduated Scale - Rancho Del Mar Housing Opportunity
Overlay Zone (RDMO)

Lot Size Square Feet	# of Dwelling Units Square Feet of Lot Area
43,560	1/2,178 square feet*

*When calculating number of units, if insufficient area exists to provide the minimum lot area for the additional unit, the total number of units shall be rounded down to the smaller number.

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 Three or more bedrooms - 2.5 spaces per unit Additional guest parking 1/4 space per unit	Per unit; Tandem parking is allowed in cases where multiple 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 per four beds, plus 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

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 street 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 ____ day of _____ 2021.

JEFF PIEPER, MAYOR

ATTEST:

ELAINE JENG, ACTING CITY
CLERK

RESOLUTION NO. 1270

A RESOLUTION 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

RECITALS

A. Local governments are authorized by Government Code section 65350 et seq. to prepare, adopt, and amend general plans;

B. The proposed amendments to the Land Use Element and Land Use Policy Map of the City of Rolling Hills General Plan ("General Plan Amendment No. 2020-01") will create the Rancho Del Mar Housing Opportunity Overlay at 38 Crest Road West, Rolling Hills, California to allow multifamily housing at a density of 24 units per acre, single room occupancy, and emergency shelters thereby implementing the overall policies and goals of the General Plan and leaving the General Plan internally consistent;

C. The proposed General Plan Amendment No. 2020-01 was sent to affected public entities for their review and comment;

D. The proposed General Plan Amendment No. 2020-01 was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below;

E. 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;

F. On January 6, 2021, the City gave public notice of the consideration of the proposed General Plan Amendment No. 2020-01 by publishing notice in the Torrance Daily Breeze, a newspaper of general circulation; and

G. 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.

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 an Amendment to the General Plan to Adopt the Land Use Element Amendment and Land Use Policy Map Amendment (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 ___ day of ____, 2021 by the following vote:

Ayes:

Noes:

Abstaining:

Absent:

Jeff Pieper, Mayor

ATTEST:

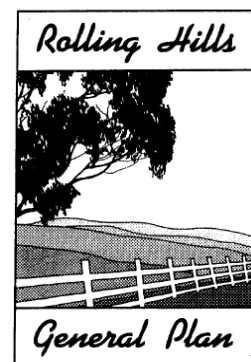
Elaine Jeng, P.E.,
Acting City Clerk

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.

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.

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

LAND USE ELEMENT

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 viewsapes. 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 Rancho Del Mar Housing Opportunity Overlay ("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	30.3	
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 30.3 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 viewscales 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 up to 24 units per acre.	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 30.3-acre parcel is designated Very Low Density Residential.

which allows one unit per two acres—or 15 units for the entire site. 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 at the maximum density of 24 units per acre. 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)	(30.3)	(24)	(76.8)
Totals	172.75	73	265.6

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 24 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 266 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 views 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 viewsapes through the removal of obstructions.

GOAL 4: Accommodate development that provides housing opportunities.

Policy 4.1: Ensure that zoning regulations 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

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

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Rancho Del Mar Affordable Housing Overlay Zone
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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

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Rancho Del Mar Affordable Housing Overlay Zone
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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
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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

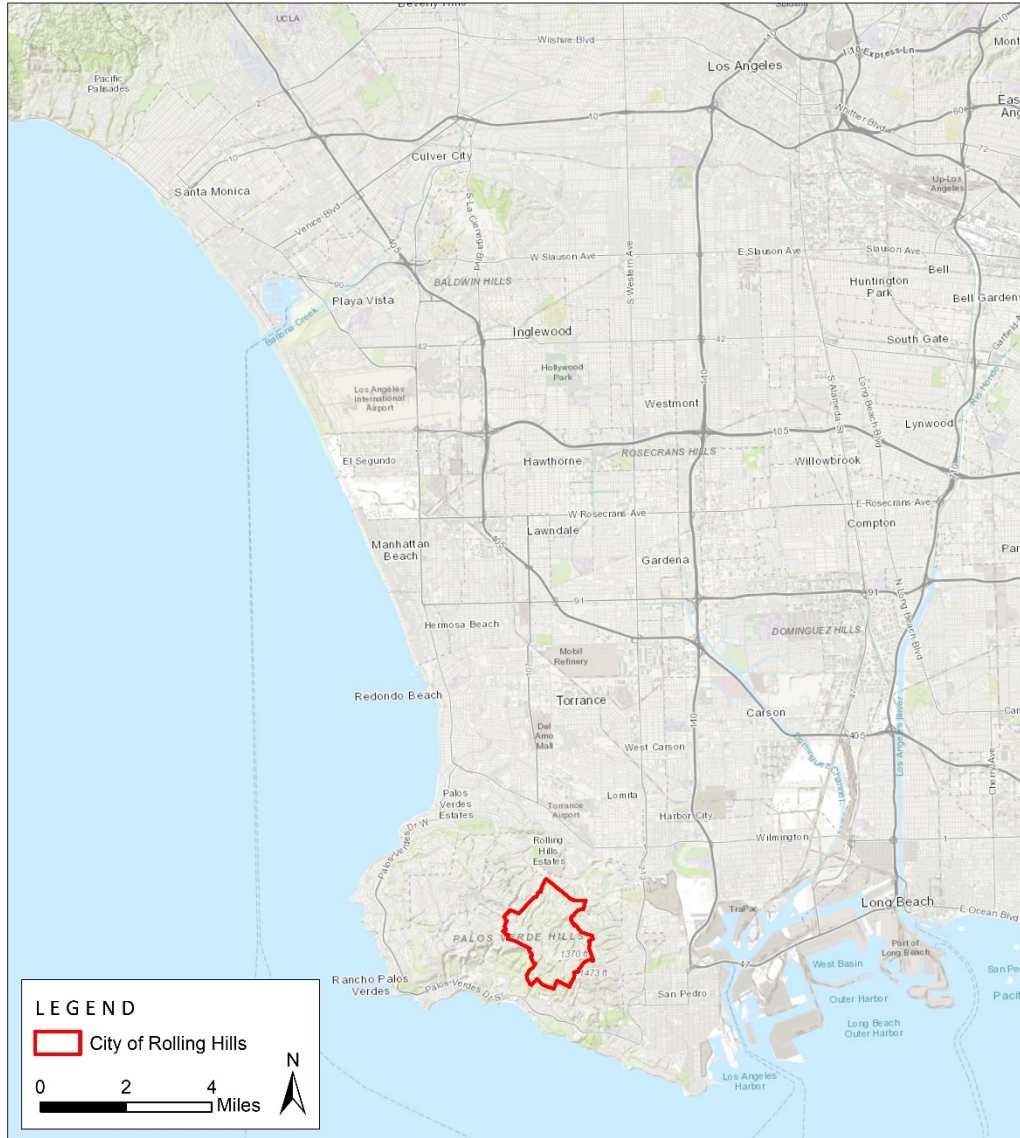
Rancho Del Mar Affordable Housing Overlay Zone

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

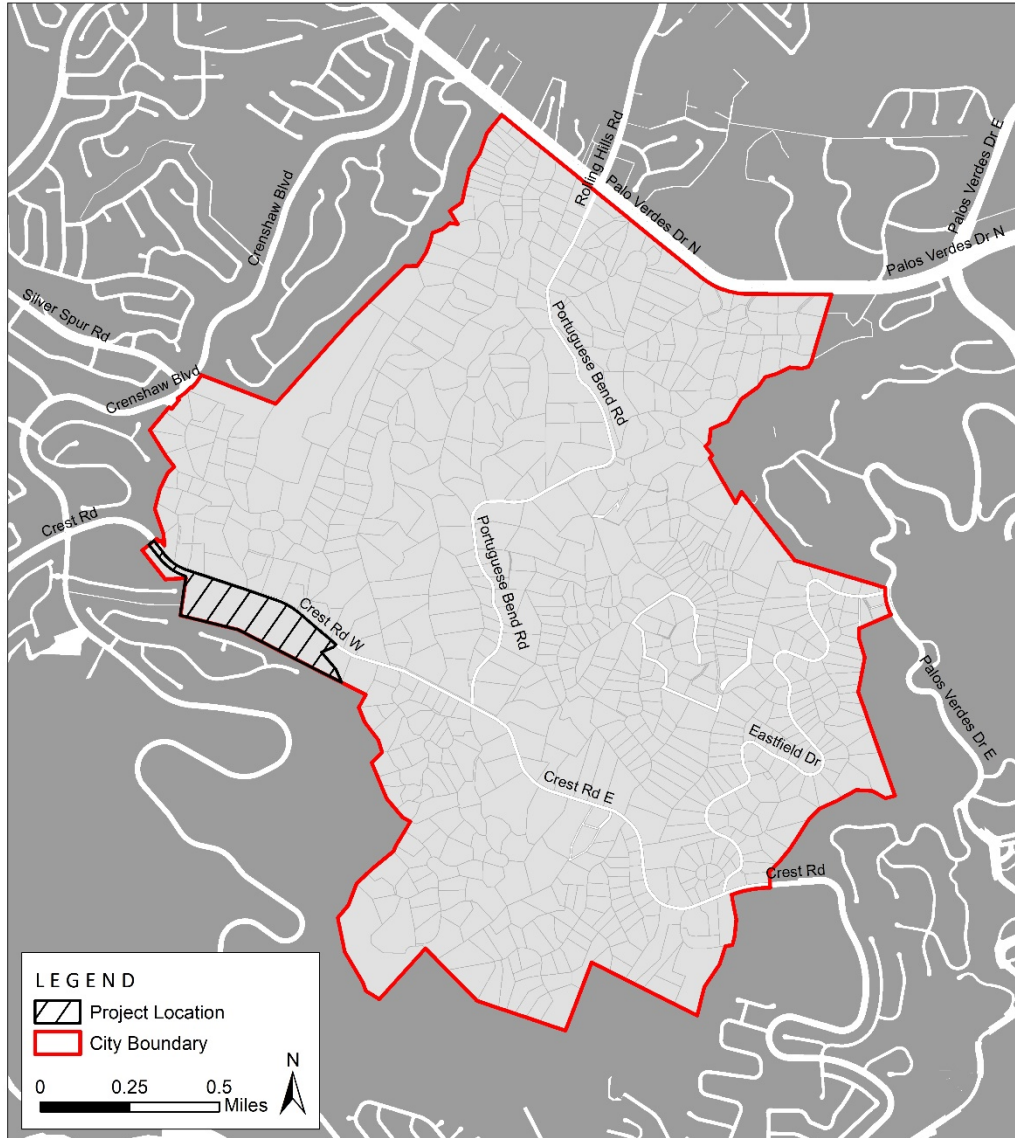
 **CSG Consultants, Inc.**
Prepared by: [Signature]

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.

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Source: Los Angeles County Open Data



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

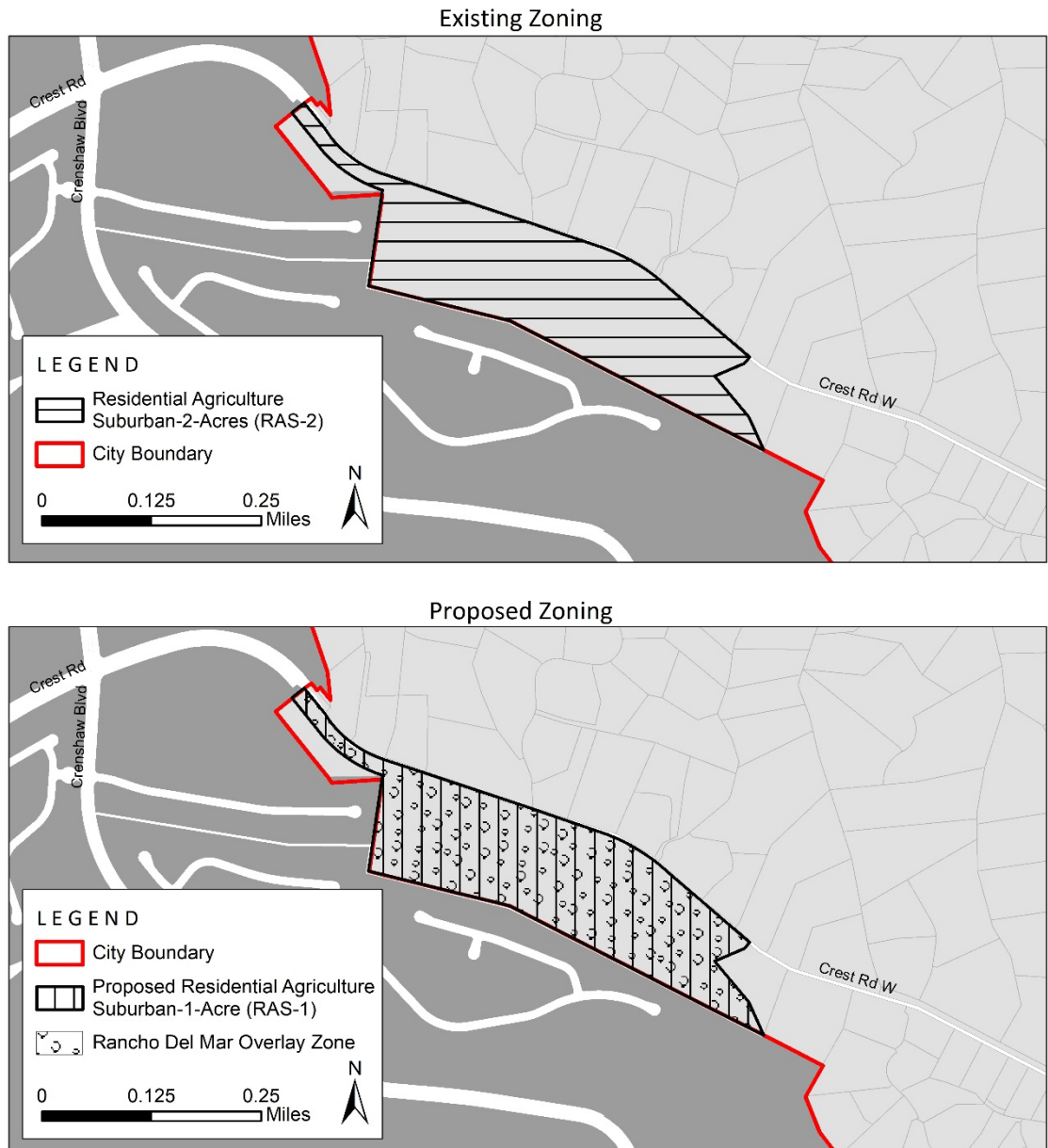
The proposed Project would establish a new overlay zone (Rancho Del Mar Affordable Housing Overlay Zone) that would accommodate the existing uses on the site, as well as allow for new multi-family and emergency shelters and Single Room Occupancy housing units to be developed in the future (**Figure 3: 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
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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

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

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

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

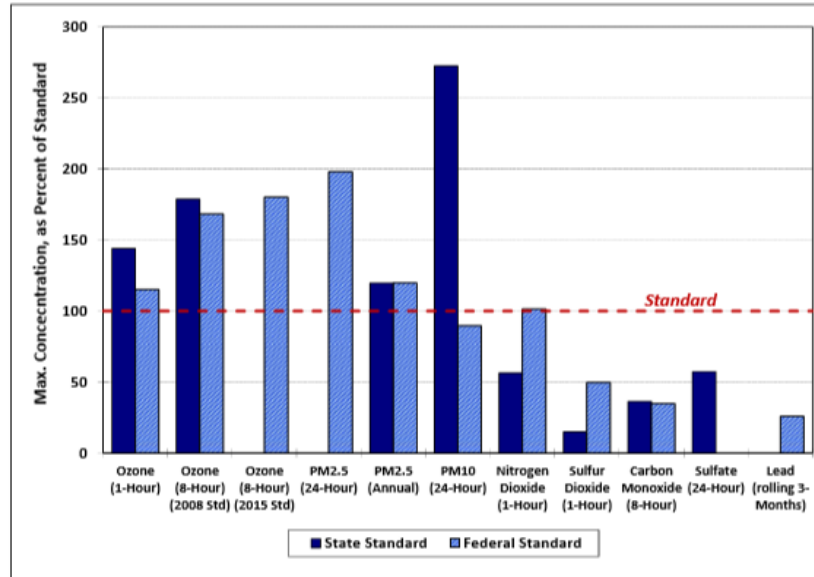
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
c. Conflict or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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.

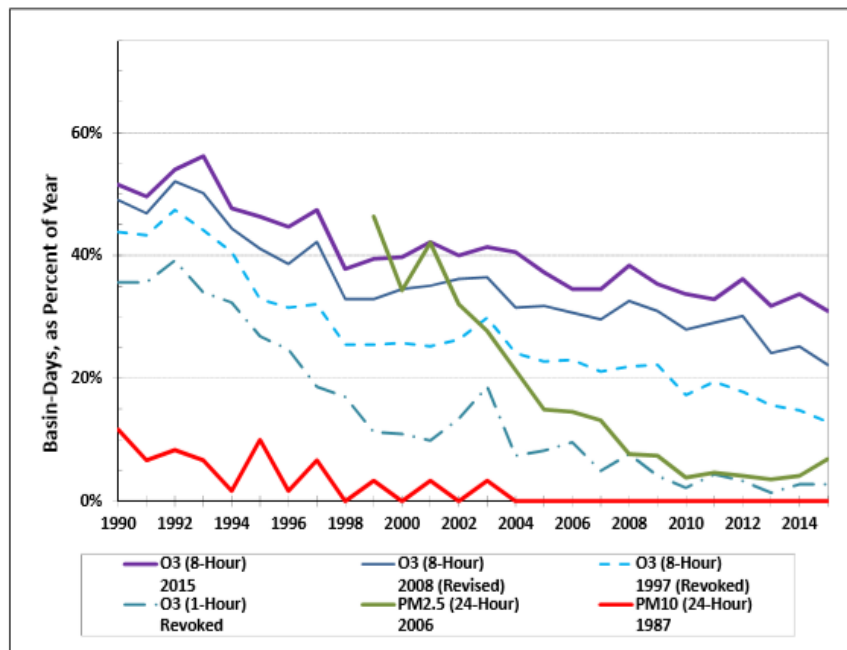
The Project site is located within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant levels to ensure project meet either state and federal air quality standards or, 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**



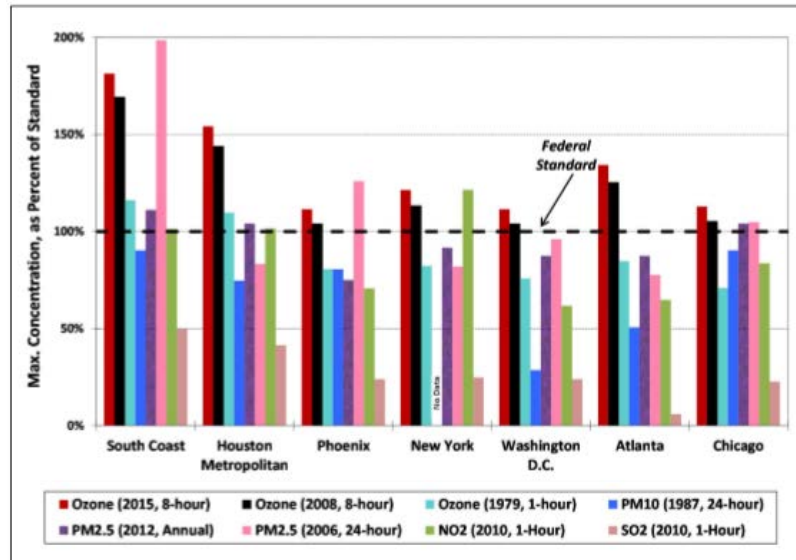
Source: CA Air Quality Management Plan, 2016; <http://www.aqmd.gov/>

**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

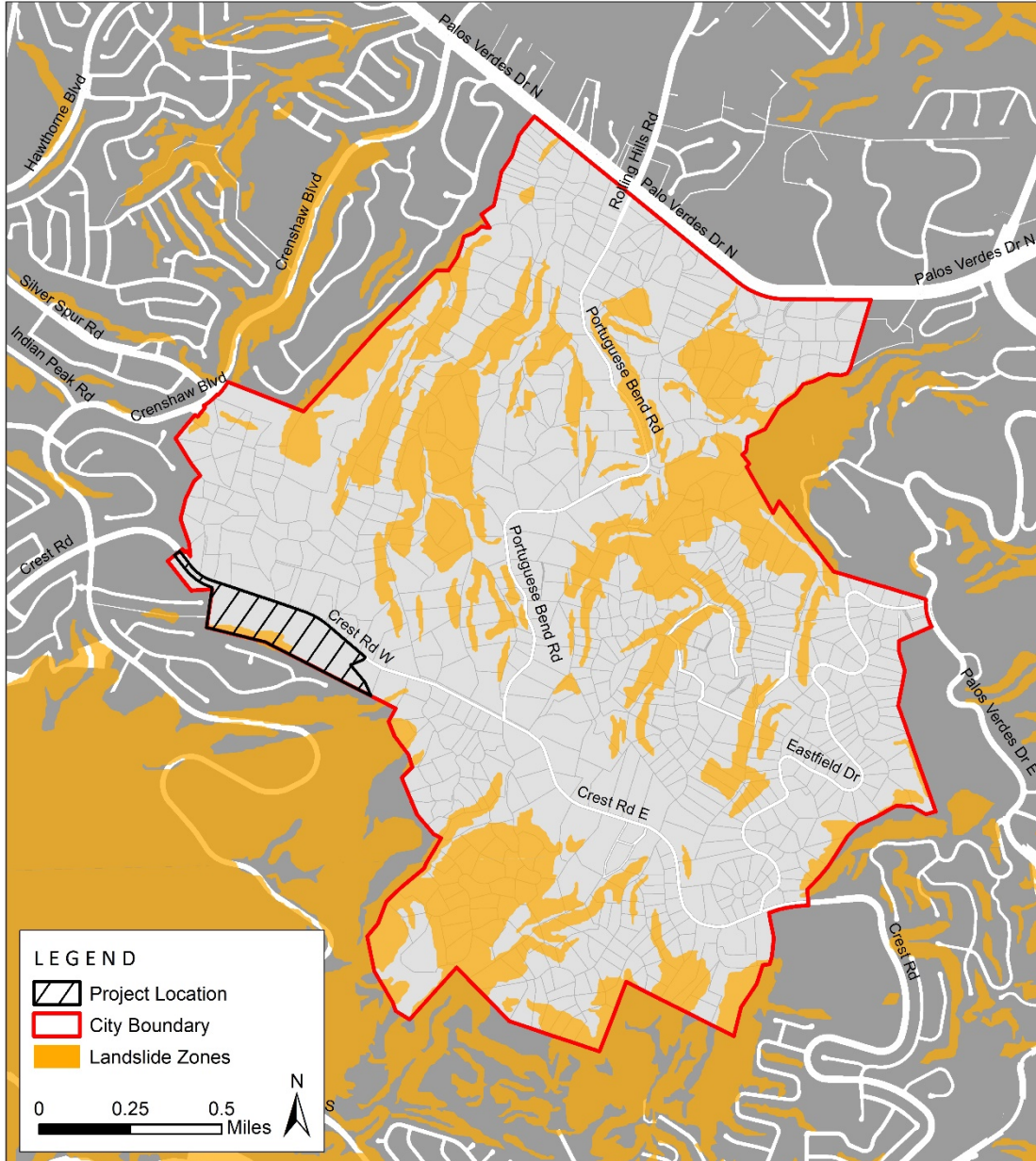
the expansion of existing development and construction of new development near active faults or landslide areas. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation 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

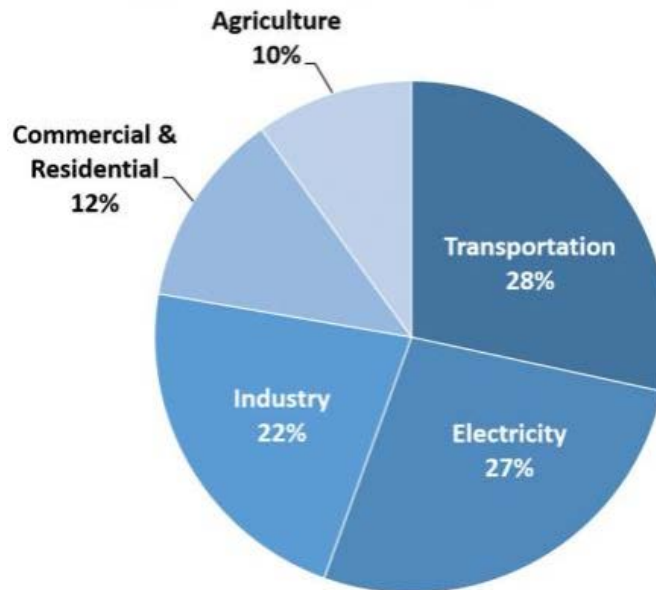
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
x. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<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.

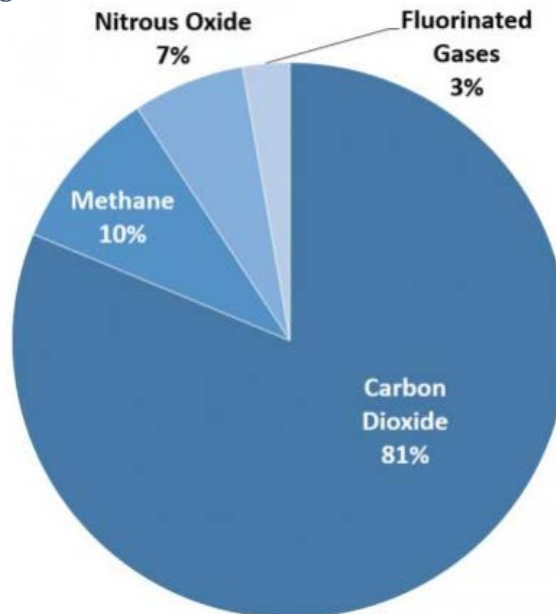
According to the Environmental Protection Agency (EPA), greenhouse gas emissions in the United States have increased by 3.7 percent since 1990, with the primary sources of emissions coming from transportation, electricity production, industry (including fossil fuels for energy), commercial and residential 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?

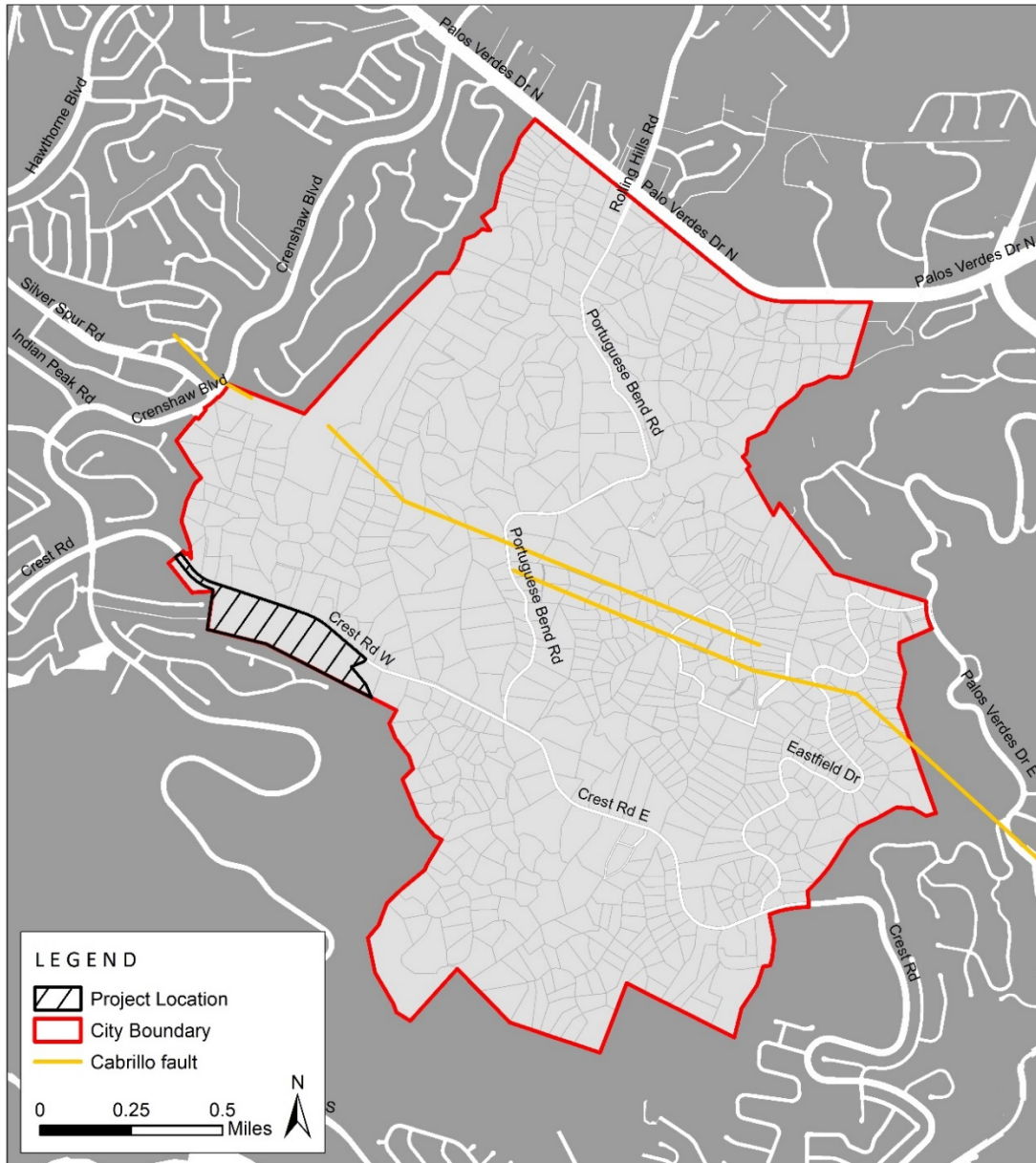
The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes 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

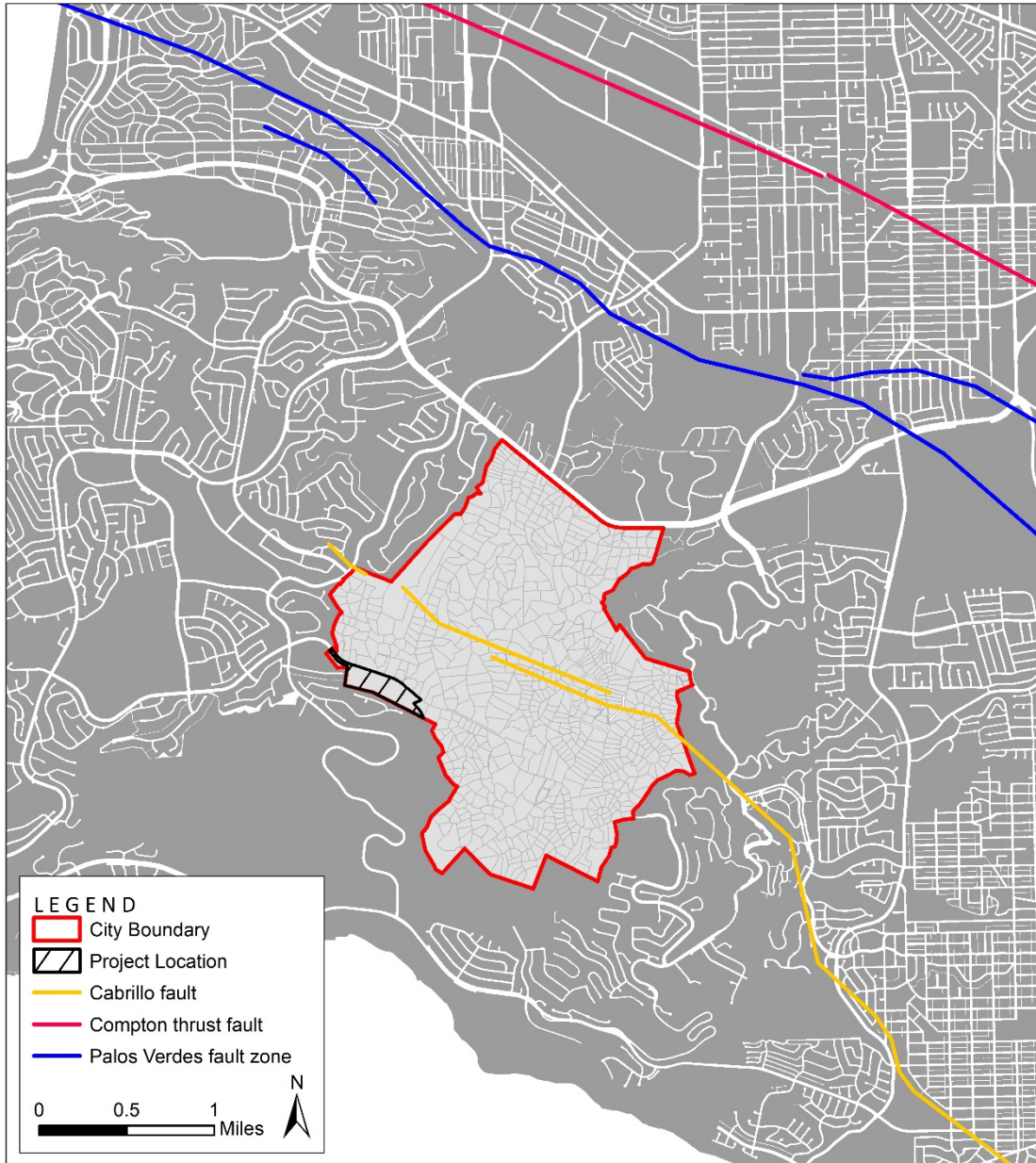


City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration



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

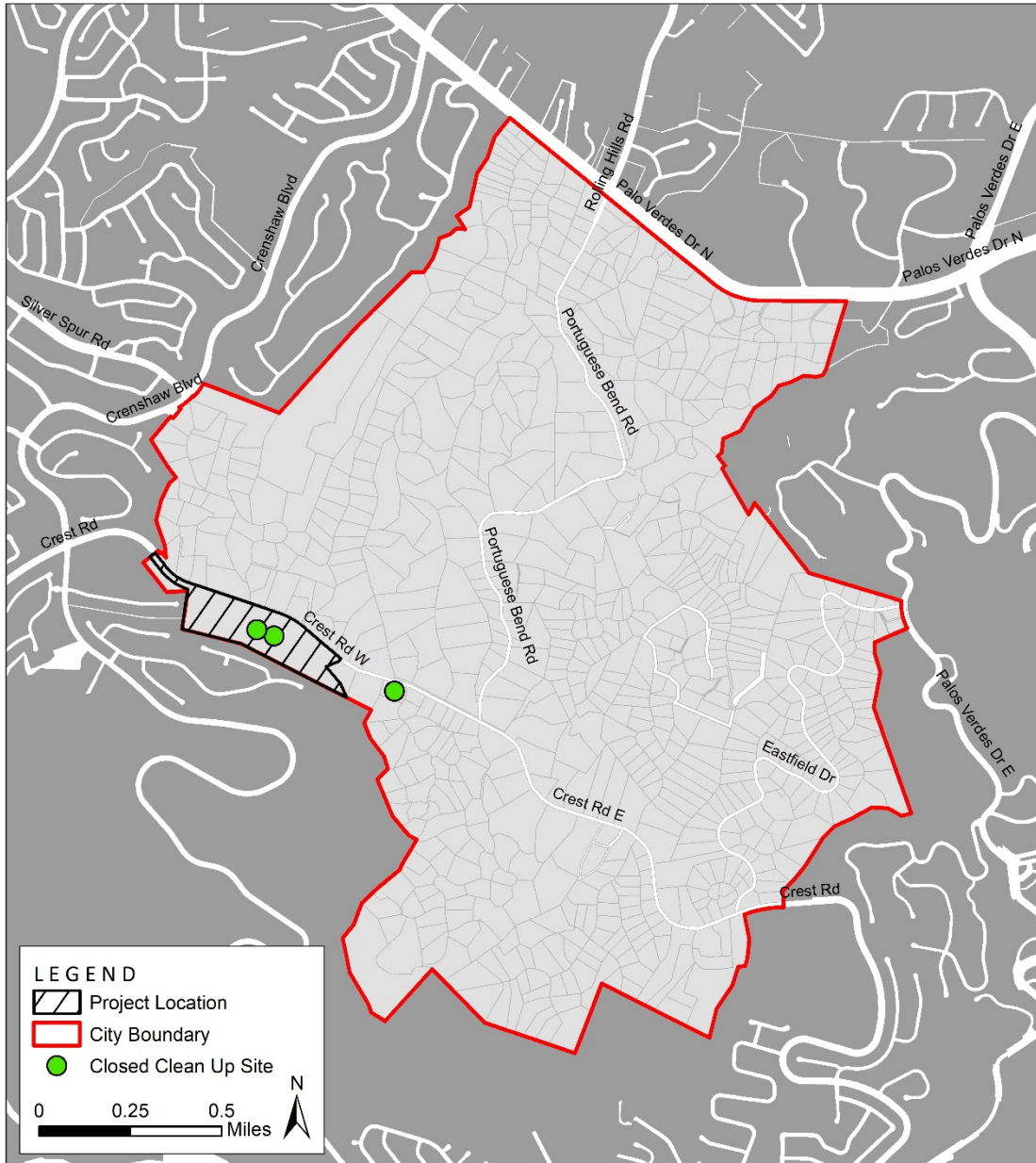


City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
Initial Study/Negative Declaration



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?**

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.

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

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.

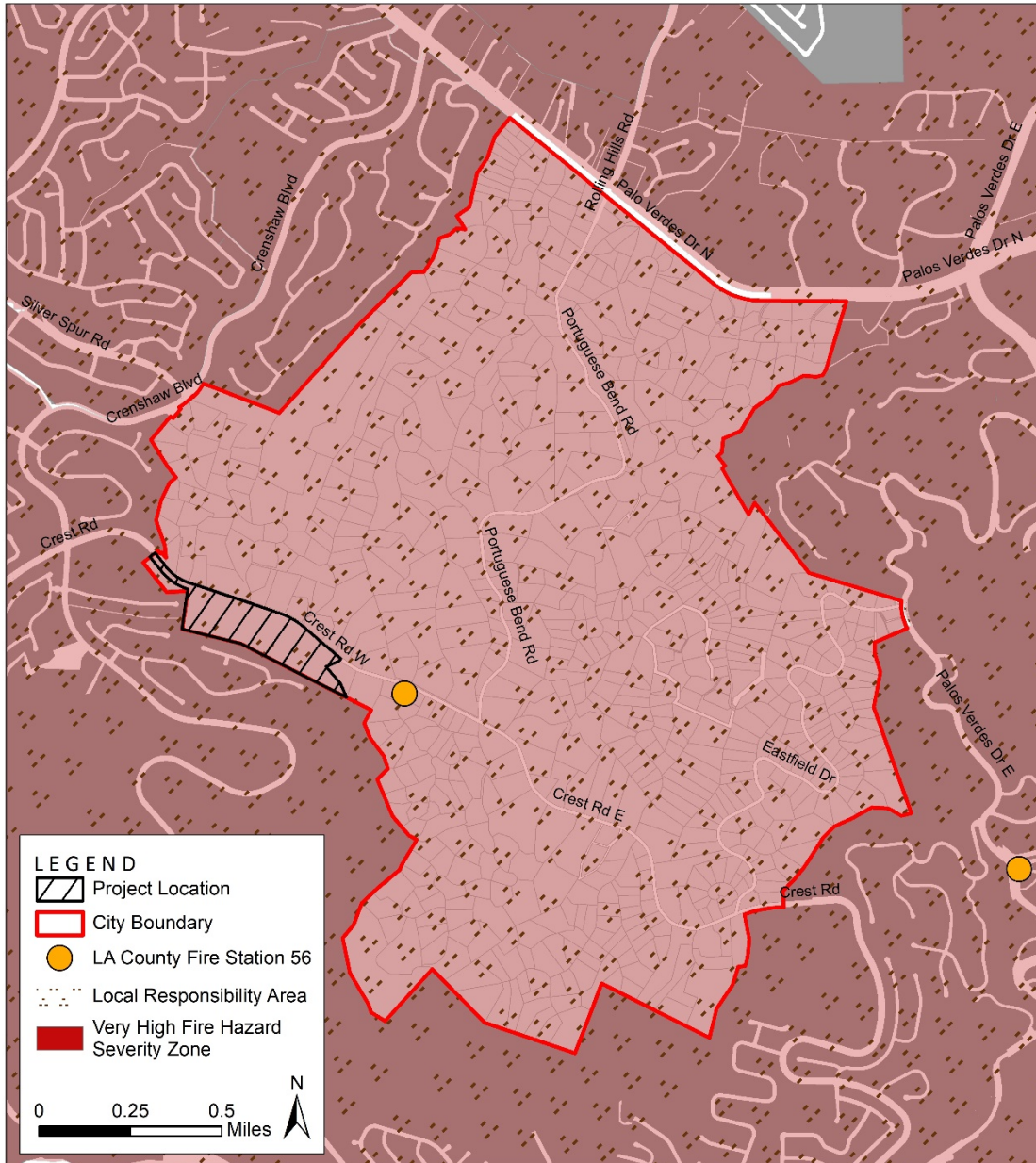
The City of Rolling Hills Hazard Mitigation Plan (HMP) also identifies wildfires as a potential hazard within the City and includes discussions on the community's wildfire issues. Through its contract with the Los Angeles County Fire Department, the City requires and administers precautionary measures 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.
Beverly Hills



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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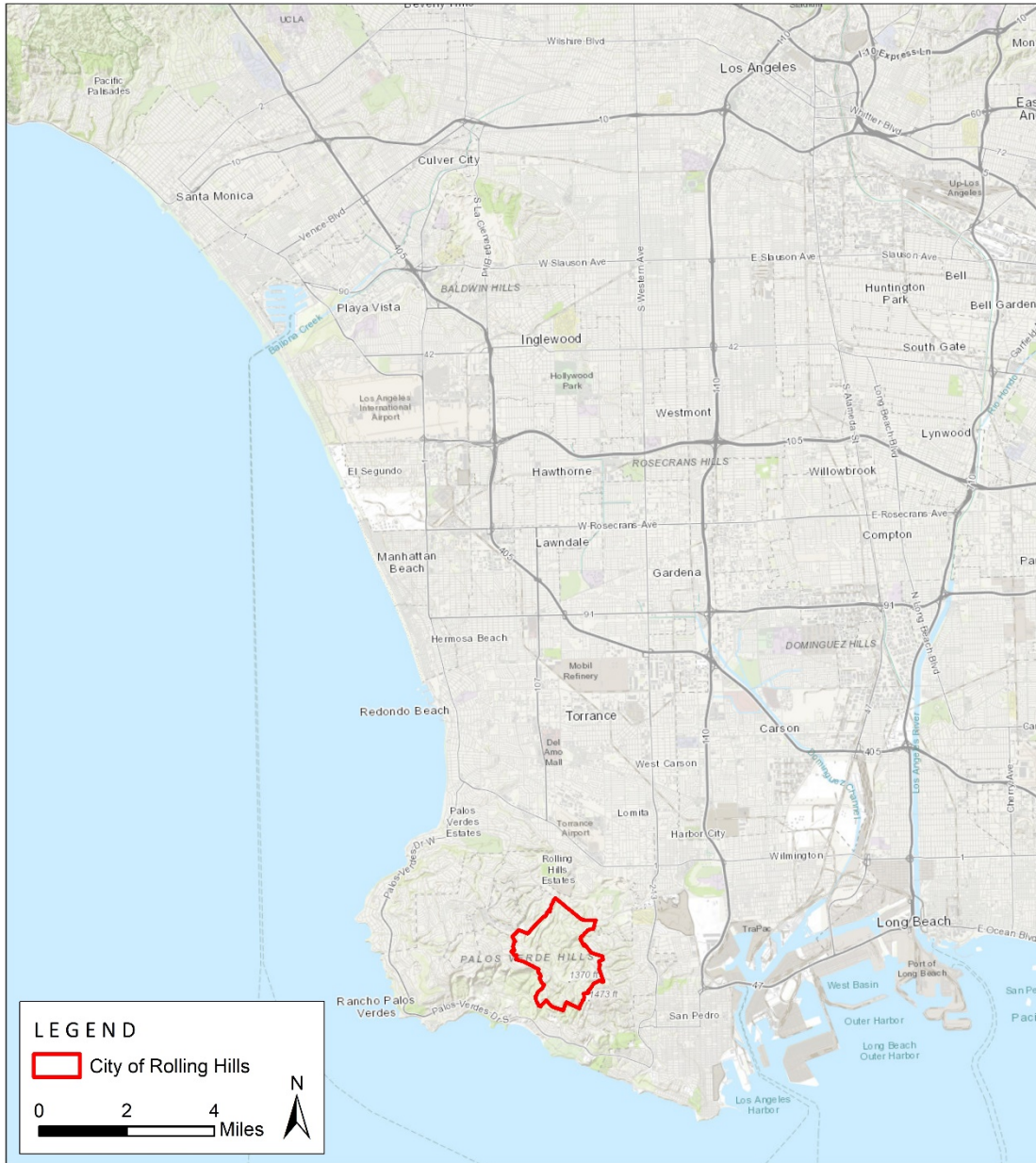
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Figure 1: Regional Location

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

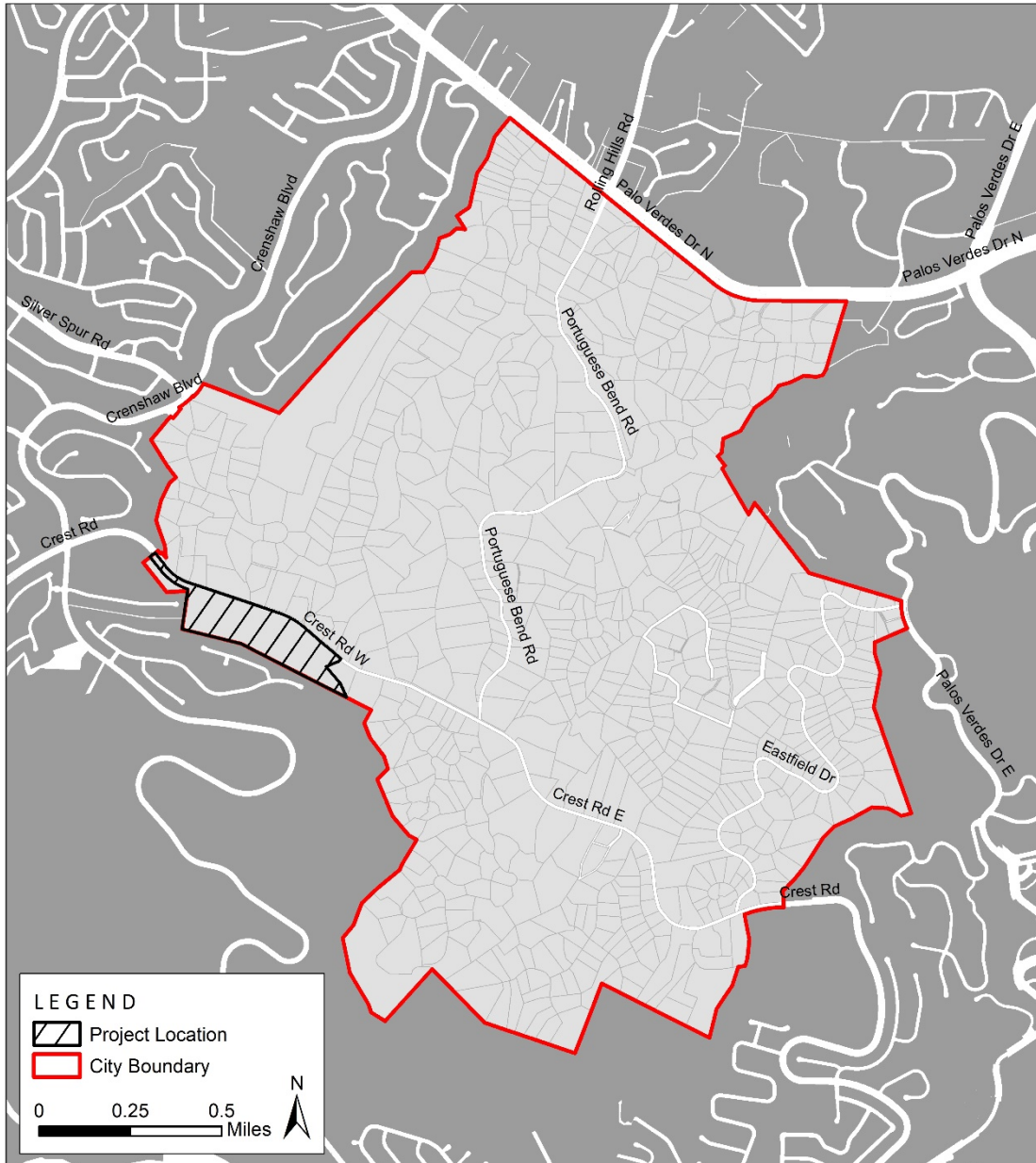


City of Rolling Hills
Rancho Del Mar Affordable Housing Overlay Zone
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Figure 2: Project Location

Rancho Del Mar Affordable Housing Overlay Zone



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Source: Los Angeles County Open Data



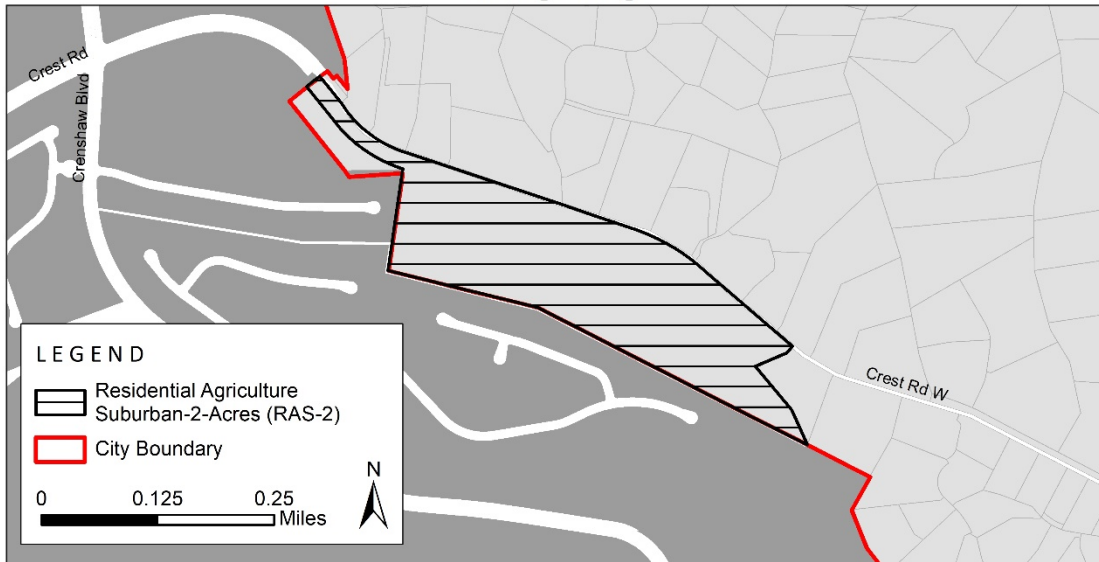
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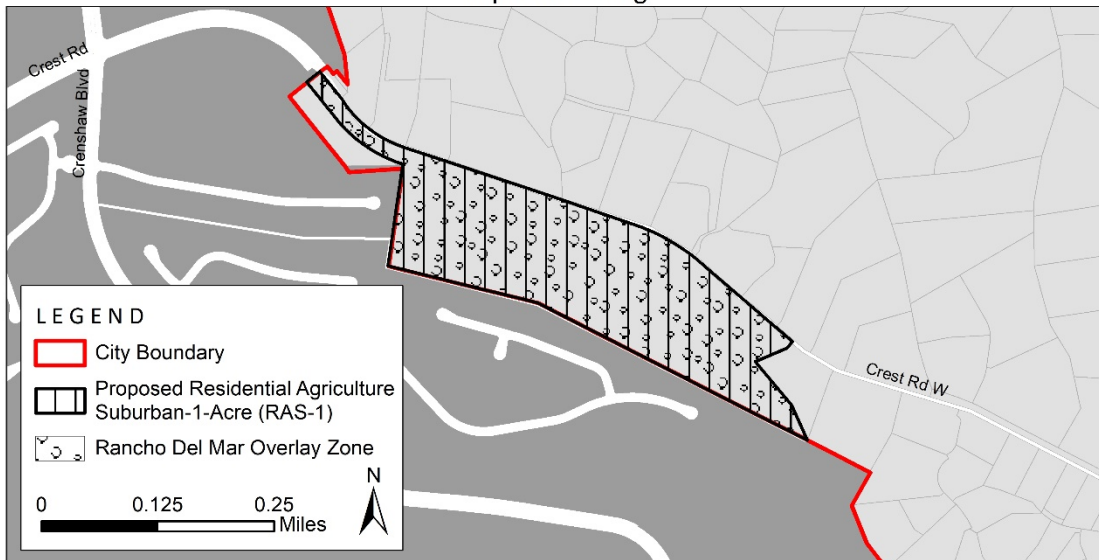
Figure 3: Existing and Proposed Zoning

Rancho Del Mar Affordable Housing Overlay Zone

Existing Zoning



Proposed Zoning



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Source: Los Angeles County Open Data

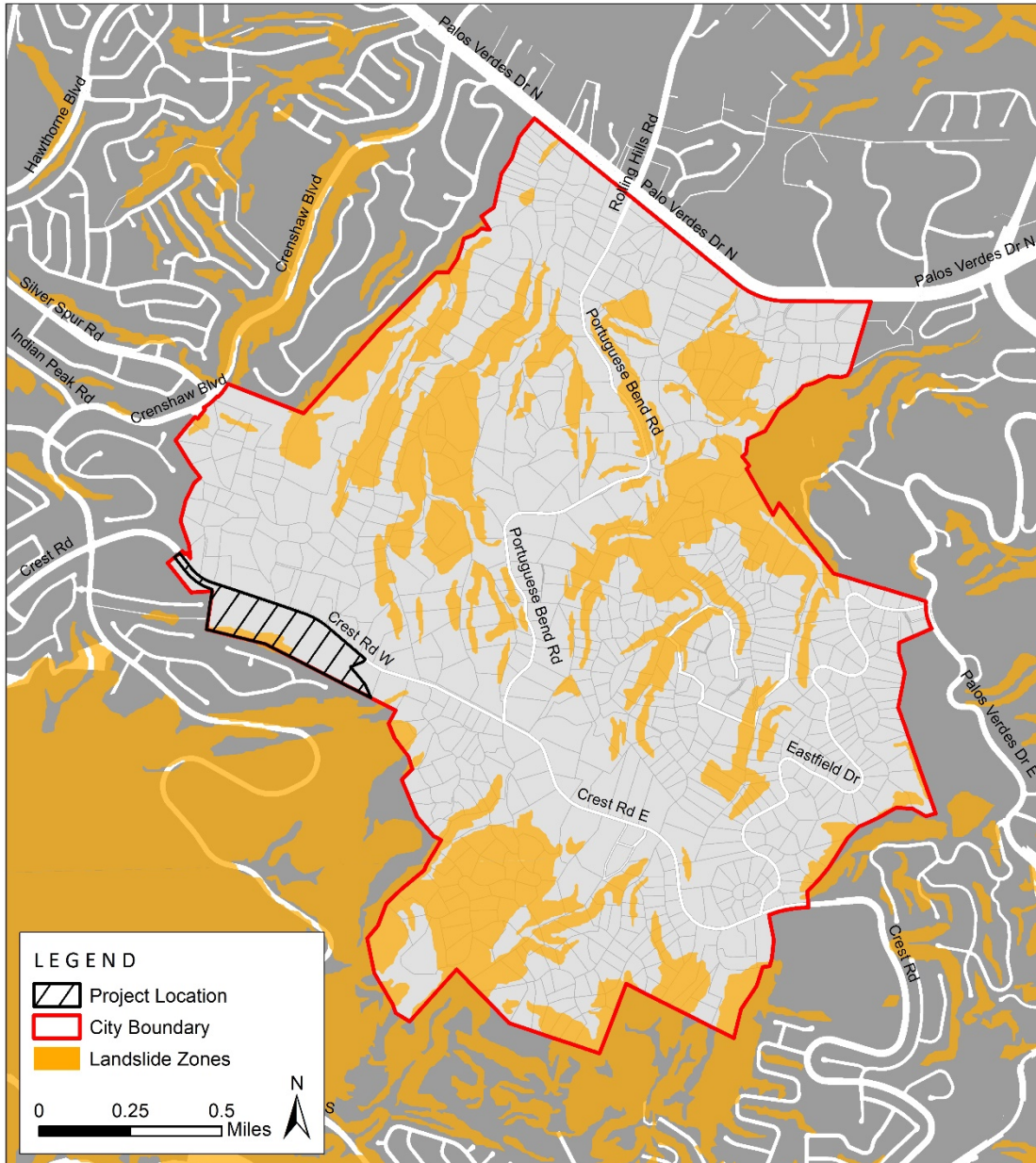


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Figure 4: Landslide Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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Source: Los Angeles County Open Data

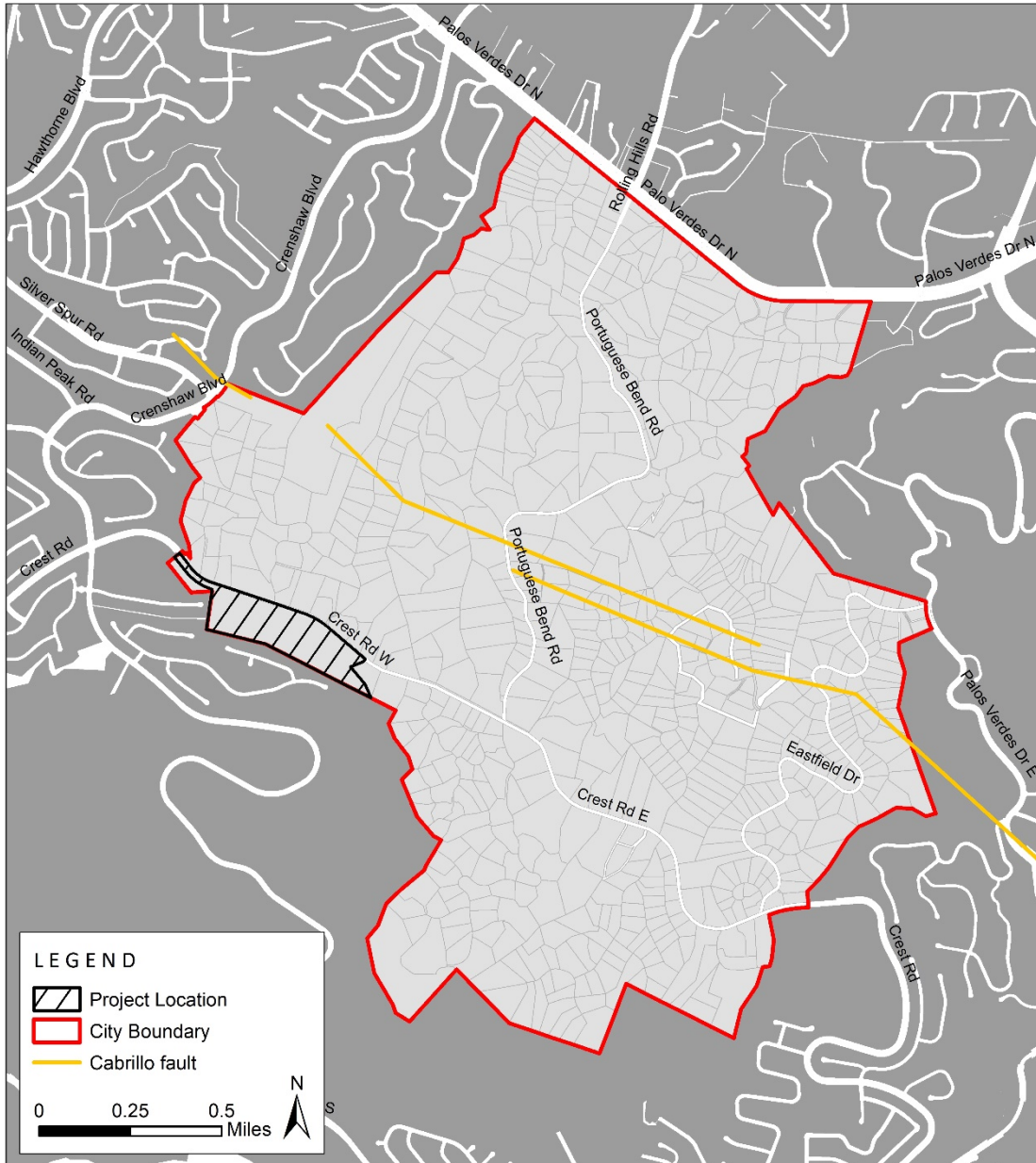


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Figure 5: Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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Source: Los Angeles County Open Data

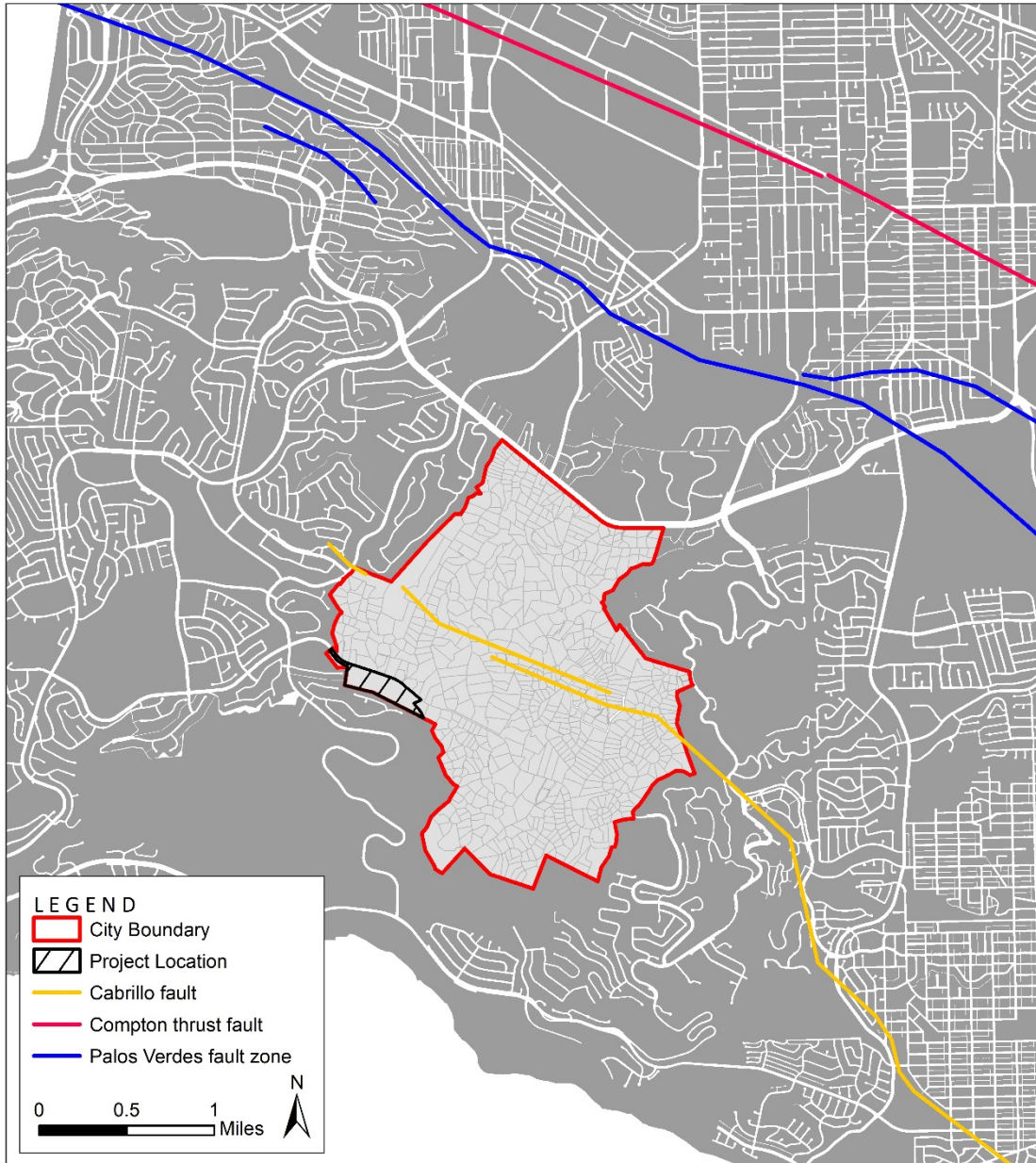


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Figure 6: Regional Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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Source: Los Angeles County Open Data

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Professional Seal

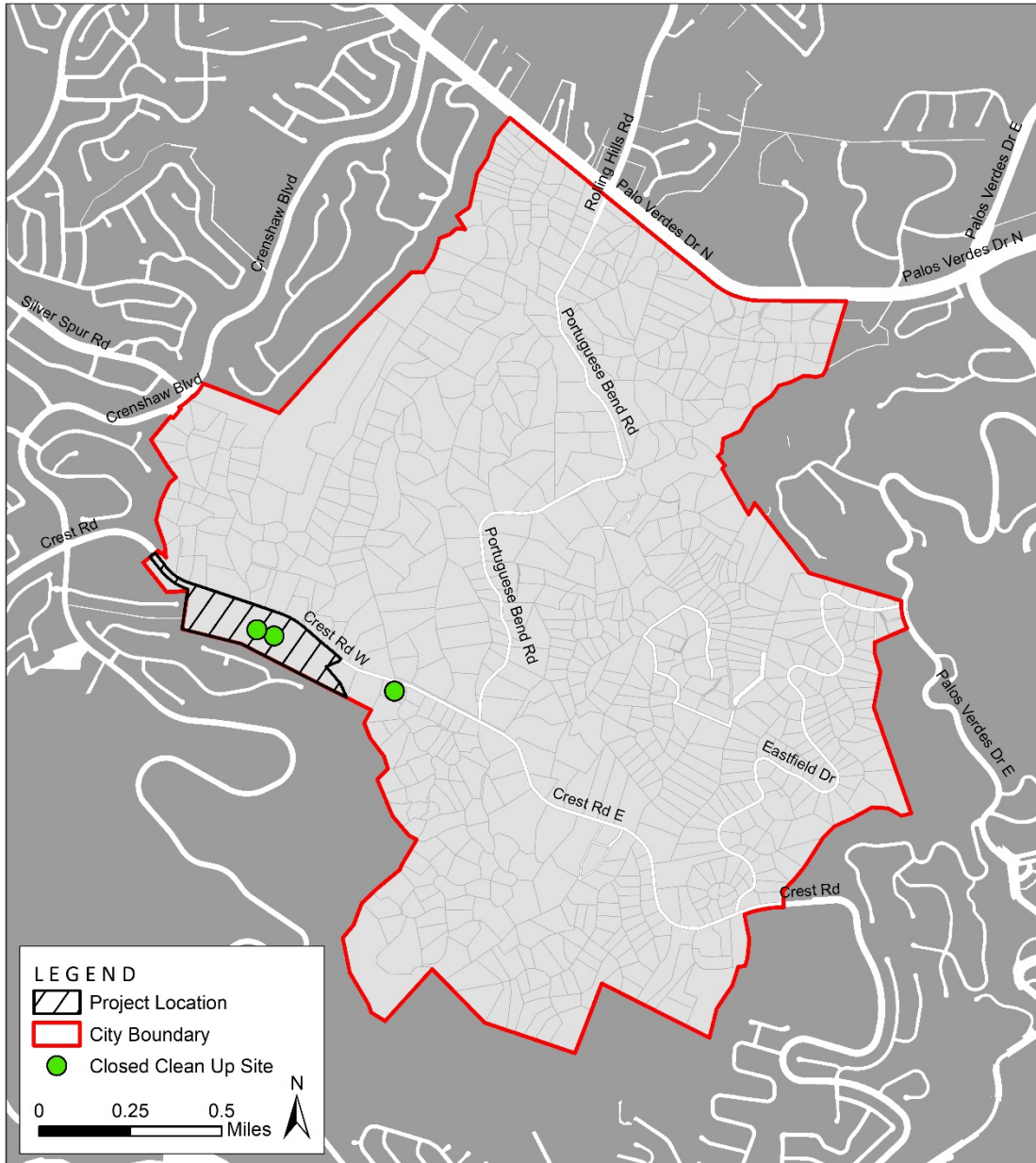


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Figure 7: Clean Up Sites

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.

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

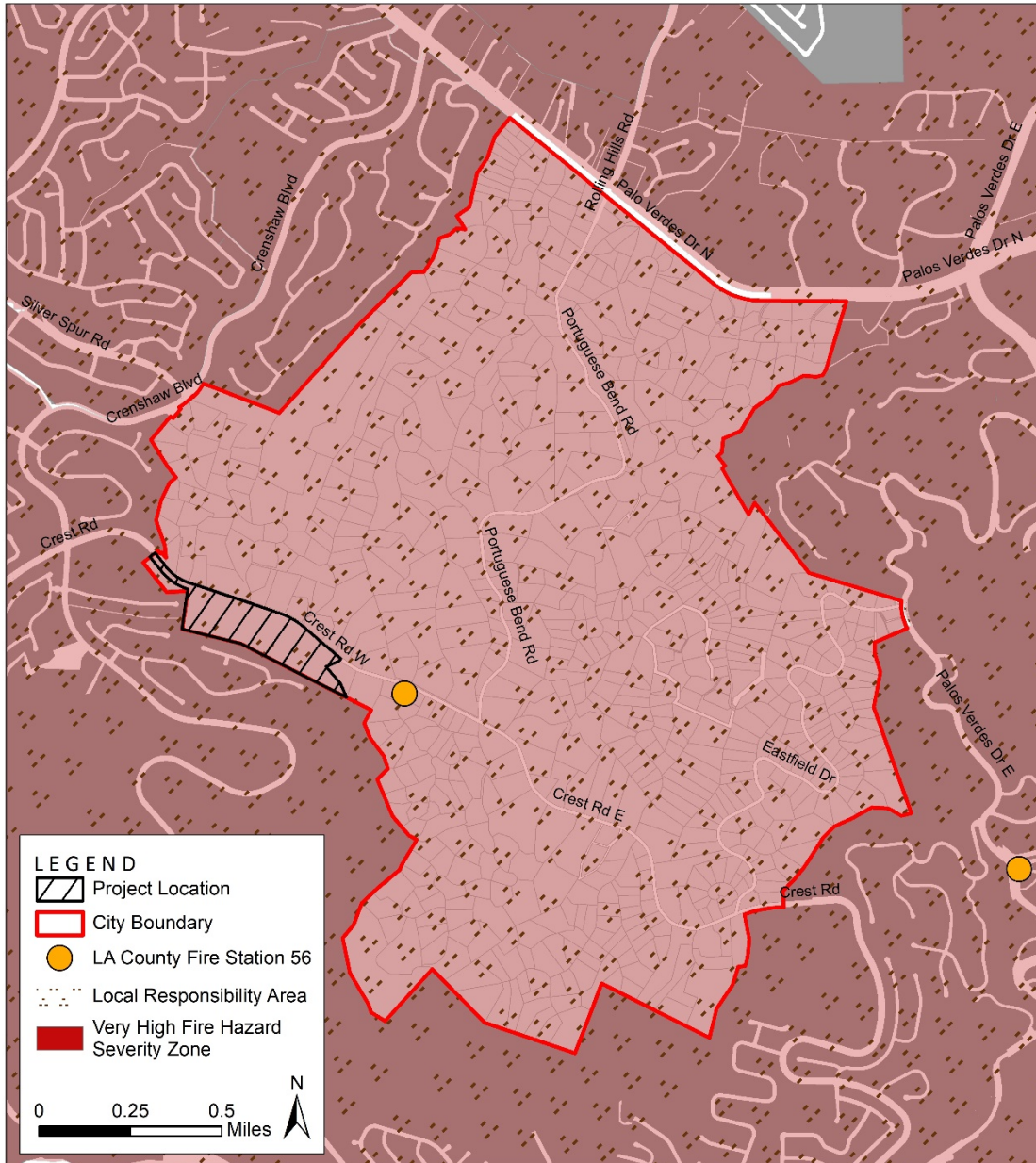


City of Rolling Hills Rancho Del Mar Affordable Housing Overlay Zone Initial Study/Negative Declaration



Figure 8: Fire Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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November 2020

Source: Los Angeles County Open Data



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 AHHA'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 
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.

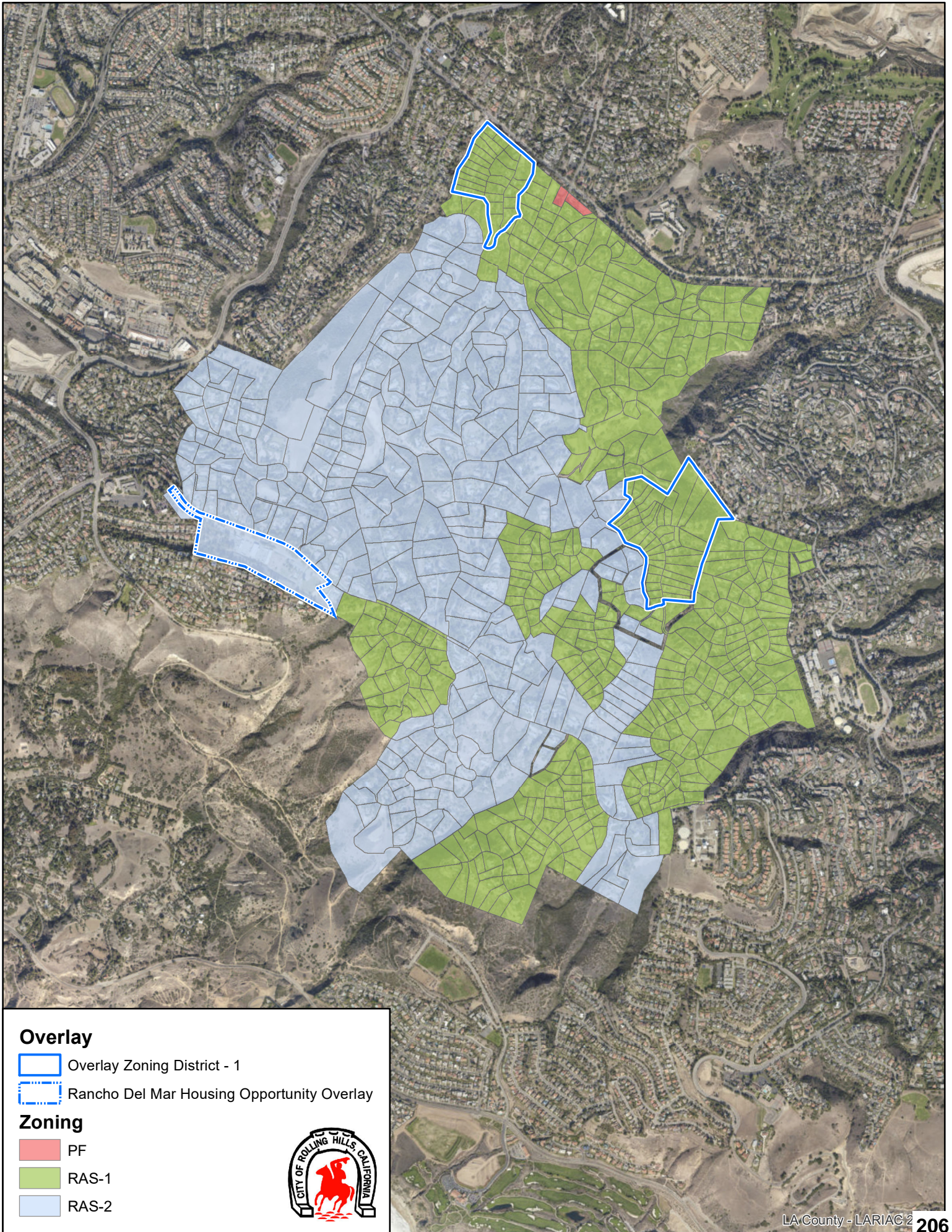
Page 14, item 7 under Project Description, the mileage to the 110 is missing in the sentence, it reads "approximately miles to the east."

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



Overlay

-  Overlay Zoning District - 1
-  Rancho Del Mar Housing Opportunity Overlay

Zoning

-  PF
-  RAS-1
-  RAS-2



RESOLUTION NO. 2020-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT 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 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 DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECITALS

A. The Planning Commission is in the process of considering amendments to the Land Use Element and Land Use Policy Map of the City's General Plan as well as amendments to the City's zoning ordinance to accommodate housing needs.

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 the enclosed zoning ordinance to establish an overlay zone to accommodate housing. (Exhibit A.) An Initial Study and Negative Declaration has been prepared in compliance with the California Environmental Quality Act to evaluate whether adoption of the RDMO Zone would result in any significant impacts. (Exhibit B.)

C. All other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE PLANNING COMMISSION 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 (Exhibit B) 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 Planning Commission 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 Planning Commission finds that the Negative Declaration reflects the independent judgment of the Planning Agency and hereby recommends approval of the Negative Declaration by the City Council.

Section 2. Based on the entire record before the Planning Commission, and all written and oral evidence presented, the Planning Commission hereby finds that the enclosed ordinance is

consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

Section 3. Based on the entire record before the Planning Commission, and all written and oral evidence presented, the Planning Commission hereby finds that the proposed ordinance is consistent with the City's General Plan.

Section 4. The Planning Commission hereby recommends that the City Council adopt the enclosed ordinance (Exhibit A) entitled: 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 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 DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Section 5. This Resolution shall become effective upon its adoption.

PASSED, AND ADOPTED this 22nd day of December, 2020 by the following vote:

Ayes:

Noes:

Abstaining:

Absent:

Brad Chelf, Chair

ATTEST:

City Clerk

Attachments:

Exhibit A: Initial Study and Mitigated Negative Declaration 2020-01
Exhibit B: RDMO Zone

RESOLUTION NO. 2020-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 2020-10 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

RECITALS

A. Local governments are authorized by Government Code section 65350 et seq. to prepare, adopt, and amend general plans; and

B. The proposed amendments to the Land Use Element and Land Use Policy Map of the City of Rolling Hills General Plan ("Amendments" or "General Plan Amendment No. 2020-01") to create the Rancho Del Mar Housing Opportunity Overlay at 38 Crest Road West, Rolling Hills, California to allow multifamily housing at a density of 24 units per acre, single room occupancy, and emergency shelters implements the overall policies and goals of the general plan and leaves the general plan internally consistent; and

C. The Amendments were sent to affected public entities for their review and comment; and

D. The Amendments were reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below; and

E. On December 22, 2020, the Planning Commission of the City of Rolling Hills ("Planning Commission") conducted a duly noticed public hearing on the Amendments at which time all persons wishing to testify in connection with the Amendments were heard and the Amendments were fully studied; and

F. All other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, THE PLANNING COMMISSION 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 (Exhibit A) 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 Planning Commission 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 Planning Commission finds that the Negative Declaration reflects the independent judgment of the Planning Agency and hereby recommends approval of the Negative Declaration by the City Council.

Section 2. The Planning Commission hereby recommends to the City Council the approval of General Plan Amendment No. 2020-01, an Amendment to the General Plan to Adopt the Land Use Element Amendment and Land Use Policy Map Amendment (Exhibit B), 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, 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.

Section 3. This Resolution shall become effective upon its adoption.

PASSED, AND ADOPTED this 22nd day of December, 2020 by the following vote:

Ayes:

Noes:

Abstaining:

Absent:

Brad Chelf, Chair

ATTEST:

City Clerk

Attachments:

Exhibit A: Initial Study and Negative Declaration 2020-01

Exhibit B: Land Use Element Amendment and Land Use Policy Map Amendment to the Rolling Hills General Plan



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

**SUBJECT: CONSIDER EASTFIELD UTILITY UNDERGROUNDING PROJECT
ASSESSMENT DISTRICT INITIATION OF PROPERTY OWNERS
VOTING PROCESS.**

DATE: January 25, 2021

BACKGROUND:

Property owners along Eastfield Drive within the City have submitted petitions requesting the formation of an underground utility assessment district. NV5, the City's Assessment Engineer, has certified the petitions for the proposed City of Rolling Hills Assessment District No. 2021-1 (Eastfield Drive Utility Improvements) ("AD 2021-1"). The City Council is now being asked to preliminarily approve the Assessment Engineer's Report, declare its intention to levy assessments and issue bonds to finance the undergrounding, and set March 22, 2021 as the time and place of a Public Hearing for AD 2021-1.

DISCUSSION:

Owners of property located in the proposed assessment district submitted petitions to the City requesting the formation of a special assessment district to underground overhead utilities. On March 3, 2020, the Assessment Engineer certified that owners representing more than 50 percent of the assessable property area within the proposed assessment district had signed a petition for undergrounding overhead utilities. The proposed assessment district consists of 19 properties located along Eastfield Drive.

AD 2021-1 Assessment District is being proposed for the conversion of existing overhead utilities to underground locations. The property owners within the proposed AD 2021-1 will bear the costs of the improvements and associated proceedings, with the exception that the City has agreed to contribute one-third of the assessment engineering and design engineering costs.

The Municipal Improvement Act of 1913 governs the procedures used to create the proposed AD 2021-1. Bonds issued under the Improvement Bond Act of 1915 carry up to a 30-year term and are issued to finance assessments not paid in cash within 30 days after confirmation of the assessment.

If after the balloting and tabulation of ballots at the public hearing, a majority of the owners of the properties within the assessment district vote in favor of the assessment district, the City Council may adopt a resolution creating the assessment district and levying the assessment. Thereafter, a cash collection period would take place to provide property owners with an opportunity to pay their share of the assessment. Should the property owners choose not to make the cash payment, assessment liens would be recorded on the titles of each property in the assessment district and will be collected on property tax bills.

The total assessment for the proposed AD 2021-1 is estimated as follows:

Proposed Assessment District No. 2021-1

ITEM	COST
Cost of Design and Construction	\$ 3,051,225.80
Incidental Costs and Expenses	\$ 190,057.00
Financing (Bond) Costs	\$ <u>279,107.29</u>
Estimated Total Cost:	\$ 3,520,390.09

Costs associated with Southern California Edison's and Frontier's improvements have increased dramatically. The proposed assessments on the properties within the proposed AD 2021-1 range from \$148,356.21 to \$210,590.56.

In addition to the payment of a portion of the assessment, each property owner will be responsible for the costs of connecting the main service conduit in the right-of-way to the property owner's home or business. The cost to the property owner for this conversion varies depending on the condition and location of the current electrical service. Each property owner is encouraged to contact a licensed electrical contractor to assess the particular property needs.

In his Preliminary Assessment Engineer's Report, the Assessment Engineer used a lot size methodology to apportion assessments within each district in light of the fact that all properties are receiving the same safety, connection, and aesthetic benefit. The special benefits from undergrounding the overhead utilities are defined as follows:

- ***Improved Aesthetics Benefit.*** This benefit relates to the improved aesthetics of the streetscape due to the removal of overhead wires and utility poles. For the purposes of Engineer's Report, a street is defined as either a street or alley. The removal of guy wires and other support structures related to the overhead facilities are included in the definition of improved aesthetics. Properties that are directly adjacent to overhead facilities receive an aesthetic benefit. This benefit is based on the area of the parcel.
- ***Safety Benefit.*** This benefit relates to the additional safety of having the overhead distribution wires placed underground and having the power poles removed, which eliminates the threat of downed utility lines and poles due to wind, rain, and other unforeseeable events. Falling facilities can lead to personal injuries, damage to structures, and fires. Properties immediately adjacent to the facilities usually have a greater risk. Furthermore, in areas like Eastfield Drive, fallen lines and poles have negative effects by blocking driveways and causing property damage. Properties that are adjacent to, or in proximity of, overhead facilities receive a safety benefit. This benefit is based on the average area of the parcels in the proposed AD 2021-1.
- ***Reliability Benefit.*** This benefit relates to the enhanced reliability of service from the utilities being underground, due' to having all new wires and equipment and having that equipment underground, which reduces the threat of service interruption from downed lines. When

compared to overhead systems, fewer outages occur due to various acts of nature, traffic collisions, and obstructions (such as trees). Properties that are connected to, or have the ability to connect to, the facilities proposed to be undergrounded receive a reliability benefit. This benefit is based on the average area of the parcels in the proposed AD 2021-1.

FISCAL IMPACT:

To proceed to the balloting for the proposed AD 2021-1, there is no new fiscal impact. However, the City has previously approved professional services contracts with Stradling Yocca Carlson & Rauth as bond counsel to the City with respect to formation of the proposed AD 2021-1, NV5 as the Assessment Engineer, and Urban Futures, Inc. as the City's Municipal Advisor. If the formation of the proposed AD 2021-1 is not successful, then fees for such services will be paid from property owners deposits and from the General Fund.

The City has previously agreed to contribute one-third of the costs to the assessment engineering and design engineering associated with the proposed AD 2021-1, and to date has expended approximately \$32,782. Additional staff costs for overseeing the project has been included in the Fiscal Year 20/21 Budget. The City does not expect to be reimbursed for such costs. All other funds will be provided by property owner contributions and/or bonds proceeds if the proposed AD 2021-1 is approved.

RECOMMENDATION:

(1) Adopt Resolution No. 1268, A Resolution of the City Council of the City of Rolling Hills, California, Declaring Its Intention to Take Proceedings Pursuant to the Municipal Improvement Act of 1913 and to Issue Bonds Pursuant to the Improvement Bond Act of 1915, and Make Certain Finding and Determinations in Connection Therewith, All Relating to the Formation of City of Rolling Hills Assessment District No. 2021-1 (Eastfield Drive Utility Improvements); and

(2) Adopt Resolution No. 1269, A Resolution of the City Council of the City of Rolling Hills, California, Preliminarily Approving the Assessment Engineer's Report and Fixing the Time and Place of the Public Hearing for City of Rolling Hills Assessment District No. 2021-1 (Eastfield Drive Utility Improvements)

ATTACHMENTS:

[Signed Preliminary Engineer's Report Eastfield Undergrouding_Rolling Hills_01.25.21.pdf](#)
[Rolling Hills_Eastfield_CERTIFICATE OF SUFFICIENCY OF PETITION_03.03.20.pdf](#)
[Resolution 1268 Intention.docx](#)
[Resolution 1269 Fixing Date of Public Hearing \(2\).docx](#)
[Assessment District Boundary Map.pdf](#)



PRELIMINARY ENGINEER'S REPORT FOR UNDERGROUNDING UTILITY ASSESSMENT DISTRICT NO. 2020-1 (EASTFIELD DRIVE UTILITY IMPROVEMENTS)

PREPARED UNDER THE PROVISIONS OF THE MUNICIPAL IMPROVEMENT ACT OF 1913

CITY OF ROLLING HILLS



NV5

January 25, 2021

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AGENCY: CITY OF ROLLING HILLS

PROJECT: UNDERGROUNDING UTILITY ASSESSMENT DISTRICT NO. 2020-1 (Eastfield Drive Utility Improvements)

TO: CITY COUNCIL

ENGINEER'S "REPORT" PURSUANT TO THE
PROVISIONS OF SECTIONS 2961 AND 10204
OF THE STREETS AND HIGHWAYS CODE

The purpose of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area known as Eastfield Drive Utility Improvements. The proposed underground utility improvements will provide conversion to an upgraded utility system and will enhance neighborhood aesthetics, safety and reliability.

The construction of these improvements will conform to existing City of Rolling Hills, Southern California Edison, Crown Castle, Cox and Frontier standards. By virtue of such improvements, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California, and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the CITY OF ROLLING HILLS, State of California, in connection with the proceedings for Undergrounding Utility Assessment District No. 2020-1 (Eastfield Drive Utility Improvements) (hereinafter referred to as the "Assessment District"), I, Jeffrey M. Cooper, P.E., a Registered Professional Engineer and authorized representative of NV5, Inc., the duly appointed Engineer of Work, herewith submits the "Report" for the Assessment District, consisting of six (6) parts as stated below.

PART I

This part contains the plans and specifications which describe the general nature, location and extent for the proposed improvements to be constructed, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Superintendent of Streets.

PART II

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

PART III

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.
- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, determined from the latest Assessor's roll, of the parcels of land and improvements which are proposed to be assessed.

PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the CITY OF ROLLING HILLS, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration and registration of any associated bonds and reserve or other related funds, or both.

PART V

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention. The Boundary Map and Assessment Diagram are filed herewith and made a part hereof, and part of the assessment.

PART VI

This part shall consist of the following information:

- A. Description of facilities
- B. Right-of-Way Certificate
- C. Environmental Certificate

This report is submitted on January 25, 2021



NV5, INC.

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF ROLLING HILLS
STATE OF CALIFORNIA

PART I Plans and Specifications

The plans and specifications to construct the utility undergrounding improvements, and any ancillary improvements thereof, for the area generally described as Undergrounding Utility Assessment District No. 2020-1 (Eastfield Drive Utility Improvements) describe the general nature, location and extent of the improvements for Assessment District are referenced herein and incorporated as if attached and a part of this Report.

Final plans and specifications have been prepared for the City by the utility companies and are on file in the office of the Superintendent of Streets.

Part II Cost Estimate

Undergrounding Utility Assessment District No. 2020-1 (Eastfield Drive Utility Improvements)				Estimated Costs	
				Preliminary	Final
<u>Utility Engineering & Construction</u>					
Southern California Edison (includes \$50,000 credit for design)				\$1,281,935.00	\$ -
Frontier				\$883,382.00	\$ -
Crown Castle				\$287,061.00	\$ -
Cox				\$321,463.64	\$ -
				\$2,773,841.64	\$ -
Contingency 10%				\$277,384.16	\$ -
TOTAL CONSTRUCTION				\$3,051,225.80	\$ -
<u>INCIDENTAL EXPENSES</u>					
Assessment Engineering (City of Rolling Hills contributed 1/3 of cost)				\$19,090.00	\$ -
Design Engineering (RHCA and City of Rolling Hills contributed 1/3 of cost each)				\$25,067.00	\$ -
City/Consultant Inspection				\$33,800.00	\$ -
City Administration				\$0.00	\$ -
Financial Advisor/Bank Counsel				\$21,000.00	\$ -
Bond Counsel				\$37,500.00	\$ -
Printing, Advertisting, Notices				\$1,000.00	\$ -
Miscellaneous				\$1,000.00	\$ -
Underwriter				\$51,600.00	\$ -
Subtotal Incidental Expenses				\$190,057.00	\$ -
Construction				\$3,051,225.80	\$ -
Subtotal Incidental & Construction				\$3,241,282.80	\$ -
<u>FINANCIAL COSTS</u>					
Bond Reserve				\$279,107.29	\$ -
Subtotal & Financial Costs				\$279,107.29	\$ -
TOTAL ESTMATE				\$3,520,390.09	\$ -

Part III Assessment Roll and Method of Assessment Spread

WHEREAS, on _____, 2021 the City Council of the CITY OF ROLLING HILLS, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913 ", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. 2021-_____, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith (the "improvements"), in a special assessment district known and designated as "Undergrounding Utility Assessment District No. 2020-1 (Eastfield Drive Utility Improvements)" (hereinafter referred to as the "Assessment District"); and

WHEREAS, said Resolution of Intention, as required by Law, did direct the Engineer of Work to make and file a "Report", consisting of the following as required by Section 10204 of the Act:

- a. Plans and Specifications
- b. A general description of works or appliances already installed and any other property necessary or convenient for the operation of the improvement, if the works, appliances, or property are to be acquired as part of the improvement.
- c. Cost Estimates
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, JEFFREY M. COOPER, P.E., the authorized representative of NV5, pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913", do hereby submit the following:

1. Pursuant to the provisions of Law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.
2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said

District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.

3. The subdivisions and parcels of land the numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued in one or more series, each with a term not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

	As Preliminary Approved	As Confirmed
Estimated Cost of Construction:	\$3,051,225.80	
Estimated Incidental Expenses:	\$190,057.00	
Estimated Financial Costs:	\$279,107.29	
Estimated Contribution:	\$0	
Estimated Total to Assessment:	\$3,520,390.09	

For particulars as to the individual assessments and their descriptions, reference is made to Table 1 (Assessment Roll) attached hereto.

6. The Method of Spread of Assessment is as set forth in the exhibit identified as Part III (Exhibit I), which is attached hereto, referenced and so incorporated.

Table 1
Assessment

Asmt No.	Assessor's Parcel Number	Total True Value**	Existing Liens*	Assessments as Preliminarily Approved ^[1]	Assessments as Confirmed and Recorded	Value To Lien Ratio
1	7567-002-008	\$1,437,281.00	-	\$ 188,807.00	-	7.6
2	7567-002-007	\$2,625,385.00	-	\$ 190,854.19	-	13.8
3	7567-002-006	\$2,589,625.00	-	\$ 210,590.56	-	12.3
4	7567-002-005	\$2,161,284.00	-	\$ 191,536.21	-	11.3
5	7567-002-004	\$1,334,968.00	-	\$ 148,356.86	-	9.0
6	7567-003-021	\$1,463,287.00	-	\$ 181,492.97	-	8.1
7	7567-003-027	\$2,362,470.00	-	\$ 185,766.42	-	12.7
8	7567-003-026	\$1,378,199.00	-	\$ 188,732.86	-	7.3
9	7567-003-025	\$2,250,020.00	-	\$ 190,723.04	-	11.8
10	7567-003-022	\$2,283,678.00	-	\$ 192,803.31	-	11.8
11	7567-003-020	\$1,475,000.00	-	\$ 196,119.89	-	7.5
12	7567-003-047	\$2,024,700.00	-	\$ 172,505.82	-	11.7
13	7567-003-046	\$2,065,561.00	-	\$ 177,435.06	-	11.6
14	7567-003-045	\$1,773,865.00	-	\$ 172,967.72	-	10.3
15	7567-003-044	\$398,468.00	-	\$ 174,729.80	-	2.3
16	7567-003-043	\$1,497,997.00	-	\$ 172,735.06	-	8.7
17	7567-003-042	\$1,688,184.00	-	\$ 197,202.22	-	8.6
18	7567-003-041	\$2,568,944.00	-	\$ 188,296.05	-	13.6
19	7567-003-040	\$5,534,231.00	-	\$ 198,735.05	-	27.8

^[1] Amounts shown may be one (1) penny off due to rounding

Table 2
Debt Limit Valuation

A. ESTIMATED BALANCE TO ASSESSMENT (Not including city owned parcels)	\$3,520,390.09
B. UNPAID SPECIAL ASSESSMENTS	\$0
TOTAL A&B	\$3,520,390.09
C. TRUE VALUE OF PARCELS (Not including city owned parcels)	\$38,913,147.00
AVERAGE VALUE TO LIEN RATIO	11:1

* Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than in the instant proceedings.

** True Value of Parcels means the total value of the land and improvements as estimated and shown on the last equalized roll of the County or as otherwise reasonably calculated.

This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.

CERTIFICATION

I, the undersigned Assessment Engineer, do hereby certify that (i) the total amount of the principal sum of the special assessments proposed to be levied, together with the principal amount of previously levied special assessments, as set forth above, do not exceed one-half (1/2) the total true value of the parcels proposed to be assessed, and (ii) the amount proposed to be assessed upon any parcel does not exceed one-half of the true value of the parcel.

EXECUTED ON January 25, 2021



NV5, INC.

A handwritten signature in blue ink, appearing to read "Jeffrey M. Cooper".

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF ROLLING HILLS
STATE OF CALIFORNIA

Exhibit 1

Method and Formula of Assessment Spread

Since the improvements are to be funded by the levying of assessments, the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution require that assessments must be based on the special benefit that the properties receive from the works of improvement. In addition, Section 4 of Article XIID of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also provides that parcels within a district that are owned or used by any public agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit which it will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

Based upon an analysis of the special benefit to be received by each parcel from the construction of the works of improvement, the Assessment Engineer recommends the apportionment of costs as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing, and tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the special benefits received by each parcel within the Assessment District. Ballot tabulation will be done at that time and, if a majority of the returned ballots weighted by assessment amount are not in opposition to the Assessment District, the City Council may form the Assessment District.

The following sections set forth the methodology used to apportion the costs of the improvements to each parcel.

SPECIAL BENEFITS

In further making the analysis, it is necessary that the properties receive a special benefit distinguished from general benefits conferred on real property located in the District or to the public at large.

The purpose of this Assessment District is to provide the financing to underground existing overhead electrical, telephone and cable facilities as well as rehabilitate the affected portions of streets and alleys within the District. These facilities are the direct source of service to the properties within the Assessment District.

The proposed replacement of existing overhead utility facilities (power, telephone and cable facilities) with underground facilities and removal of the existing utility poles and the overhead wires will provide a special benefit to the parcels connected to and adjacent to, or in near proximity of, the facilities as follows:

- Improved Aesthetics Benefit. This benefit relates to the improved aesthetics of the streetscape due to the removal of overhead wires and utility poles. For the purposes of this report, a street is defined as either a street or alley. The removal of guy wires and other support structures related to the overhead facilities are included in the definition of improved aesthetics. Properties that are directly adjacent to overhead facilities receive an aesthetic benefit. This benefit is based on the area of the parcel.
- Safety Benefit. This benefit relates to the additional safety of having the overhead distribution wires placed underground and having the power poles removed, which eliminates the threat of downed utility lines and poles due to wind, rain and other unforeseeable events. Falling facilities can lead to personal injuries and damage to structures, including fire. Properties immediately adjacent to the facilities usually have a greater risk. Furthermore, in areas like Eastfield Drive, the negative effects of falling lines and poles are widespread including blocked driveways and property damage due to impact. Properties that are adjacent to, or in proximity of, overhead facilities receive a safety benefit. This benefit is based on the average area of the parcels in the District.
- Reliability Benefit. This benefit relates to the enhanced reliability of service from the utilities being underground, due to having all new wires and equipment and having that equipment underground, which reduces the threat of service interruption from downed lines. When compared to overhead systems, fewer outages occur due to various acts of nature, traffic collisions and obstructions (such as trees). Properties that are connected to, or have the ability to connect to, the facilities proposed to be undergrounded receive a reliability benefit. This benefit is based on the average area of the parcels in the District.

By virtue of such special benefits, the proposed improvements will provide a higher level of service, increase the desirability of the properties and will specifically enhance the values of the properties within the Assessment District. Therefore, the proposed improvements are of direct and special benefit to these properties.

GENERAL BENEFITS

Section 4 of Article XIID requires that the general benefits imparted by the utility undergrounding project be separated from the special benefits and that only the special benefit portion of the costs of the project be assessed against those parcels which are identified as receiving special benefits. Separating the general from the special benefits requires an examination of the facts and circumstances of the project and the property being assessed.

In this particular assessment district, the streets along which the existing overhead utility facilities are being undergrounded function as local and collector streets. No other roadways are designated as an arterial, a major arterial or a scenic corridor in the Transportation Element of the City's General Plan. Furthermore, the City has an established network of arterial streets which appear to function as intended to provide for the movement of traffic around and through the community at large without the need to utilize local collector streets for such purposes. Under these circumstances, any use of the streets within the assessment district as "through" streets is incidental.

The properties situated within the assessment district are used almost exclusively as residential. Under this circumstance, the impacts, both visual and safety, are largely isolated to those properties (and the persons who inhabit them) which front on the local streets, with only incidental impacts on those who visit homes within the assessment district or who pass through the assessment district on trips originating outside the boundary and having a destination outside the boundary.

Based on these facts and circumstances, any general benefits to the property within the Assessment District in general, to the surrounding community and to the public at large from the project of undergrounding these local overhead utility facilities on the local streets and alleys, such as to the general public visiting in cars, on bikes or on foot, are incidental and do not exceed five percent (5%) of the estimated project costs. This general benefit portion of the cost is more than offset by the approximate 20% percent utility company contribution (included in the cost estimate on page 7 as net costs). Therefore, the remainder of the project design and construction costs represents the local and special benefits to the parcels within the Assessment District. Because only the net amount of \$3,520,390.09 is apportioned to the parcels within the District, no parcel is assessed more than its proportional share of the special benefits from the improvements.

METHODOLOGY

Based upon the findings described above, the special benefit received by the properties within the boundaries of the Assessment District is the conversion from an overhead to an underground utility system resulting in additional safety, enhanced reliability, and improved aesthetics to the adjacent properties.

Based on these conditions, it is our conclusion that the improvements specially benefit all assessed properties in the Assessment District.

To establish the benefit to the individual parcels within the Assessment District, the highest and best use of each property is considered. For example, a vacant property is considered developed to its highest potential and connected to the system.

The more a property is developed, the more it benefits from the proposed improvements. All of the properties within this Assessment District are zoned residential. There is a direct correlation between the size of a property and the extent to which a property may develop. Because parcel size is one of the main limiting factors for what can be built on a property, or the extent the property is developed, the size of each parcel is used as the base unit for measuring benefit.

The special benefits from the undergrounding of overhead utilities are categorized into the three (3) distinct benefits identified above. All parcels within the District receive 3 of the 3 benefits. For the Improved Aesthetics Benefit, the parcel area is multiplied by 1 to calculate the "Aesthetics Benefit Area." For the Reliability Benefit and Safety Benefit, the average parcel area within the district is determined and applied to the parcel, the "Reliability Benefit Area" and "Safety Benefit Area" are the average size of parcels in the District. The Assessed Benefit Area per parcel is equal to the Aesthetics Benefit Area plus the Safety Benefit Area plus the Reliability Benefit Area, divided by 3.

ASSESSMENT APPORTIONMENT

Each parcel will be apportioned its fair share of the construction costs based on the Assessed Benefit Area calculated for each property.

Incidental Expenses and Financial Costs have been assessed to the entire Assessment District on a prorata basis relative to the total construction cost allocations.

The individual assessment calculations are provided in Appendix A. For particulars to the Assessment Roll, reference is made to Table 1 in Part III of this report.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the special benefits that each parcel receives from the works of improvement.

Dated: January 25, 2021



NV5, INC.

A handwritten signature in blue ink, appearing to read "Jeffrey M. Cooper".

JEFFREY M. COOPER, P.E.
R.C.E. No. 31572
ENGINEER OF WORK
CITY OF ROLLING HILLS
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF ROLLING HILLS, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the ____ day of _____, 2021.

CITY CLERK
CITY OF ROLLING HILLS
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF ROLLING HILLS, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF ROLLING HILLS, CALIFORNIA, on the ____ day of _____, 2021.

CITY CLERK
CITY OF ROLLING HILLS
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF ROLLING HILLS, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of the CITY OF ROLLING HILLS, CALIFORNIA, on the ____ day of _____, 2021.

CITY CLERK
CITY OF ROLLING HILLS
STATE OF CALIFORNIA

I, _____ as SUPERINTENDENT OF STREETS of the CITY OF ROLLING HILLS, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the ____ day of _____, 2021.

SUPERINTENDENT OF STREETS
CITY OF ROLLING HILLS
STATE OF CALIFORNIA

PART IV Annual Administrative Assessment

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the CITY OF ROLLING HILLS, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration or registration of any bonds and reserve or other related funds, or both. The maximum assessment is authorized pursuant to the provisions of Section 10204(f) of the Streets and Highways Code and shall not exceed two hundred dollars (\$200) per parcel per year, subject to an annual increase based on the Consumer Price Index (CPI), during the preceding year ending in January, for all Urban Consumers in the Los Angeles, Riverside, and Orange County areas. The exact amount of the administration charge will be established each year by the Superintendent of Streets.

This administration assessment is separate from, and in addition to, (a) the per-parcel collection fee that may be added to each annual assessment under California Streets and Highways Code Sections 8682 (to cover expenses of collection) and 8682.1 (to cover bond administration costs), and (b) any fees payable to the City in connection with Assessment prepayments after the issuance of Bonds, apportionment of Assessments to reflect parcels splits or parcel mergers, and late charges and penalties for delinquent Assessment installments.

The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

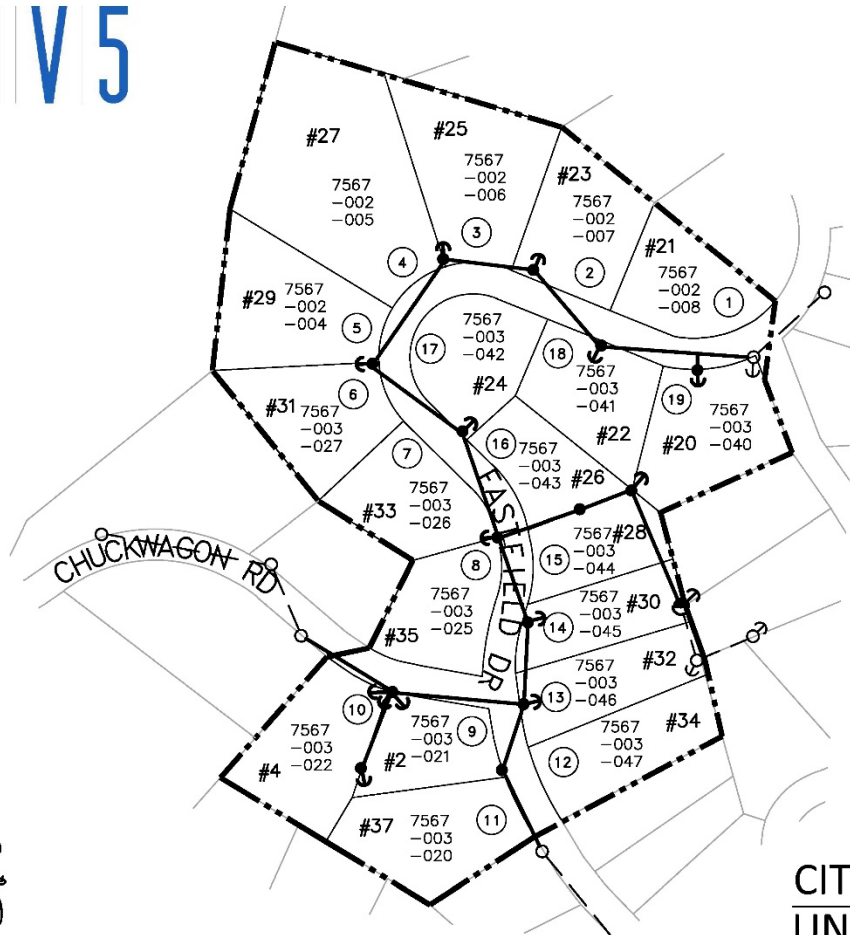
PART V Diagram of Assessment

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Rolling Hills.

As required by the Act, the Assessment Diagram shows the exterior boundaries of the Assessment District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III Table I. The Assessor's Parcel Number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Los Angeles for the boundaries and dimensions of each parcel of land.

NV5

ASSESSMENT DIAGRAM - EXHIBIT "1"



- LEGEND**
- POWER POLE TO BE REMOVED
 - ← GUY WIRE TO BE REMOVED
 - POWER POLE TO REMAIN IN PLACE
 - ← GUY WIRE TO REMAIN IN PLACE
 - NEW POLE
 - ← NEW GUY WIRE
 - OVERHEAD UTILITY GUY WIRE TO REMAIN
 - POWER LINE TO BE REMOVED
 - POWER LINE TO REMAIN
 - ASSESSMENT DISTRICT AREA BOUNDARY
 - ON-SITE PARCEL
 - OFF-SITE PARCELS
 - ⓧ ASSESSMENT NO.
 - #XX ADDRESS
 - PARCELS: 19
 - DISTANCE: 3000 LF
 - POWER POLES TO BE REMOVED: 14



N.T.S.
3/20/2020

CITY OF ROLLING HILLS UNDERGROUNDING UTILITY ASSESSMENT DISTRICT NO. 2020-1 (EASTFIELD DRIVE UTILITY IMPROVEMENTS)

Part VI Description of Facilities

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be installed, or improved under the provisions of the Act, including the acquisition of required right-of-way and/or property. For the general location of the improvements to be constructed referenced is hereby made to the Plans and Specifications described in Part I of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Undergrounding Utility Assessment District No. 2020-1 (Eastfield Drive Utility Improvements).

1. Acquisition of any required easements or rights-of-way.
2. Removal of existing utility poles.
3. Removal of overhead resident service drops.
4. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes and pullboxes, and installation of cabling, wiring and other facilities.
5. Construction of service conduit and appurtenances.

The improvements will be designed by the Southern California Edison Company, Charter and Frontier. The utility companies will be responsible for inspecting the work for their facilities and the City of Rolling Hills will inspect the work to ensure conformance to City standards and specifications where applicable.

The City will also construct additional pavement rehabilitation as needed for the project.

Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, Charter, and Frontier.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his or her property necessary to connect facilities constructed by the public utilities in the public streets and alleys to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work done by the Assessment District.

The estimated time for completion of the undergrounding of the utilities is 36 months after the sale of bonds. Property owners will be required to provide necessary underground connections within 120 days of the completion of the underground facilities.

Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property pursuant to Section 15.32.100 of the Municipal Code. Overhead facilities cannot be removed until all overhead service has been discontinued.

Right-of -Way Certificate

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF ROLLING HILLS

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all time herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed SUPERINTENDENT OF STREETS of the CITY OF ROLLING HILLS, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIII D of the California Constitution, and the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as UNDERGROUNDING UTILITY ASSESSMENT DISTRICT NO. 2020-1 (Eastfield Drive Utility Improvements) (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

All easements or right-of-way necessary for the construction and installation of the public improvements of the Assessment District either have been obtained or are in process of being obtained and will be obtained and in the possession of the affected utility company, the City, the County of Los Angeles or the State of California prior to commencement of the construction and installation of such public improvements.

EXECUTED this _____ day of _____, 2021 at CITY OF ROLLING HILLS, California.

SUPERINTENDENT OF STREETS
CITY OF ROLLING HILLS
State of California

By: _____

Certificate of Completion of Environmental Proceedings

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF ROLLING HILLS

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special Assessment District being formed pursuant to the provisions of the "Municipal Improvement Act of 1913" being Division 12 of the Streets and Highways Code of the State of California, said special Assessment District known and designated as UNDERGROUNDING UTILITY ASSESSMENT DISTRICT NO. 2020-1 (Eastfield Drive Utility Improvements) (hereinafter referred to as the "Assessment District").
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review:

The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA (replacement or reconstructions).

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this _____ day of _____, 2021 at CITY OF ROLLING HILLS, California.

By: _____

CITY OF ROLLING HILLS
STATE OF CALIFORNIA

APPENDIX

A. Assessment Calculations

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Construction & Contingency Costs	Incidental Expenses	Bond Costs	Preliminary Total Assessment ^[2]	Cash Payments ^[2]
21 EASTFIELD DR.	1	7567-002-008	57,242	1	YES	57,242	YES	54,152.74	54,152.74	55,182.49	\$ 163,644.59	\$ 10,193.21	\$ 14,969.20	\$ 188,807.00	\$ 173,837.80
23 EASTFIELD DR.	2	7567-002-007	59,037	1	YES	59,037	YES	54,152.74	54,152.74	55,780.82	\$ 165,418.95	\$ 10,303.74	\$ 15,131.50	\$ 190,854.19	\$ 175,722.69
25 EASTFIELD DR.	3	7567-002-006	76,342	1	YES	76,342	YES	54,152.74	54,152.74	61,549.16	\$ 182,525.04	\$ 11,369.25	\$ 16,696.26	\$ 210,590.56	\$ 193,894.29
27 EASTFIELD DR.	4	7567-002-005	59,635 ^[1]	1	YES	59,635	YES	54,152.74	54,152.74	55,980.16	\$ 166,010.08	\$ 10,340.56	\$ 15,185.58	\$ 191,536.21	\$ 176,350.64
29 EASTFIELD DR.	5	7567-002-004	21,775 ^[1]	1	YES	21,775	YES	54,152.74	54,152.74	43,360.16	\$ 128,585.26	\$ 8,009.41	\$ 11,762.19	\$ 148,356.86	\$ 136,594.67
2 CHUCKWAGON DR.	6	7567-003-021	50,829	1	YES	50,829	YES	54,152.74	54,152.74	53,044.82	\$ 157,305.30	\$ 9,798.35	\$ 14,389.32	\$ 181,492.97	\$ 167,103.65
31 EASTFIELD DR.	7	7567-003-027	54,576	1	YES	54,576	YES	54,152.74	54,152.74	54,293.82	\$ 161,009.23	\$ 10,029.06	\$ 14,728.13	\$ 185,766.42	\$ 171,038.29
33 EASTFIELD DR.	8	7567-003-026	57,177	1	YES	57,177	YES	54,152.74	54,152.74	55,160.82	\$ 163,580.33	\$ 10,189.21	\$ 14,963.32	\$ 188,732.86	\$ 173,769.54
35 EASTFIELD DR.	9	7567-003-025	58,922	1	YES	58,922	YES	54,152.74	54,152.74	55,742.49	\$ 165,305.27	\$ 10,296.66	\$ 15,121.11	\$ 190,723.04	\$ 175,601.93
4 CHUCKWAGON DR.	10	7567-003-022	60,746	1	YES	60,746	YES	54,152.74	54,152.74	56,350.49	\$ 167,108.31	\$ 10,408.97	\$ 15,286.04	\$ 192,803.31	\$ 177,517.27
37 EASTFIELD DR.	11	7567-003-020	63,654	1	YES	63,654	YES	54,152.74	54,152.74	57,319.82	\$ 169,982.88	\$ 10,588.02	\$ 15,548.98	\$ 196,119.89	\$ 180,570.90
34 EASTFIELD DR.	12	7567-003-047	42,949	1	YES	42,949	YES	54,152.74	54,152.74	50,418.16	\$ 149,515.88	\$ 9,313.16	\$ 13,676.79	\$ 172,505.82	\$ 158,829.03
32 EASTFIELD DR.	13	7567-003-046	47,271	1	YES	47,271	YES	54,152.74	54,152.74	51,858.82	\$ 153,788.20	\$ 9,579.27	\$ 14,067.59	\$ 177,435.06	\$ 163,367.47
30 EASTFIELD DR.	14	7567-003-045	43,354	1	YES	43,354	YES	54,152.74	54,152.74	50,553.16	\$ 149,916.22	\$ 9,338.09	\$ 13,713.41	\$ 172,967.72	\$ 159,254.31
28 EASTFIELD DR.	15	7567-003-044	44,899	1	YES	44,899	YES	54,152.74	54,152.74	51,068.16	\$ 151,443.46	\$ 9,433.22	\$ 13,853.11	\$ 174,729.80	\$ 160,876.68
26 EASTFIELD DR.	16	7567-003-043	43,150	1	YES	43,150	YES	54,152.74	54,152.74	50,485.16	\$ 149,714.57	\$ 9,325.53	\$ 13,694.96	\$ 172,735.06	\$ 159,040.10
24 EASTFIELD DR.	17	7567-003-042	64,603	1	YES	64,603	YES	54,152.74	54,152.74	57,636.16	\$ 170,920.97	\$ 10,646.45	\$ 15,634.79	\$ 197,202.22	\$ 181,567.43
22 EASTFIELD DR.	18	7567-003-041	56,794	1	YES	56,794	YES	54,152.74	54,152.74	55,033.16	\$ 163,201.73	\$ 10,165.63	\$ 14,928.69	\$ 188,296.05	\$ 173,367.36
20 EASTFIELD DR.	19	7567-003-040	65,947	1	YES	65,947	YES	54,152.74	54,152.74	58,084.16	\$ 172,249.53	\$ 10,729.21	\$ 15,756.32	\$ 198,735.05	\$ 182,978.73
Totals										1,028,902.00	\$ 3,051,225.80	\$ 190,057.00	\$ 279,107.29	\$ 3,520,390.09	\$ 3,241,282.80

^[1] Parcel area adjusted to account for undeveloped land on slope

^[2] Amounts shown may be one (1) penny off due to rounding



Jeffrey M. Cooper, P.E.
Vice President
NV5
Phone: (949) 585-0477
Email: Jeff.Cooper@nv5.com

CERTIFICATE OF SUFFICIENCY OF PETITION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF ROLLING HILLS

The undersigned hereby CERTIFIES as follows:

That I am the duly appointed ASSESSMENT ENGINEER of the CITY OF ROLLING HILLS, CALIFORNIA.


That on the 3rd day of March, 2020, I reviewed a Petition for the formation of an Assessment District for certain public works improvement, together with appurtenances, appurtenant work and acquisition, where necessary, in a special assessment district known and designated as UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 2020-1 (EASTFIELD DRIVE UTILITY IMPROVEMENTS) (hereinafter referred to as the "Assessment District"), a copy of which is on file in the Office of the City Clerk.

The undersigned hereby further specifically certifies as follows:

1. That I caused said Petition to be examined and my examination revealed that said Petition was signed by not less than five (5) owners of assessable land in the proposed Assessment District as shown by the last equalized assessment roll used by the City, owning lands constituting more than fifty percent (50%) of the area of all assessable lands within the proposed Assessment District, all as prescribed by Section 5896.6 of the Streets and Highways Code of the State of California.
2. Said Petition did represent sixty and seven-tenths of a percent (60.7%) of the assessable area of property within the proposed boundaries of the Assessment District.

Executed this 3rd day of March, 2020 at Irvine, California.





JEFFREY M. COOPER, P.E.
NV5, ASSESSMENT ENGINEER
CITY OF ROLLING HILLS
STATE OF CALIFORNIA

RESOLUTION NO. 1268

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, DECLARING ITS INTENTION TO TAKE PROCEEDINGS PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913 AND TO ISSUE BONDS PURSUANT TO THE IMPROVEMENT BOND ACT OF 1915, AND MAKE CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH, ALL RELATING TO THE FORMATION OF CITY OF ROLLING HILLS ASSESSMENT DISTRICT NO. 2021-1 (EASTFIELD DRIVE UTILITY IMPROVEMENTS)

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. The City Council finds as follows:

A. The City Council of the City of Rolling Hills (the “City”) desires to provide certain property located along Eastfield Drive within the City with the undergrounding of electric, telephone and cable facilities, and the removal of poles, overhead wires, guys, anchors and appurtenant work therewith as further described in Section 4 hereof (the “Improvements”) and to order the formation of an assessment district to pay the costs thereof under and pursuant to the provisions of the Municipal Improvement Act of 1913 (the “1913 Act”).

B. The proposed assessment district, if it is formed, is to be known and designated as the City of Rolling Hills Assessment District No. 2021-1 (Eastfield Drive Utility Improvements) (the “Assessment District”).

C. The proposed boundaries of the Assessment District are shown on a map which indicates by a boundary line the extent of the territory proposed to be included in the Assessment District, which map is designated “Proposed Boundaries of City of Rolling Hills Assessment District No. 2021-1 (Eastfield Drive Utility Improvements)” (the “Map”), which Map is on file in the Office of the City Clerk.

D. The City Council has been presented with petitions signed by property owners located within the boundaries of the proposed Assessment District representing in excess of 50% of the assessable acreage within the Assessment District requesting the formation of the Assessment District to finance the Improvements as required by the 1913 Act.

E. Pursuant to California Streets and Highways Code Section 5896.8, there is on file with the City Clerk a certificate of NV5 (the “Assessment Engineer”) certifying the sufficiency of such petitions.

F. It appears to the City Council that an Assessment District should be formed to finance the installation of said Improvements under the provisions of the 1913 Act.

G. The City Engineer, with the assistance of the Assessment Engineer, is competent to make and file with the City Clerk the report with regard to the Improvements, which report is required by the 1913 Act to be made and filed.

H. The conversion of overhead electric utility distribution system facilities to underground, including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to undergrounding, is categorically exempt from the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”) and its implementing guidelines (14 California Code of Regulations Section 15000 et seq.) (the “Guidelines”) pursuant to Section 15302(d) of the Guidelines.

I. Before ordering the Improvements, the City Council is required, under the 1913 Act, to adopt a resolution declaring its intention to do so.

J. The City Council intends to consider issuing bonds secured by the assessments to be levied on property in the Assessment District pursuant to the Improvement Bond Act of 1915, being Division 10 (commencing with Section 8500) of the Streets and Highways Code (the “1915 Act”).

K. Before issuing bonds, the City Council is required, under the 1915 Act, to adopt a resolution declaring its intention to do so.

SECTION 2. The above recitals, and each of them, are true and correct.

SECTION 3. The Map is hereby approved, adopted and declared to describe the proposed boundaries of the Assessment District; and it shall govern for all details as to the extent of the Assessment District. The City Clerk is hereby directed to endorse their certificate on the original of the Map evidencing the date and adoption of this resolution and to file said Map in the Office of the City Clerk, and to file or cause to be filed a copy of said Map so endorsed with the County Recorder of Los Angeles County, California within fifteen (15) days after the adoption of the resolution fixing the time and place of hearing on the formation and extent of the Assessment District.

SECTION 4. The Improvements generally include the undergrounding of existing electric, telephone and cable facilities, including the removal of poles, overhead wires, guys and anchors and the installation of new underground service connections and new streetlights and appurtenant work therewith along Eastfield Drive as further shown on the Map. The improvements will be designed by the Southern California Edison Company (“Edison”) and other utility providers. Edison or its subcontractors will construct the improvements, and the City will inspect the work to ensure conformance to City standards and specifications where applicable. Once completed, the underground facilities will become the property and responsibility of Edison and such other utility providers. Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his property necessary to connect facilities constructed by the public utilities in the public streets to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work done by the Assessment District. Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property. Overhead facilities cannot be removed until all overhead service has been discontinued.

SECTION 5. The City Council hereby finds and declares that the public interest and necessity require the Improvements, and the Improvements will be of direct and special benefit to the properties and land within the Assessment District. The City Council hereby declares its intention to order the conversion of the existing overhead electric and communication facilities to underground locations, and the acquisition of the Improvements, to make the expenses thereof chargeable upon the area included within the Assessment District, and to form the Assessment District.

SECTION 6. The City Council further declares its intention to levy a special assessment upon the land within the Assessment District in accordance with the respective special and direct benefit to be received by each parcel of land from the Improvements.

SECTION 7. This City Council finds and determines that before ordering the acquisition of the Improvements it shall take proceedings pursuant to the 1913 Act and pursuant to Part 7.5 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Streets and Highways Code Section 2960 et seq. (the “1931 Act”).

SECTION 8. The City has selected NV5 as the Assessment Engineer for the formation of the Assessment District. The Assessment Engineer is hereby authorized and directed to make and file with the City Clerk a written report with regard to the 1913 Act (the “Report”), which Report shall comply with the requirements of Section 10204 and Section 2961 of the Streets and Highways Code and Article XIID of the California Constitution and shall contain the following:

- (a) Plans and specifications for the Improvements;
- (b) A general description of works or appliances already installed and any other property necessary or convenient for the operation of the Improvements, if the works, appliances or property are to be acquired as part of the Improvements;
- (c) An estimate of the cost of the Improvements, and the cost of land, rights of ways, easements, and incidental expenses in connection with the Improvements, including the cost of registering bonds;
- (d) A diagram showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each parcel of land within the Assessment District as they existed at the time of passage of this resolution (each subdivision to be given a separate number on the diagram); and
- (e) A proposed assessment of the total amount of the cost and expenses of the proposed Improvements upon the several subdivisions of land in the Assessment District in proportion to the estimated benefits to be received by such subdivision, respectively, from the Improvements (the assessment shall refer to the subdivisions by their respective numbers assigned as provided in (d) above).
- (f) A proposed maximum annual assessment upon each of the several subdivisions of land in the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration and collection of assessments or from the administration or registration of any associated bonds and reserve or other related funds.

In addition, the Report shall contain the information required by the 1931 Act as set forth in Streets and Highways Code Section 2961(b), including:

(a) The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than the proposed assessments to be levied with respect to the Assessment District, which would require an investigation and report under the 1931 Act against the total area proposed to be assessed; and

(b) The total true value, as near as may be determined, of the parcels of land and improvements within the Assessment District which are proposed to be assessed. Total true value may be estimated as the full cash value of the parcels as shown upon the last equalized assessment roll of the county. Alternatively, total true value may be determined by other reasonable means, including, but not limited to, by adjusting the value shown on the last equalized assessment roll to correct for deviations from market value due to Article XIII A of the California Constitution.

SECTION 9. Notice is hereby given that serial or term bonds to represent unpaid assessments and to bear interest at a rate not to exceed 12 percent per annum will be issued in the manner provided in the Improvement Bond Act of 1915 to represent the unpaid assessments and the last installment of such bonds shall mature a maximum of 30 years from the second day of September next succeeding 12 months from their date. The principal amount of such bonds maturing or becoming subject to mandatory prior redemption each year shall not be an amount equal to an even annual proportion of the aggregate principal amount of the bonds, but rather (except as specifically otherwise provided by the City Council in connection with the sale of such bonds), shall be an amount which, when added to the amount of interest payable in each year, will be a sum which is substantially equal in each year, except for the moneys falling due on the first maturity or mandatory prior redemption date of the bonds which shall be adjusted to reflect the amount of interest earned from the date when the bonds bear interest to the date when the first interest is payable on the bonds. Such bonds shall be serviced and collected by the City Treasurer or by such registrar and/or paying agent(s) as this City Council may from time to time designate.

SECTION 10. Following the acquisition of the Improvements and the payment of all incidental expenses in connection with the formation of the Assessment District and the issuance of bonds pursuant to the 1915 Act, any surplus remaining in the improvement fund established for the Assessment District shall be used as determined by the City Council as provided in Section 10427 of the Streets and Highways Code.

SECTION 11. The provisions of Part 11.1 of the Improvement Bond Act of 1915, providing an alternative procedure for the advance payment of assessments and the calling of bonds, shall apply.

SECTION 12. Except as specifically otherwise provided for herein, the Improvements shall be made and ordered pursuant to the provisions of the 1913 Act.

SECTION 13. The City Council hereby determines that the City will not obligate itself to advance available funds from its treasury to cure any deficiency which may occur in the bond redemption fund established for the Assessment District.

SECTION 14. The public interests will not be served by allowing the property owners to take any contract to be let for the construction of the Improvements, and no notice of award of contract shall be published.

SECTION 15. It is hereby determined that the bonds proposed to be issued in these proceedings may be refunded. Any adjustment to assessments resulting from such refunding shall be done on a pro rata basis as required pursuant to Section 8571.5 of the Streets and Highways Code. Any such refunding shall be pursuant to the provisions of Division 11.5 (commencing with Section 9500) of the Streets and Highways Code, except that, if, following the filing of the report specified in Section 9523 and any subsequent modifications of the report, the City Council finds that all of the conditions specified in Section 9525 are satisfied and that the adjustments to assessments are on a pro rata basis, the City Council may approve and confirm the report and any, without further proceedings, authorize, issue, and sell the refunding bonds pursuant to Chapter 3 (commencing with Section 9600) of Division 11.5 of the Streets and Highways Code. Any such refunding bonds shall bear interest at the rate of not to exceed twelve percent (12%) per annum, or such higher rate of interest as may be authorized by applicable law at the time of sale of such bonds; and the last installment of such bonds shall mature on such date as will be determined by the City Council in the proceedings for such refunding.

SECTION 16. It is in the public interest and more economical to do certain work on private property to eliminate any disparity in level or size between the Improvements and private property and to add the actual cost of such work to the Assessment of the property to which such work was done; provided that no work of this nature shall be performed until and unless the written consent of the owner of property is first obtained.

SECTION 17. Pursuant to Streets and Highways code Section 10110, the City intends to enter into agreements with Southern California Edison and the other utility providers, and any agreement between the City and Southern California Edison, or any other public utility for the ownership, management, or control of the underground electric, telephone and cable facilities to be installed pursuant to the Improvements, would benefit any current or future residents of the Assessment District.

SECTION 18. Pursuant to Section 15302(d) of the Guidelines, the undergrounding of the Improvements will have no significant effect on the environment and is categorically exempt from CEQA. The City Clerk is directed to cause a notice of exemption to be posted as required by law.

SECTION 19. All inquiries for any and all information relating to these proceedings, including information relating to protest procedures, should be directed to:

Elaine Jeng, City Manager
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274
(310) 377-1521

SECTION 20. This Resolution shall take effect immediately upon its passage.

SECTION 21. 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 on January 25, 2021.

JEFF PIEPER
MAYOR

ATTEST:

ELAINE JENG, P.E.
ACTING CITY CLERK

RESOLUTION NO. 1269

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
ROLLING HILLS, CALIFORNIA, PRELIMINARILY
APPROVING THE ASSESSMENT ENGINEER'S REPORT
AND FIXING THE TIME AND PLACE OF THE PUBLIC
HEARING FOR CITY OF ROLLING HILLS ASSESSMENT
DISTRICT NO. 2021-1 (EASTFIELD DRIVE UTILITY
IMPROVEMENTS)**

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, RESOLVES
AS FOLLOWS:

SECTION 1.

A. By Resolution No. 1269 (the "Resolution of Intention") in the proceedings for the formation of City of Rolling Hills Assessment District No. 2021-1 (Eastfield Drive Utility Improvements) (the "Assessment District") this City Council ordered a report (the "Report") prepared by NV5 (the "Assessment Engineer") under and pursuant to the provisions of Article XIID of the California Constitution ("Article XIID"), the Municipal Improvement Act of 1913 (the "1913 Act"), and, in particular, Section 10204 of the California Streets and Highways Code.

B. The Assessment Engineer has prepared the Report and filed the same with the City Clerk, and the City Clerk has presented the Report to this City Council for consideration.

SECTION 2. The Report is preliminarily approved, and the City Clerk is directed to endorse the fact and date of such approval on the Report and to file the Report in the office of the City Clerk. The Report shall stand as the report for the purpose of all subsequent proceedings under the 1913 Act and Article XIID, except that it may be conformed, modified or corrected as provided in the 1913 Act and Article XIID.

SECTION 3. Pursuant to Section 2961 of the Streets and Highways Code and based on the information set forth in the Report, this City Council finds that the total amount of the principal sum of all unpaid special assessments levied against the parcels proposed to be assessed, other than contemplated by the present proceedings, plus the principal amount of the special assessment proposed to be levied in the instant proceedings, do not exceed one-half of the total value of the parcels proposed to be assessed, as computed pursuant to paragraph (2) of subdivision (b) of Section 2961.

SECTION 4. A public hearing shall be held on March 22, 2021 at 7:00 p.m. at the regular meeting place of the City Council at City Hall Council Chambers, 2 Portuguese Bend Road, Rolling Hills, California 90274 to hear and consider protests and objections to the proposed Assessment District and the Report and to receive and count the ballots for and against the proposed Assessment District.

SECTION 5. At least 45 days prior to the public hearing referred to in Section 2 hereof, the City Clerk shall cause a notice of the adoption of the Resolution of Intention, the filing of the Report and the setting of time and place for said public meeting and the public hearing referred to in Section 2 hereof to be mailed, postage prepaid, to all persons owning real property proposed to be assessed and

whose names and addresses appear on the last equalized County of Los Angeles assessment roll or the State Board of Equalization assessment roll, as the case may be, or who are known to the City Clerk. Such notice shall conform in all respects to the provisions of Section 53753 of the California Government Code and Article XIID, Section 4 of the California Constitution.

SECTION 6. This Resolution shall take effect immediately upon its passage.

SECTION 7. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

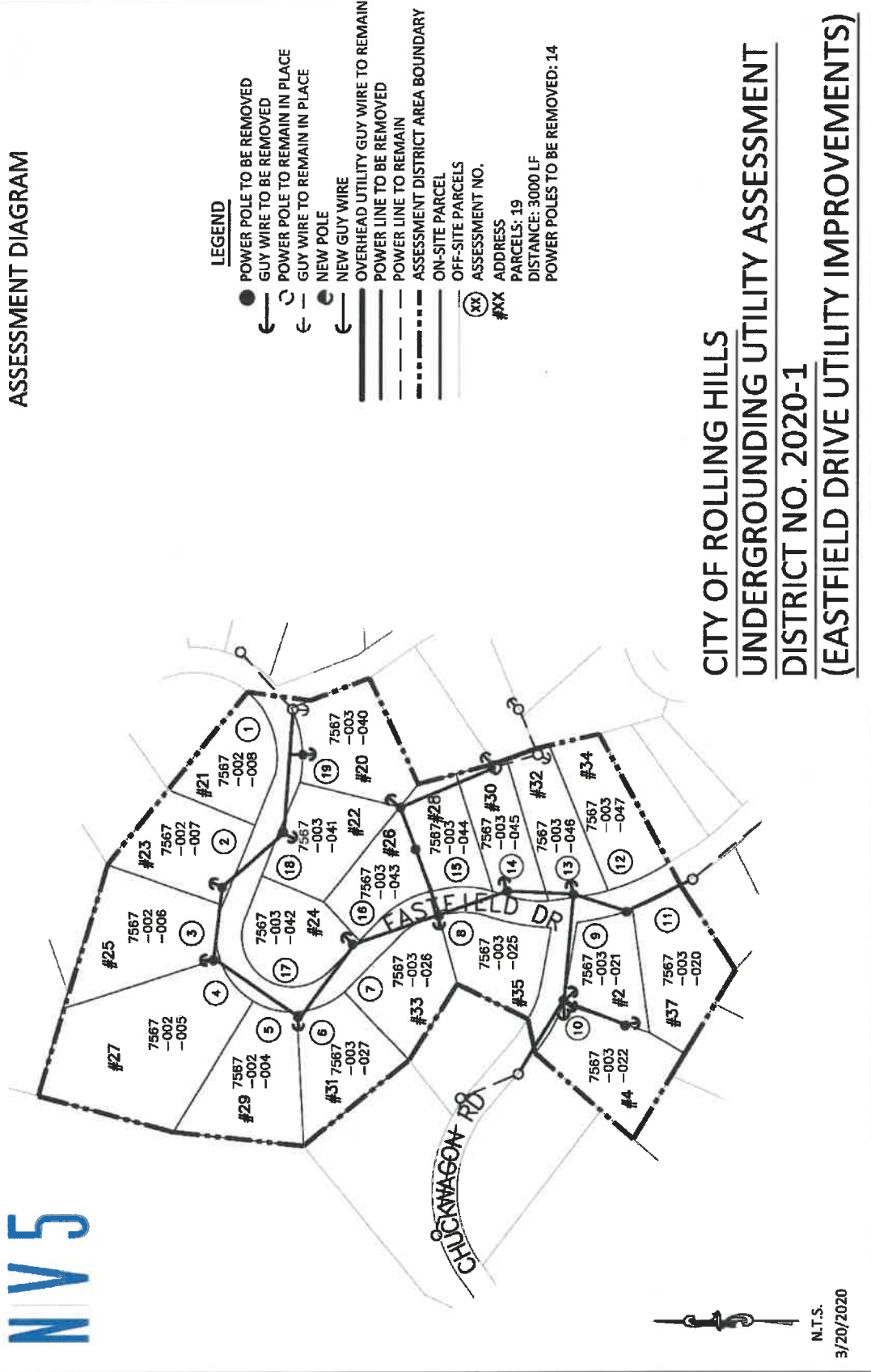
PASSED, APPROVED, and ADOPTED on January 25, 2021.

JEFF PIEPER
MAYOR

ATTEST:

ELAINE JENG, P.E.
ACTING CITY CLERK

ASSESSMENT DIAGRAM



N.T.S.
3/20/2020



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.B

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER JOINING THE PENINSULA ENHANCED WATERSHED MANAGEMENT PROGRAM (EWMP).

DATE: January 25, 2021

BACKGROUND:

On September 28, 2020 City staff, with assistance from McGowan Consulting, delivered a presentation to City Council on the pros and cons of participating in the Palos Verdes Peninsula Enhanced Watershed Management Program (Peninsula EWMP). The presentation also outlined two points in time at which the City could elect to participate in the Peninsula EWMP: (1) when the Peninsula Watershed Management Group (Peninsula Group) finalizes a memorandum of understanding (MOU) for jointly contracting for the update of the Peninsula EWMP or (2) when the next Regional Municipal Stormwater Permit is adopted. At the conclusion of City Council's deliberation, staff was directed to bring the issue back to the Council for consideration when the Peninsula Group finalizes the MOU.

DISCUSSION:

City staff is bringing this issue back to City Council as previously directed since the Peninsula Group is currently considering an MOU regarding the administration and cost sharing for revision of the Peninsula EWMP and reasonable assurance analysis. It is anticipated that this MOU will be considered and approved in February by the three other incorporated cities on the Palos Verdes Peninsula and the County of Los Angeles for the Unincorporated Peninsula Area. If the City were to participate in this cost sharing MOU, City staff would need to promptly notify the other agencies and request to be included so that the MOU could be revised prior to consideration by those agencies' respective governing boards. If the City does not take such an action now, there will be one additional opportunity to join the Peninsula EWMP via notification to the Los Angeles Regional Water Quality Control Board (Regional Board) at the time the Regional Municipal Permit is adopted. If the City chooses to wait for this second decision point and determines to join at that point, it would need to contract separately for consulting services to revise the Peninsula EWMP and conduct the reasonable assurance analysis required to receive approval of the revised EWMP by the Regional Board.

Key information that is needed to make the decision whether to join the Peninsula EWMP is not yet available to the City. This information includes monitoring data from the newly established Sepulveda Canyon monitoring site in the City and a determination by the Regional Board whether to extend the final compliance deadlines for the Machado Lake Nutrients and Pesticides & PCBs TMDLs. Although the first major storm of the year yielded 1.25 inches of rainfall on December 28, 2020, no flow was produced at the Sepulveda Canyon monitoring station because soils were very dry and all rainfall was absorbed by soils on properties and in canyons, generating no measurable flow at the sampling point. The contractor's sampling team is using this information and the remote flow monitoring sensor at the site to make adjustments to their sampling strategy to improve the likelihood of successfully sampling any runoff that may be generated from subsequent rainfall events this season. With respect to the Machado Lake Nutrients and Pesticides PCBs TMDLs, the Peninsula Group has scheduled a meeting with Regional Board staff to discuss and following that meeting we will have a better indication of the likelihood and timing of a schedule extension.

These issues have been discussed with the office of the City Attorney and they are in agreement with staff's recommendation to take no action at this time to join the Peninsula EWMP via the MOU and thereby defer this decision until the Regional Stormwater Permit is ready for adoption when more of the key information will be available to support the decision. The attached presentation by McGowan Consulting provides further details to inform the City Council's decision and explain the basis for staff's recommendation.

FISCAL IMPACT:

Depending on City Council's direction to staff, the City would need to program an additional \$30K in the Fiscal Year 2020-21 budget to join the MOU now or if it is determined to join the Peninsula EWMP when the Regional Permit is adopted, approximately \$70K will need to be allocated in the Fiscal Year 2021-22 budget. The City could use its Measure W funds to offset the additional expense in Fiscal Year 2021-22.

RECOMMENDATION:

Staff recommends that the City Council (1) receive a presentation on the basis and timing for participation in the Peninsula EWMP; (2) consider the choice of actions evaluated by McGowan Consulting; and (3) provide direction to staff.

ATTACHMENTS:

[EWMP_Decision_2021.01.25\(Final\).pptx](#)

Decision-making for joining Watershed Management Program

City of Rolling Hills | January 25, 2021 | Kathleen McGowan, McGowan Consulting

Outline

- Results of Sepulveda Canyon Wet Weather Monitoring Event #1
- Updated Schedule of Decisions and Key Events
- Key Information Not Yet Available
- Basis for Participation in EWMP
- Staff Recommendation: Wait until 2nd Decision Point (MS4 Permit Adoption) to Join EWMP
- Questions & Discussion

December 28, 2021
Sepulveda
Canyon
Monitoring



- First significant storm of 2020-21 wet season, very dry soils
- ~1.2" of rain fell in 24-hrs between 12am on December 28 and 12am on December 29
- No flow observed from Sepulveda Canyon,
 - (water in storm drain originated from ponded water outside of pipe)
- Suggests potential stormwater retentive capacity in Sepulveda Canyon, but more data is needed

Updated Schedule of Decisions and Key Events

Decision Point (#) or Key Event	Revised Dates
#1: Peninsula Group MOU for E/WMP Update	Jan-Feb 2021 Oct-Nov 2020
TMDL Extension via Basin Plan Amendment	Feb – Mar 2021 Oct 2020 – Jan
#2: Regional Stormwater Permit Adoption	June-July 2021 April – May
Peninsula E/WMP Update Submittal Deadline	June 30, 2021
Regional Permit Effective Date Notice of Intent to Participate in E/WMP	July 1, 2021
Effective Date of TMDL Extension	? Oct – Dec 2021

Decision whether to Join Peninsula EWMP

Staff Recommendation: Wait for Decision Point #2

Key Information Not Yet Available

- No City-specific Stormwater Quality Monitoring Data yet
 - First major storm of the year produced no flow at Sepulveda Canyon despite rainfall of 1.25 inches in 24 hours
- Flow-monitoring and water quality data collection continuing
- Regional Board has not yet determined whether/when to extend Machado Lake TMDL final compliance deadlines

Participation in Peninsula E/WMP

Not needed:

A. If City's individual monitoring demonstrates discharges at or below numeric pollutant limits for all TMDLs

B. Nutrient TMDL, only:

Special study demonstrating canyons retain the TMDL critical annual volume

Alternative Compliance Options only available through E/WMP:

1. City's canyons retain the design storm (85%, 24-hr runoff volume)
2. Combination of City's canyons and downstream regional projects retain the design storm
3. Nutrient TMDL, only:
Combination of City's canyons and downstream regional projects retain/treat the TMDL critical annual volume

Machado Lake TMDLs Final Deadline Extension

Not needed if:

- Pollutant limits are met in City's discharge

or

- City's canyons retain the design storm
 - (85%, 24-hr runoff volume)

Time Extension needed to construct downstream projects for Options 2 or 3:

2. Combination of City's canyons and downstream regional projects retain the design storm
3. Combination of City's canyons and downstream regional projects retain/treat the Nutrient TMDL critical annual volume

Allow time for Pesticide & PCB TMDL reconsideration to develop mass-based compliance option

Cost Implications of Timing of Decision to Join EWMP

Join EWMP now via participation in Peninsula EWMP/RAA MOU

- Cost: ~\$30K to incorporate City into joint modeling effort and EWMP update
- FY2021 budget

Wait until MS4 Permit is adopted

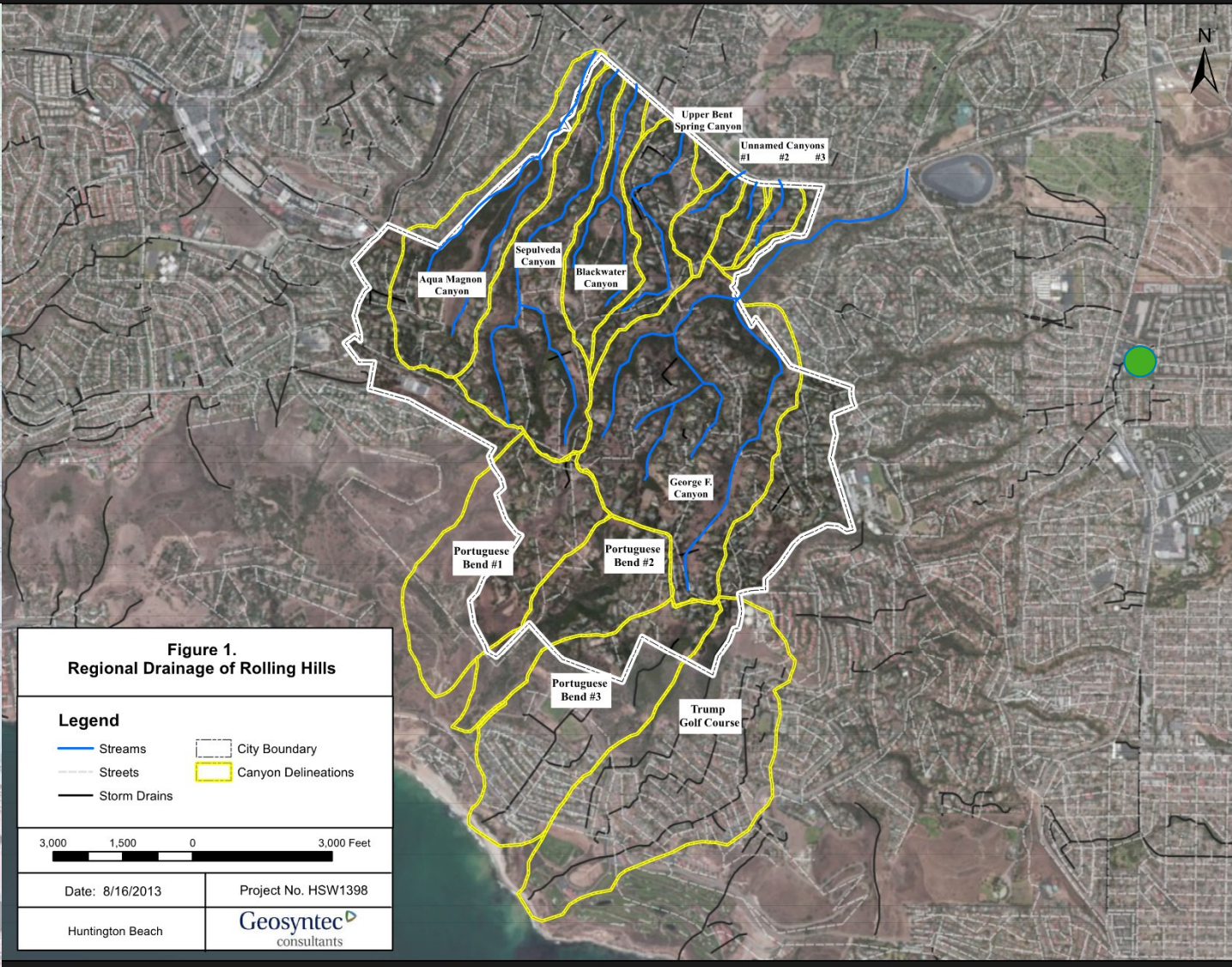
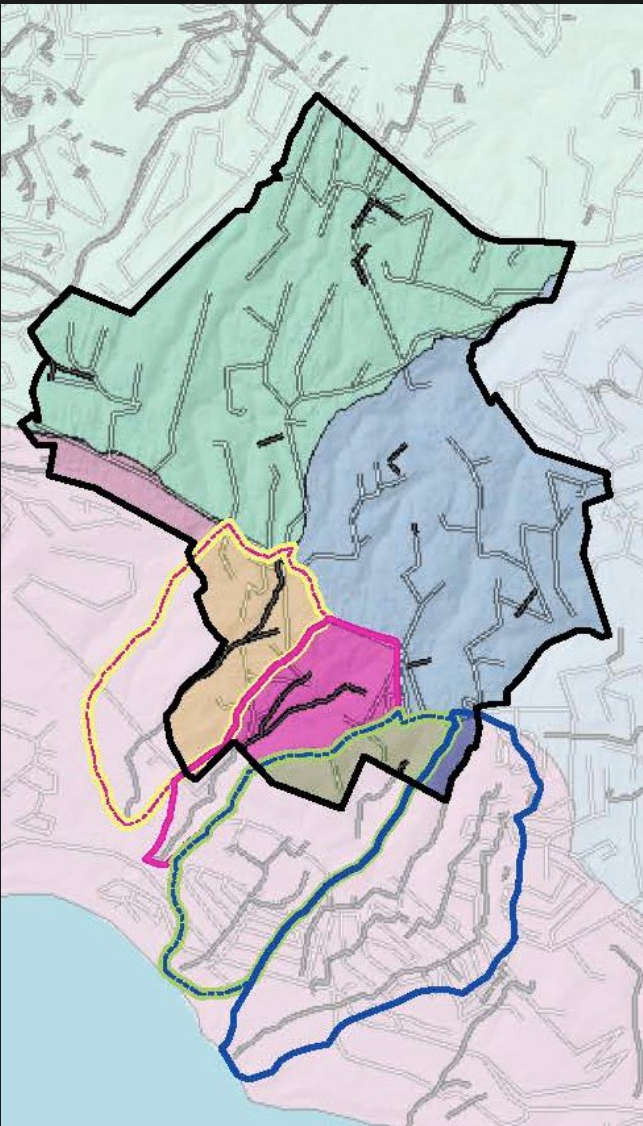
- Cost: ~\$70K to conduct hydrologic and water quality modeling and incorporating City into EWMP
- FY2122 Budget
- Can use Safe Clean Water Municipal Funds to cover

Wait for Decision Point #2 (May/June 2021)
when more information is available
to decide whether to join Peninsula Watershed
Management Program

Staff Recommendation (Supported by City Attorney)

Questions & Discussion

Thank You





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.C

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ADOPT ORDINANCE NO. 365 OF THE CITY OF ROLLING HILLS, CALIFORNIA PROHIBITING SMOKING IN AND ON PUBLIC PROPERTY AND IN AND ON PRIVATE EASEMENTS, ROADS, AND TRAILS BY ADDING CHAPTER 8.40 (SMOKING PROHIBITED) TO TITLE 8 (HEALTH AND SAFETY) OF THE ROLLING HILLS MUNICIPAL CODE; AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: January 25, 2021

BACKGROUND:

This proposed ordinance was introduced for first reading at the December 14, 2020 City Council Meeting. After consideration and discussion by the City Council, the proposed ordinance was approved for a second reading and adoption.

DISCUSSION:

The City Attorney drafted Ordinance No. 365 proposing to ban smoking in public places and on private easements, roads, and trails by adding Chapter 8.40 Smoking Prohibited to Title 8 Health and Safety of the City of Rolling Hills Municipal Code. The ordinance will ban smoking on public property, private easements, roads and trails. It will reduce fire hazards in a high fire severity zone. The proposed amendments will protect public health, safety and welfare of the community.

FISCAL IMPACT:

The fees for legal counsel to review and address the resident's request for municipal code changes and the drafting of ordinance are funded by FY 2020-21 approved budget for legal services.

RECOMMENDATION:

Waive full reading and adopt ordinance of the City Council of the City of Rolling Hills adding Chapter 8.40 (Smoking Prohibited); and finding the same exempt from CEQA.

ATTACHMENTS:

[Ordinance_365_Smoking_Ban_Final.pdf](#)

ORDINANCE NO. 20-365

AN ORDINANCE OF THE CITY OF ROLLING HILLS PROHIBITING SMOKING IN AND ON PUBLIC PROPERTY AND IN AND ON PRIVATE EASEMENTS, ROADS, AND TRAILS BY ADDING CHAPTER 8.40 (SMOKING PROHIBITED) TO TITLE 8 (HEALTH AND SAFETY) OF THE ROLLING HILLS MUNICIPAL CODE; AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings.

A. Tobacco use causes death and disease and continues to be an urgent public health challenge, as evidenced by the fact that approximately 480,000 people die prematurely in the United States from smoking-related diseases every year.

B. Exposure to secondhand smoke causes death and disease, as evidenced by the fact that secondhand smoke is responsible for approximately 41,000 deaths each year in the United States.

C. Laws restricting use of electronic smoking devices also have benefits to the public as evidenced by the fact that the State of California's Tobacco Education and Research Oversight Committee "opposes the use of e-cigarettes in all areas where other tobacco products are banned."

D. State law prohibits smoking in certain areas, such as in certain publicly owned buildings, and expressly authorizes local communities to enact additional restrictions, including authority to completely ban smoking (Health & Safety Code §118910).

E. There is broad public recognition of the dangers of secondhand smoke and support for smoke free air laws. As of January 2015, there were at least 382 California cities and counties with local laws restricting smoking in recreational areas, 101 with local laws restricting smoking in all outdoor dining places, and 126 with local laws restricting smoking within 20 feet (or more) of entryways. Further, as of March 2018, there were at least 104 California cities and counties with comprehensive outdoor secondhand smoke ordinances. Lastly, as of July 1, 2018, at least 120 local jurisdictions in California prohibited the use of electronic smoking devices in specific locations.

F. Cigarettes are a major and persistent source of litter as they are often cast onto sidewalks and streets and frequently end up in streams, rivers, bays, lagoons, and ultimately the ocean.

G. As many as 90 percent of wildland fires in the United States are caused by people, according to the U.S. Department of Interior. Some human-caused fires result from campfires left unattended, downed power lines, and negligently discarded cigarettes.

H. The City of Rolling Hills has been designated a “Very High Fire Severity Zone.”

I. The City has already taken actions to reduce and address the risk of fires within the City, such as adopting a Fire Fuel Abatement Ordinance (Rolling Hills Municipal Code Chapter 8.30) to reduce the amount of dead vegetation within the City and adopting a Community Wildfire Protection Plan.

J. Still, in 2020 alone, six of the top twenty largest California wildlife fires have occurred, according to CalFire. Strong wind conditions, dry weather, and dry and dense vegetation contributed to the fire and loss of approximately 115,796 acres in the Bobcat Fire in Los Angeles County, 33,424 acres in the Apple Fire in Riverside County, and 22,744 acres in the El Dorado Fire in San Bernardino County.

K. These fires have resulted in tragic loss of life along with enormous property losses.

L. The City Council finds that smoke-free public property and smoke-free private easements, roads, and trails will improve air quality and reduce fire hazards within the City; it will reduce the risk that persons are subjected to inhaling second hand smoke and also reduce the risk that lit, heated, or ignited cigars, cigarettes, pipes, electronic smoking devices, or any other lit, heated, or ignited tobacco or plant products will be used, discarded, or left unattended by persons on such property.

M. The City Council wishes to amend the Municipal Code to address the health and fire hazards by identifying areas within the City where smoking is prohibited.

SECTION 2. Title 8 (Health and Safety) is hereby amended by adding Chapter 8.40 (Smoking Prohibited) to read as follows:

CHAPTER 8.40 SMOKING PROHIBITED.

8.40.010 Definitions

For purposes of this chapter, the following terms shall have the following meanings:

"Electronic smoking device" means an electronic device that can be used to deliver an inhaled dose of nicotine, or other substances, including any component, part, or accessory of such device, whether or not sold separately. This definition includes any such device, whether manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor, including any component, part or accessory of such device, whether or not sold separately.

"Public property" means any indoor or outdoor public property, including, but not limited to, any publicly owned buildings, parking lots, riding rings, tennis courts, parks, roads, streets, and sidewalks.

“Smoking” means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, whether natural or synthetic, in any manner or in any form. “Smoking” includes the use of an electronic smoking device that creates an aerosol or vapor, in any manner or in any form, or the use of any oral smoking device for the purpose of circumventing the prohibition of smoking.

8.40.020 Smoking in and on public property prohibited.

In addition to all places where smoking is prohibited under state or federal law, in which case those laws apply, no person shall smoke in or on any public property. Such prohibition extends to smoking in vehicles on public property.

8.40.030 Smoking in and on private easements, roads, and trails prohibited.

In addition to all places where smoking is prohibited under state or federal law, in which case those laws apply, no person shall smoke in or on any private easement, road, or trail. Such prohibition extends to smoking in vehicles on any private easement, road, or trail.

8.40.040 Violation—Penalty.

Violations of this Chapter may be punished as a misdemeanor or infraction at the discretion of the city attorney or city prosecutor in accordance with Chapter 1.08 of this Code.

SECTION 3: CEQA. This ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The City Council hereby finds that under Section 15061(B)(3) of the State CEQA Guidelines, this ordinance is exempt from the requirements of CEQA because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment. It also finds the ordinance is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15307 and 15308 as an action by a regulatory agency taken to protect the environment and natural resources.

SECTION 4: Effective Date. This ordinance shall take effect thirty days after its passage and adoption pursuant to California Government Code section 36937.

SECTION 5: Certification. 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’ 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 25th day of January, 2021.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

JEFF PIEPER, MAYOR

ATTEST:

ELAINE JENG, P.E.
ACTING CITY CLERK



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.D

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ADOPT ORDINANCE NO. 367 OF THE CITY OF ROLLING HILLS, CALIFORNIA, REPEALING SECTIONS 10.12.050 (AUTHORITY OF GATE GUARDS) AND 10.12.060 (UNAUTHORIZED TRAFFIC DIRECTION PROHIBITED) OF CHAPTER 10.12 (TRAFFIC ENFORCEMENT AUTHORITY) OF TITLE 10 (VEHICLES AND TRAFFIC); AND AMENDING CHAPTER 9.40 (TRESPASS) AND CHAPTER 9.44 (ENTERING PRIVATE PROPERTY UNDER FALSE PRETENSES) OF TITLE 9 (PUBLIC PEACE, MORALS AND WELFARE) OF THE ROLLING HILLS MUNICIPAL CODE; AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

DATE: January 25, 2021

BACKGROUND:

This proposed ordinance was introduced for first reading at the December 14, 2020 City Council Meeting. After consideration and discussion by the City Council, the proposed ordinance was approved for a second reading and adoption.

DISCUSSION:

The proposed ordinance proposes to repeal Sections 10.12.050 and 10.12.060 of Chapter 10.12 (Traffic Enforcement Authority) of Title 10 (Vehicles and Traffic) and amends Chapter 9.40 (Trespass) and Chapter 9.44 (Entering Private Property Under False Pretenses of Title 9 (Public Peace, Morals and Welfare) of the Rolling Hills Municipal Code.

FISCAL IMPACT:

The fees for legal counsel to review and address the resident's request for municipal code changes and the drafting of ordinance are funded by FY 2020-21 approved budget for legal services.

RECOMMENDATION:

Waive full reading and adopt the ordinance of the City Council of the City of Rolling Hills repealing sections 10.12.050 and 10.12.060 and amending Chapter 9.40 and Chapter 9.44 of the Rolling Hills Municipal Code; and finding the same exempt from CEQA.

ATTACHMENTS:

[Ordinance_367_Regulating_Trespass_and_Repealing_Gate_Attendant_Sections_Final.pdf](#)

ORDINANCE NO. 367

AN ORDINANCE OF THE CITY OF ROLLING HILLS, CALIFORNIA, REPEALING SECTIONS 10.12.050 (AUTHORITY OF GATE GUARDS) AND 10.12.060 (UNAUTHORIZED TRAFFIC DIRECTION PROHIBITED) OF CHAPTER 10.12 (TRAFFIC ENFORCEMENT AUTHORITY) OF TITLE 10 (VEHICLES AND TRAFFIC); AND AMENDING CHAPTER 9.40 (TRESPASS) AND CHAPTER 9.44 (ENTERING PRIVATE PROPERTY UNDER FALSE PRETENSES) OF TITLE 9 (PUBLIC PEACE, MORALS AND WELFARE) OF THE ROLLING HILLS MUNICIPAL CODE

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 10.12.050 (Authority of Gate Guards) of Chapter 10.12 (Traffic Enforcement Authority) of Title 10 (Vehicles and Traffic) of the Rolling Hills Municipal Code is hereby repealed.

SECTION 2. Section 10.12.060 (Unauthorized traffic direction prohibited) of Chapter 10.12 (Traffic Enforcement Authority) of Title 10 (Vehicles and Traffic) of the Rolling Hills Municipal Code is hereby repealed.

SECTION 3. Chapter 9.40 (Trespass) of Title 9 (Public Peace, Morals and Welfare) of the Rolling Hills Municipal Code is amended to read as follows:

Chapter 9.40 – TRESPASS

9.40.010 – Definitions.

A. For the purposes of this chapter, “private property” is defined to be any real property, including but not limited to, buildings, structures, yards, open spaces, walkways, courtyards, driveways, carports, parking areas, vacant lots and easements, private roads, and trails, except land which is owned or lawfully possessed by any governmental entity or agency.

B. For the purposes of this chapter, “public property” is defined to be any real property, including but not limited to, buildings, structures, yards, open spaces, walkways, courtyards, driveways, carports, parking areas, vacant lots and easements, roads, and trails, which is owned or lawfully possessed by any governmental entity or agency.

9.40.020 - Unauthorized remaining on property prohibited.

No person shall remain upon any public or private property after being notified by the owner, lessee, person in charge thereof, or any person authorized

to restrict such property, or by a Sheriff's deputy acting at the request of any such person, to remove therefrom.

9.40.030 - Unauthorized entrance on property prohibited.

No person, without the permission, express or implied, of the owner of, lessee of, person in charge of, or person authorized to impose restrictions on public or private property shall enter upon such property after having been notified by the owner of, lessee of, person in charge of, any person authorized to impose restrictions on such property, or by a Sheriff's deputy acting at the request of any such person, to keep off or keep away therefrom.

9.40.040 - Unauthorized removal from property prohibited.

No person, without the permission, express or implied, of the owner of, lessee of, person in charge of, or person authorized to impose restrictions on public or private property shall enter upon such property to damage, destroy, or remove, or cause to be damaged, destroyed, or removed, any stakes, fences, or signs intended to designate the boundaries and limits of any such property.

9.40.050 - Violation—Penalty.

Violations of this Chapter may be punished as a misdemeanor or infraction at the discretion of the city attorney or city prosecutor in accordance with Chapter 1.08 of this Code.

9.40.060 – Exceptions.

The provisions of this chapter shall not apply in any of the following instances:

- A. When its application results in or is coupled with an act prohibited by any provision of law relating to prohibited discrimination against any person on account of sex, race, color, religion, creed, ancestry, national origin, disability, medical condition, marital status, or sexual orientation.
- B. When its application would result in an interference with or inhibition of peaceful labor picketing or other lawful labor activities on public property.
- C. When its application would result in an interference with or inhibition of activities protected by the California or United States constitutions, including, but not limited to free speech and freedom of assembly rights on public property, if any.

SECTION 4. Chapter 9.44 (Entering Private Property Under False Pretenses) of Title 9 (Public Peace, Morals and Welfare) of the Rolling Hills Municipal Code is amended to read as follows:

Chapter 9.44 - ENTERING PROPERTY UNDER FALSE PRETENSES

9.44.010 - Definitions.

A. For the purposes of this chapter, “private property” is defined to be any real property, including but not limited to, buildings, structures, yards, open spaces, walkways, courtyards, driveways, carports, parking areas, vacant lots and easements, private roads, and trails, except land which is owned or lawfully possessed by any governmental entity or agency.

B. For the purposes of this chapter, “public property” is defined to be any real property, including but not limited to, buildings, structures, yards, open spaces, walkways, courtyards, driveways, carports, parking areas, vacant lots and easements, roads, and trails, which is owned or lawfully possessed by any governmental entity or agency.

9.44.020 - Giving false information to property owners prohibited when.

It is unlawful for any person to willfully give false information to, or to deceive by any other means, any owner of, lessee of, person in charge of, or person authorized to impose restrictions on public or private property, for the purpose of gaining permission to enter or use such property.

9.44.030 - Violation—Penalty.

Violations of this Chapter may be punished as a misdemeanor or infraction at the discretion of the city attorney or city prosecutor in accordance with Chapter 1.08 of this Code.

9.44.040 – Exceptions.

The provisions of this chapter shall not apply in any of the following instances:

A. When its application results in or is coupled with an act prohibited by any provision of law relating to prohibited discrimination against any person on account of sex, race, color, religion, creed, ancestry, national origin, disability, medical condition, marital status, or sexual orientation.

B. When its application would result in an interference with or inhibition of peaceful labor picketing or other lawful labor activities on public property.

C. When its application would result in an interference with or inhibition of activities protected by the California or United States constitutions, including, but not limited to free speech and freedom of assembly rights on public property, if any.

SECTION 5. The City Council hereby finds and determines that this ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) (“Common Sense Exemption”) of the CEQA Guidelines as it can be said with certainty that there will be no environmental impact from the provisions associated with this ordinance.

SECTION 6. This ordinance shall take effect thirty days after its passage and adoption pursuant to California Government Code section 36937.

SECTION 7. 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 25th day of January, 2021.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

JEFF PIEPER, MAYOR

ATTEST:

ELAINE JENG, P.E.
ACTING CITY CLERK



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.E

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ADOPT ORDINANCE NO. 368 OF THE CITY OF ROLLING HILLS, CALIFORNIA AMENDING TITLE 17 (ZONING) OF THE CITY OF ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.48 (TEMPORARY USE PERMITS) ESTABLISHING REGULATIONS OF CERTAIN TEMPORARY USES WITHIN THE CITY; AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

DATE: January 25, 2021

BACKGROUND:

This proposed ordinance was introduced for first reading at the December 14, 2020 City Council Meeting. After consideration and discussion by the City Council, the proposed ordinance was approved for a second reading and adoption.

DISCUSSION:

The proposed ordinance establishes standards for construction related temporary uses such as construction fences, construction offices, storage containers, portable toilets, construction power poles and construction materials. The Municipal Code currently does not have any existing standards that regulate construction uses and thus, many of the construction related uses tend to stay on site for extended period of time even without construction activities occurring. Adopting the proposed ordinance would allow staff to review the proposed uses, advise improvements, impose time limits, ensure compatibility with the surrounding uses and minimize or avoid visual blight in the community. The ordinance will apply to existing temporary construction uses currently in place at construction sites.

FISCAL IMPACT:

The fees for legal counsel to review and address the resident's request for municipal code changes and the drafting of ordinance are funded by FY 2020-21 approved budget for legal services.

RECOMMENDATION:

Waive full reading and adopt the ordinance of the City Council of the City of Rolling Hills amending Title 17 (Zoning) of the City of Rolling Hills Municipal Code to add Chapter 17.48 (Temporary Use Permits) establishing regulations of certain temporary uses within the City; and finding the same

exempt from CEQA.

ATTACHMENTS:

[Ordinance_368_Temporary_Use_Permits_Final.pdf](#)

ORDINANCE NO.368

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 17.48 (TEMPORARY USE PERMITS) ESTABLISHING A PROCESS BY WHICH PERSONS CAN REQUEST A SHORT TERM USE THAT IS ACCEPTABLE BECAUSE OF ITS TEMPORARY NATURE AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECITALS

A. The City desires to amend its municipal code to establish a process for reviewing proposed temporary uses to ensure that basic health, safety, and community welfare standards are met, while approving suitable temporary uses with the minimum necessary conditions or limitations consistent with the temporary nature of the activity;

B. Staff and the City Attorney prepared the proposed ordinance, including the proposed language and terminology and any additional information and documents deemed necessary for the Planning Commission to take action;

C. On November 7, 2020, the City gave public notice of the November 19, 2020 public hearing to be held by the Planning Commission on the proposed ordinance by publishing notice in the Torrance Daily Breeze a newspaper of general circulation;

D. On November 19, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance. It adopted a resolution recommending that the City Council adopt the proposed ordinance;

E. On December 2, 2020 the City gave public notice of the December 14, 2020 public hearing to be held by the City Council on the proposed ordinance to be considered by publishing notice in the Torrance Daily Breeze a newspaper of general circulation; and

F. December 14, 2020, 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. Title 17 (Zoning) of the Rolling Hills Municipal Code is amended to add Chapter 17.48 (Temporary Use Permits) to read as follows:

Chapter 17.48 Temporary Use Permits

17.48.010 Purpose

This chapter provides a process for reviewing proposed temporary uses to ensure that basic health, safety, and community welfare standards are met, while approving suitable temporary uses with the minimum necessary conditions or limitations consistent with the temporary nature of the activity. A temporary use permit allows short-term activities that might not meet the normal development or use standards of the applicable zoning district, but may otherwise be acceptable because of their temporary nature. However, these activities should be regulated to avoid incompatibility between the proposed activity and surrounding areas.

17.48.020 Applicability.

A. Permit Requirement. A temporary use permit approved by the applicable review authority shall be required for all uses identified in Section 17.48.040 (Allowed Temporary Uses), and shall be issued before the commencement of the activity.

B. Exempt Activities. Emergency public health and safety activities are exempt from the requirement for a temporary use permit and other city approval.

17.48.030 Review Authority.

Director Review (Temporary Uses). The Planning and Community Services Director (“Director”) shall be responsible for the review and approval of all permits for temporary uses identified in Section 17.48.040 (Allowed Temporary Uses), and the extension of these permits.

17.48.040 Allowed Temporary Uses.

The following temporary uses may be allowed, subject to the issuance of a temporary use permit by the applicable review authority.

A. Temporary Structures for Active Construction Sites and Time Periods.

1. Temporary Construction Fences. A temporary construction fence is permitted, provided the construction activity is occurring and it is occurring outside of the structure or on the exterior of the structure on the subject property. A temporary construction fence is permitted for an initial period of 6 months. The use may be renewed for subsequent time periods of up to 6 months each at the discretion of the applicable review authority.

2. Temporary Construction Offices. A temporary construction office is permitted, provided the construction activity is occurring. A temporary construction office is permitted for an initial period of 6 months. The use may be renewed for

subsequent time periods of up to 6 months each at the discretion of the applicable review authority.

3. Temporary Construction Storage Containers. One temporary construction storage container (up to 8 feet wide and 40 feet long) is permitted, provided the construction activity is occurring. A temporary construction storage container is permitted for an initial period of 6 months. The use may be renewed for subsequent time periods of up to 6 months each at the discretion of the applicable review authority.

4. Temporary Self-Contained Portable Toilets. A temporary self-contained portable toilet is permitted, provided the construction activity is occurring. A temporary self-contained portable toilet is permitted for an initial period of 6 months. The use may be renewed for subsequent time periods of up to 6 months each at the discretion of the applicable review authority.

5. Temporary Construction Power Pole. A temporary construction power pole is permitted, provided the construction activity is occurring. A temporary construction power pole is permitted for an initial period of 6 months. The use may be renewed for subsequent time periods of up to 6 months each at the discretion of the applicable review authority.

B. Temporary Structures for Non-Active Construction Sites and Time Periods.

1. Storage. Temporary, portable storage units, such as PODs or U-PACKS, are allowed to be located on driveways for no more than a week.

2. Self-Contained Portable Toilets

a. A temporary self-contained portable toilet is permitted, during interruption of sewer or septic service for emergencies or planned upgrades/repairs. The use of self-contained portable toilets is limited to the time period of the interruption of sewer or septic service.

b. A temporary self-contained portable toilet is permitted, during special events such as wedding receptions or family reunions on private property. The use of self-contained portable toilets is limited to four calendar days or less.

3. Stockpiling. Temporary storage of clean dirt, sand, gravel, or similar non-polluting materials for a limited period of time, on a property where such material is not proposed to be used for construction activities.

C. Similar Temporary Uses. Similar temporary uses which, in the opinion of the review authority, are compatible with the zoning district and surrounding land uses.

17.48.050 Application Filing, Processing, and Review.

A. Application Preparation and Filing – General Application Requirements. An application for a temporary use permit shall be prepared, filed, and processed in compliance with Chapter 17.30 (Application Procedures). It is the responsibility of the applicant to establish evidence in support of the findings required by Section 17.48.060 (Findings and Decision – Temporary Use Permits), below.

B. Time for Filing.

1. A temporary use permit application for Temporary Self-Contained Portable Toilets on Non-Active Construction Sites shall be filed at least 48 hours in advance of the proposed commencement of the use unless in the case of an emergency.

2. A temporary use permit application for the remaining authorized temporary uses shall be filed at least 14 days in advance of the proposed commencement of the use unless in the case of an emergency.

C. Public Notice and Hearing. The type and extent of public notice provided to area residents shall be determined by the Planning and Community Services Director for temporary use permits, and the extensions of these permits. The applicant shall pay for all noticing costs.

D. Additional Permits Required. Temporary uses may be subject to additional permits and other city approvals, licenses, and inspections required by applicable laws or regulations.

17.48.060 Findings and Decision – Temporary Use Permits.

A temporary use permit may be approved, modified, or conditioned only if the review authority first finds that:

A. The proposed temporary use is allowed within the applicable zoning district with the approval of a temporary use permit and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code; and

B. The proposed temporary use would not unduly impair the integrity and character of the zoning district in which it is located; and

C. Appropriate measures have been taken to protect the public health, safety, and general welfare to minimize detrimental effects on adjacent properties.

17.48 .070 Conditions of Approval.

In approving a temporary use permit, the review authority may impose reasonable and necessary specific design, locational, and operational conditions to ensure that:

- A. The use is limited to a duration that is less than the maximum allowed duration, as determined appropriate by the review authority;
- B. The site is physically adequate for the type, density, and intensity of use being proposed, including the absence of physical constraints;
- C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;
- D. The temporary use will be removed and the site restored as necessary to ensure that no changes to the site will limit the range of possible future land uses otherwise allowed by this Zoning Ordinance;
- E. The use will comply with applicable provisions of other local, State, or Federal laws or regulations; and
- F. Any other pertinent factors affecting the operation of the temporary use will be addressed, including the following, to ensure the orderly and efficient operation of the proposed use, in compliance with the intent and purpose of this chapter.

17.48.080 Development and Operating Standards.

- A. General Standards. Standards for heights, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel shall be used as a guide for determining the appropriate development standards for temporary uses. However, the review authority may authorize an adjustment from the specific requirements as deemed necessary and appropriate.
- B. Standards for Specific Temporary Activities. Specific temporary land use activities shall comply with the development standards identified in Title 17 (Zoning) as applicable to the use, in addition to those identified in subsection A of this section, and Section 17.48.070 (Conditions of Approval).

17.48.090 Post-Approval Procedures.

- A. Appeal. The approval, denial, or revocation of a temporary use permit may be appealed in compliance with Chapter 17.55.
- B. Revocation. A temporary use permit may be revoked or modified by the Director on the following grounds:
 - 1. That the approval was obtained by fraud, or that the applicant made a materially false representation on the subject application; or

2. That the approval is being or recently has been exercised contrary to or in violation of the terms or conditions of such approval or other authorization; or

3. That the approval is or recently has been exercised in violation of any statute, law or regulation; or

4. That the use for which approval was granted, or other use(s) not directly related, is exercised in a manner detrimental to the public health and safety or in a manner which constitutes a nuisance.

C. Extension of the Permit. The Director may extend the operational length of the temporary use permit if the delay is beyond the control of and was not the result of actions by the permittee for up to the period of the delay.

D. Expiration. A temporary use permit shall be considered to have expired when the approved use has ceased or was suspended.

17.48.100 Enforcement.

A. Maintaining a temporary use authorized by Section 17.48.040 without a valid permit is hereby declared to be a public nuisance.

B. Maintaining a temporary use authorized by Section 17.48.040 without a valid permit is an infraction and subject to the penalty provisions identified in Section 1.08.020.

Section 2. The project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3 of the CEQA Guidelines because adoption of the zoning ordinance amendment is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and this project does not have the potential for causing a significant effect on the environment. The resulting uses would be exempt from CEQA under Sections 15301, 15303, 15304, and 15332 of the CEQA Guidelines, as minor alterations to project sites and buildings that do not increase intensity or density within an urban area with availability of all services.

Section 3. This ordinance shall take effect thirty days after its passage and adoption pursuant to California Government Code section 36937.

Section 4. 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 25th day of January, 2021.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

JEFF PIEPER, MAYOR

ATTEST:

ELAINE JENG, P.E.
ACTING CITY CLERK



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: DELIA ARANDA,

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: FIRE FUEL ABATEMENT ENFORCEMENT CASES QUARTERLY REPORT FOR THE FOURTH QUARTER OF 2020 (OCTOBER 1 THROUGH DECEMBER 31).

DATE: January 25, 2021

BACKGROUND:

The Code Enforcement division provides quarterly updates on code enforcement cases and fuel abatement cases which consist of active and closed cases. The attachments show active and closed cases consisting mainly of unpermitted work, dead vegetation and code violation complaints from neighbors.

DISCUSSION:

In the fourth quarter of 2020 (October 1, 2020 through December 31, 2020), three (3) new fire fuel abatement violation cases were opened and two (2) new complaints unrelated to fire fuel abatement violations were received and opened. During that same period 23 non-fire fuel abatement violations and one (1) vegetation related cases were closed.

All dead vegetation cases from 2018 through 2019 have been closed with no further action needed.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Receive and file as presented.

ATTACHMENTS:

[4th Quarter Closed Code Cases.pdf](#)

[4th Quarter Open Code Chronological.pdf](#)

Code Enforcement Cases Closed in Q4 2020

Case #	Case Date	Address of Violation	Description	Main Status	Case Closed
Group: 106.5.4 - Expiration.					
18	3/11/2020	5 Buggy Whip Dive	Expired Permit	Closed	11/9/2020
38	3/11/2020	75 Eastfield Drive	Expired Permit	Closed	12/1/2020
58	3/11/2020	10 Johns Canyon Road	Expired Permit	Closed	12/1/2020
60	3/11/2020	9 Middleridge Lane South	Expired Permit	Closed	10/29/2020
61	3/11/2020	8 Morgan Lane	Expired Permit	Closed	12/17/2020
71	3/11/2020	17 Portuguese Bend Road	Expired Permit	Closed	10/29/2020
72	3/11/2020	18 Portuguese Bend Road	Expired Permit	Closed	10/20/2020
80	3/11/2020	5 Ringbit Road	Expired Permit	Closed	11/3/2020
82	3/11/2020	6 Saddleback Road	Expired Permit	Closed	10/19/2020
84	3/11/2020	50 Saddleback Road	Expired Permit	Closed	10/26/2020
85	3/11/2020	80 Saddleback Road	Expired Permit	Closed	10/14/2020
87	3/11/2020	92 Saddleback Road	Expired Permit	Closed	10/19/2020
12	6/25/2020	12 Bowie Road	Expired Permit	Closed	11/6/2020
94	7/6/2020	14 Cinchring Road	Expired Permit	Closed	10/14/2020
95	7/6/2020	2 Flying Mane	Expired Permit	Closed	11/17/2020
96	7/6/2020	3 Flying Mane	Expired Permit	Closed	12/31/2020
97	7/6/2020	2 Hillside Lane	Expired Permit	Closed	11/17/2020
100	7/6/2020	9 Johns Canyon Road	Expired Permit	Closed	11/16/2020
103	7/6/2020	2720 Palos Verdes Drive North	Expired Permit	Closed	10/19/2020

Group Total: 19**Group: 17.16.190 - Additional residential development standards. Outdoor Lighting.**

150	10/1/2020	8 Upperblackwater Canyon Road	Lighting	Closed	10/14/2020
154	11/2/2020	59 Eastfield Drive	Lighting	Closed	12/21/2020

Group Total: 2

Group: 17.16.190-Additional residential development standards. Outdoor Lighting.

135	7/22/2020	12 Upper Blackwater Canyon Road	Lighting	Closed	10/14/2020
151	10/5/2020	17 Buggy Whip Drive	Lighting	Closed	10/14/2020

Group Total: 2

Group: 8.30.010 - Dead or alive tumbleweeds and dead trees, shrubs, palm fronds or other plants as public nuisance.

137	7/23/2020	1 Williamsburg Lane	Dead Vegetation	Closed	10/9/2020
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Group Total: 1

Open Code Enforcement Cases 2020

Case #	Case Date	Address of	Description	Main Status
119	5/16/2019	67 Portuguese Bend Road	Illegal Construction	Open
120	6/1/2019	77 Saddleback	Drainage	Open
117	2/26/2020	49 Eastfield Road	Illegal Construction	Open
88	3/11/2020	1 Sagebrush Lane	Expired Permit	Open
86	3/11/2020	86 Saddleback Road	Expired Permit	Open
83	3/11/2020	35 Saddleback Road	Expired Permit	Open
77	3/11/2020	4 Ranchero Road	Expired Permit	Open
74	3/11/2020	25 Portuguese Bend Road	Expired Permit	Open
68	3/11/2020	2 Pheasant Lane	Expired Permit	Open
66	3/11/2020	2950 Palos Verdes Drive	Expired Permit	Open
37	3/11/2020	73 Eastfield Drive	Expired Permit	Open
22	3/11/2020	18 Eastfield Drive	Expired Permit	Open
5	6/24/2020	61 Eastfield Drive	Grading and Drainage	Open
56	7/2/2020	12 Georgeff Road	Expired Permit	Open
102	7/6/2020	8 Packsaddle Road West	Expired Permit	Open
101	7/6/2020	6 Outrider Road	Expired Permit	Open
127	7/16/2020	21 Portuguese Bend Road	Dead Vegetation	Open
133	7/17/2020	65 Portuguese Bend Road	Property Maintenance	Open
121	7/18/2020	40 Eastfield Road	Illegal Construction	Open
134	7/21/2020	3 Chuckwagon	Lighting	Open
139	8/3/2020	10 Pine Tree Lane	Dead Vegetation	Open
138	8/11/2020	2 Appaloosa Lane	Dead Vegetation	Open
145	9/1/2020	18 Portuguese Bend Road	Dead Vegetation	Open
153	10/22/2020	15 Portuguese	View	Open

156	11/6/2020	77 Portuguese Bend Road	Dead Vegetation	Open
158	11/16/2020	2 Runningbrand Road	Dead Vegetation	Open
157	11/16/2020	77 Portuguese Bend Road	Dead Vegetation	Open
159	11/17/2020	26 Cinchring	Drainage	Open

Open Code Enforcement Cases 2020

Case #	Case Date	Address of Violation	Description	Main Status
138	8/11/2020	2 Appaloosa Lane	Dead Vegetation	Open
159	11/17/2020	26 Cinchring Road	Drainage	Open
134	7/21/2020	3 Chuckwagon Road	Lighting	Open
22	3/11/2020	18 Eastfield Drive	Expired Permit	Open
21	7/18/2020	40 Eastfield Road	Illegal Construction	Open
117	2/26/2020	49 Eastfield Road	Illegal Construction	Open
5	6/24/2020	61 Eastfield Drive	Grading and Drainage	Open
37	3/11/2020	73 Eastfield Drive	Expired Permit	Open
56	7/2/2020	12 Georgeff Road	Expired Permit	Open
101	7/6/2020	6 Outrider Road	Expired Permit	Open
102	7/6/2020	8 Packsaddle Road	Expired Permit	Open
66	3/11/2020	2950 Palos Verdes	Expired Permit/Dead	Open
68	3/11/2020	2 Pheasant Lane	Expired Permit	Open
139	8/3/2020	10 Pine Tree Lane	Dead Vegetation	Open
153	10/22/2020	15 Portuguese Bend	View	Open
145	9/1/2020	18 Portuguese Bend	Dead Vegetation	Open
127	7/16/2020	21 Portuguese Bend	Dead Vegetation	Open
74	3/11/2020	25 Portuguese Bend	Expired Permit	Open
133	7/17/2020	65 Portuguese Bend	Property Maintenance	Open
119	5/16/2019	67 Portuguese Bend	Illegal Construction	Open
157	11/16/2020	77 Portuguese Bend	Dead Vegetation	Open
77	3/11/2020	4 Ranchero Road	Expired Permit	Open
158	11/16/2020	2 Runningbrand Road	Dead Vegetation	Open
83	3/11/2020	35 Saddleback Road	Expired Permit	Open
120	6/1/2019	77 Saddleback Road	Drainage	Open
86	3/11/2020	86 Saddleback Road	Expired Permit	Open
88	3/11/2020	1 Sagebrush Lane	Expired Permit	Open



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.B

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: UPDATE REPORT ON THE PROGRESS OF THE SAFETY ELEMENT FUNDED BY HAZARD MITIGATION PROGRAM GRANT FROM FEMA/CALOES (ORAL).

DATE: January 25, 2021

BACKGROUND:

NONE

DISCUSSION:

NONE.

FISCAL IMPACT:

NONE.

RECOMMENDATION:

NONE.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.C

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: UPDATE REPORT ON ENGINEERING DESIGN OF 8' SEWER MAIN
LINE ALONG PORTUGUESE BEND ROAD AND ROLLING HILLS
ROAD (ORAL).

DATE: January 25, 2021

BACKGROUND:

NONE.

DISCUSSION:

NONE.

FISCAL IMPACT:

NONE

RECOMMENDATION:

NONE.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.D

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

**SUBJECT: UPDATE ON VEGETATION MANAGEMENT/FIRE FUEL BREAKS
FUNDED BY HAZARD MITIGATION PROGRAM GRANT FROM
FEMA/CALOES (ORAL).**

DATE: January 25, 2021

BACKGROUND:

NONE.

DISCUSSION:

NONE.

FISCAL IMPACT:

NONE.

RECOMMENDATION:

NONE.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.E

Mtg. Date: 01/25/2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MEREDITH ELGUIRA, PLANNING DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: UPDATE ON HOUSING AND LAND USE SENATE BILL 9 (ATKINS) AND
SENATE BILL 10 (WIENER) (ORAL).

DATE: January 25, 2021

BACKGROUND:

NONE

DISCUSSION:

NONE.

FISCAL IMPACT:

NONE.

RECOMMENDATION:

Receive and file.

ATTACHMENTS: