City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521

AGENDA
Regular Planning Commission Meeting

PLANNING COMMISSION
Tuesday, October 18, 2022

CITY OF ROLLING HILLS
6:30 PM

Executive Order N-29-20

This meeting is held pursuant to Executive Order N-29-20 issued by Governor Newsom on March 17, 2020. All Planning Commissioners will participate by teleconference. Public Participation: City Hall will be closed to the public until further notice.

A live audio of the Planning Commission meeting will be available on the City's website (https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf).

The meeting agenda is also available on the City's website (https://www.rolling-hills.org/government/agenda/index.php).

Join Zoom Meeting via https://us02web.zoom.us/j/99343882035?pwd=MWZXaG9ISWdud3NpajYwY3dF bllFZz09
Meeting ID: 993 4388 2035 Passcode: 647943

Members of the public may submit comments in real time by emailing the City Clerk's office at cityclerk@cityofrh.net. Your comments will become a part of the official meeting record. You must provide your full name but do not provide any other personal information (i.e., phone numbers, addresses, etc) that you do not want to be published.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

This is the appropriate time for the Chair or Commissioners to approve the agenda as is or reorder.

5. BLUE FOLDER ITEMS (SUPPLEMENTAL)

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject thatdoes not appear on this agenda for action. Each speaker will be permitted to speak only once. Writtenrequests, if any, will be considered first under this section.

7. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Chair or any Commissioner may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by Commission for discussion.

7.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 18, 2022
RECOMMENDATION: Approve as presented.
CL_AGN_221018_PC_AffidavitofPosting.pdf

7.B. CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF OCTOBER, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361.
RECOMMENDATION: Approve as presented.

7.C. APPROVE THE MINUTES FOR THE SEPTEMBER 20, 2022, PLANNING COMMISSION REGULAR MEETING
RECOMMENDATION: Approve as presented.
CL_MIN_220920_PC_F.pdf

7.D. RECEIVE AND FILE THE CITY COUNCIL'S DIRECTION TO STAFF ON PLANNING COMMISSION ITEMS
RECOMMENDATION: Receive and file.

8. EXCLUDED CONSENT CALENDAR ITEMS

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING

10. NEW PUBLIC HEARINGS

10.A. RECOMMEND TO THE CITY COUNCIL READOPTION OF THE SAFETY ELEMENT TO INCORPORATE THE CITY'S LOCAL HAZARD MITIGATION PLAN IN ACCORDANCE WITH ASSEMBLY BILL 2140
RECOMMENDATION: Recommend to the City Council readoption of the Safety Element to incorporate the City's Local Hazard Mitigation Plan in accordance with Assembly Bill 2140.
2022-19_PC_Resolution_SafetyElementAmended_D.pdf
ResolutionNo1291_SafetyElement_E.pdf
PL_GPN_221024_Safety Element_Amended_AB2140_LHMP_footnote.pdf
PL_GPN_221024_Safety Element_Amended_HighlightedFootnoteLHMP_3pgs.pdf

10.B. ZONING CASE NO. 22-60: A REQUEST FOR THE APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 800 SQUARE-FOOT SWIMMING POOL/SPA AND FOR NON-EXEMPT GRADING; AND A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A 797-SQUARE-FOOT POOL HOUSE LOCATED AT 21 CHUCKWAGON ROAD (MAUS) (LOT 4-CF & LOT 7-CF)
RECOMMENDATION: Open the public hearing, receive public testimony,

discuss the project, and adopt Resolution No. 2022-17 approving the project as presented.

221005_21ChuckwagonRd_ZC22-60_Radius Map.pdf
Development Table
Development Plans
2022-17_PC_Resolution_21ChuckwagonRoad_ZC22-60_Maus

11. OLD BUSINESS

12. NEW BUSINESS

12.A. REVISION OF ROLLING HILLS MUNICIPAL CODE CHAPTER 8.32 REGARDING STORM WATER MANAGEMENT AND POLLUTION CONTROL

RECOMMENDATION: Staff recommends that the Planning Commission:

1. **Take public comments;**
2. **Discuss the proposed amendments to Chapter 8.32; and**
3. **Adopt the resolution recommending that the City Council adopt the proposed amendments as presented.**

2022-18_PC_Resolution_StormwaterOrdinance.pdf
Exhibit_A_PW_NPDES_MS4_RHMC_Chapter_8.32_Stormwater(FinalDraft2).pdf
PW_NPDES_MS4_RHMC_Chapter_8.32_Stormwater(FinalDraft2)redline.pdf

13. SCHEDULE FIELD TRIPS

14. ITEMS FROM STAFF

A. Housing Element

B. PVPLC Preserve Tour

C. Report of Commission Action to Council

D. Chair/Vice Chair

E. Upcoming Meetings: November 15 and December 20

15. ITEMS FROM THE PLANNING COMMISSION

16. ADJOURNMENT

Next meeting: Tuesday, November 15, 2022, at 6:30 p.m. via teleconference.

Notice:

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.

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.

All of the above resolutions and zoning case items have been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines unless otherwise stated.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 10/18/2022

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 18, 2022**

DATE: **October 18, 2022**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_AGN_221018_PC_AffidavitofPosting.pdf

Administrative Report

7.A., **File #** 1507 **Meeting Date**: 10/18/2022

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations below.

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window
Meeting Date & Time	OCTOBER 18, 2022 6:30pm

As City Clerk of the City of Rolling Hills, I declare under penalty of perjury, the document noted above was posted at the date displayed below.

Christian Horvath, City Clerk

Date: October 14, 2022

Agenda Item No.: 7.B
Mtg. Date: 10/18/2022

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF OCTOBER, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361.**

DATE: **October 18, 2022**

BACKGROUND:

With the Governor's approval of AB 361, public agencies have been granted the continuing ability to conduct virtual meetings during declared public health emergencies under specified circumstances until January 1, 2024. Based on the requirements of AB 361, in order for the City to hold virtual meetings, the Planning Commission needs to determine monthly that the following conditions exist:

1) There continues to be a health and safety risk due to COVID-19 as a proclaimed state of emergency with recommended measures to promote social distancing; and

2) Meeting in person during the proclaimed state of emergency would present imminent risks to the health and safety of attendees.

The other requirements associated with continued virtual meetings are outlined in the text of AB 361. The recommended action is for the Planning Commission to find that the following conditions exist and that they necessitate remote Committee meetings for the coming month:

1) There continues to be a health and safety risk due to COVID-19 as a proclaimed state of emergency with recommended measures to promote social distancing; and

2) Meeting in person during the proclaimed state of emergency would present imminent risks to the health and safety of attendees. These findings will need to be made by the City Council each month that the City opts to continue with remote meetings.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS:

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.C
Mtg. Date: 10/18/2022

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **CHRISTIAN HORVATH, CITY CLERK / EXECUTIVE ASSISTANT TO CITY MANAGER**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **APPROVE THE MINUTES FOR THE SEPTEMBER 20, 2022, PLANNING COMMISSION REGULAR MEETING**

DATE: **October 18, 2022**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
CL_MIN_220920_PC_F.pdf

Minutes
Rolling Hills Planning Commission
Tuesday, September 20, 2022
Regular Meeting 6:30 p.m.
Via tele-conference

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met via teleconference on the above date at 6:30 p.m. Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
Commissioners Absent:	None
Staff Present:	John Signo, Planning & Community Services Director
	Stephanie Grant, Assistant Planner
	Melissa Flores, Administrative Clerk
	Ryan Stager, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE

John Signo, Planning & Community Services Director, led the Pledge.

4. APPROVE ORDER OF THE AGENDA

Motion by Commissioner Cooley, seconded by Vice Chair Kirkpatrick, to approve as is. Motion carried unanimously with the following roll call vote:

AYES:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES:	None
ABSENT:	None

5. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

6. PUBLIC COMMENTS ON NON-AGENDA ITEMS – NONE

7. CONSENT CALENDAR

7.A. CONTINUATION OF REMOTE CITY COUNCIL AND COMMISSION MEETINGS DURING THE MONTH OF SEPTEMBER, 2022 PURSUANT TO THE REQUIREMENTS OF AB 361

7.B. APPROVE THE FOLLOWING MINUTES: AUGUST 16, 2022, PLANNING COMMISSION REGULAR MEETING, AUGUST 16, 2022 PLANNING COMMISSION FIELD TRIP MEETING

Motion by Chair Chelf, seconded by Commissioner Douglass, to approve items 7A and 7B. Motion carried unanimously with the following roll call vote:

AYES:	Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES:	None
ABSENT:	None

8. EXCLUDED CONSENT CALENDAR ITEMS – NONE

9. PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETINGS – NONE

10. NEW PUBLIC HEARINGS

10.A. RESOLUTION NO. 2022-15 RECOMMENDING THAT THE CITY COUNCIL ADOPT THE 2021-2029 ROLLING HILLS HOUSING ELEMENT AND ASSOCIATED MITIGATED NEGATIVE DECLARATION

Presentation by Barry Miller, Housing Element Consultant.

Presentation by Victoria Boyd, Environmental Consultant.

Public Comment: Leah Mirsch

Motion by Commissioner Cardenas, seconded by Vice Chair Kirkpatrick, approving Resolution No. 2022-15 and recommending that the City Council adopt the 2021-2029 Rolling Hills Housing Element and associated Mitigated Negative Declaration. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

10.B. ZONING CASE NO. 21-17: REQUEST FOR APPROVAL OF A SITE PLAN REVIEW FOR 1,930 CUBIC YARDS OF GRADING; CONDITIONAL USE PERMIT FOR A 7,088-SQUARE-FOOT TENNIS COURT; AND VARIANCE REQUESTS FOR GRADING EXPORT, ENCROACHMENT OF THE TENNIS COURT AND PLANTER INTO THE FRONT YARD SETBACK AND FRONT YARD AREA, AND EXCEEDANCE OF THE MAXIMUM ALLOWED DISTURBANCE AREA LOCATED AT 12 UPPER BLACKWATER CANYON ROAD (LOT 97-1-RH), ROLLING HILLS, CA 90274 (KIM)

Planning & Community Services Director Signo gave a brief overview of the project and clarified that the morning field trip was cancelled because the site was not silhouetted. He then introduced the new Assistant Planner and lead for this project, Stephanie Grant.

Public Comment: Wendi Russell, Gregory Gershuni

Motion by Commissioner Cooley, seconded by Vice Chair Kirkpatrick, to continue the public hearing to a field trip on October 18, 2022 at 7:30 a.m. Motion carried unanimously with the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf
NOES: None
ABSENT: None

11. OLD BUSINESS – NONE

12. NEW BUSINESS – NONE

13. SCHEDULED FIELD TRIPS

Two field trips are scheduled for October 18, 2022: 12 Upper Blackwater Canyon Road at 7:30 a.m., immediately followed by 21 Chuckwagon Road.

14. ITEMS FROM STAFF

Planning & Community Services Director Signo stated that the Planning Department has a full team now, with Stephanie Grant, Assistant Planner, and Melissa Flores, Administrative Clerk.

The Commissioners discussed the possibility of changing Vice Chair and Chair appointments at the next meeting.

15. ITEMS FROM THE PLANNING COMMISSION

Chair Chelf thanked everyone who worked on the Housing Element.

16. ADJOURNMENT: 7:06 P.M.

The meeting was adjourned at 7:06 p.m. to a field trip on Tuesday, October 18, 2022 beginning at 7:30 a.m. at 12 Upper Blackwater Canyon Road.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Brad Chelf, Chair

Agenda Item No.: 7.D
Mtg. Date: 10/18/2022

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **RECEIVE AND FILE THE CITY COUNCIL'S DIRECTION TO STAFF ON PLANNING COMMISSION ITEMS**

DATE: **October 18, 2022**

BACKGROUND:
On August 16, 2022, the Planning Commission discussed its roles and responsibilities as an appointed body of the City Council and its purpose of regulating land uses in the City in order to preserve the physical environment and the human needs of residents.
Pursuant to Rolling Hills Municipal Code (RHMC) Section 2.20.010:

A. The Planning Commission shall consider all matters presented to it fairly and impartially, recognizing the rights of the applicant as well as its obligation to enforce all zoning ordinances and resolutions adopted by the City Council.
B. The development and use of all land within the City should be directed to the continuation of the existing rural open areas surrounding the existing residences in the City, and each new improvement or use of land should be carefully examined to determine what effect the proposed improvement or use of land will have on the terrain, trees and natural flora in the City.
C. The granting of variances and conditional use permits shall be carefully scrutinized to protect bridle trails and provide the proper spacing of residences and accessory buildings so as to prevent overconstruction of the lot or parcel to be improved.

On September 26, 2022, the issue was discussed with the City Council and direction was given to staff on what is expected on development projects brought to the Council. The Council voted unanimously that the staff report include:

1. Legible proximity (vicinity) map
2. Planning Commission vote
3. Any issues raised by residents in opposition (or Planning Commissioners in the minority vote) and whether they were addressed via explanation or project changes
4. Required findings for any discretionary review (including variances) and the basis (facts

and evidence) to support such finding(s)
5. Chart of the lot size/setbacks for existing and proposed, etc.

DISCUSSION:
Staff will be sending the Planning Commission's actions to the City Council the Thursday after a Planning Commission meeting so that Council has time to review the staff report and the Commission's decision. Typically, actions made by the Planning Commission are placed on the Council agenda the following month. However, by providing information to the Council early, the additional time will give the Council the ability to review projects, ask staff or Commissioners questions, and correspond with any concerned parties if needed.

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:

Agenda Item No.: 10.A
Mtg. Date: 10/18/2022

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **RECOMMEND TO THE CITY COUNCIL READOPTION OF THE SAFETY ELEMENT TO INCORPORATE THE CITY'S LOCAL HAZARD MITIGATION PLAN IN ACCORDANCE WITH ASSEMBLY BILL 2140**

DATE: **October 18, 2022**

BACKGROUND:

On March 28, 2022, the City Council adopted an update to the Safety Element ("Safety Element Update") to comply with recent legislation and effectuate revisions contemplated by funding awarded to the City from the Governor's Office of Emergency Services ("CalOES").

On March 30, 2022, City staff sent a copy of the adopted Safety Element Update to CalOES for review. CalOES review and approval of the Safety Element Update is necessary for the City to receive grant funding under CalOES's "Hazard Mitigation Grant Program." Based on the Period of Performance (POP), the City has until January 15, 2023, to complete the grant requirements.
On September 2, 2022, CalOES informed the City that it would not award funding under the Hazard Mitigation Grant Program until the City's Safety Element satisfied the requirements of Assembly Bill 2140 ("AB 2140"). To do so, CalOES advised that:

1. The Safety Element must include language stating that the City's Local Hazard Mitigation Plan ("LHMP") is part of the Safety Element;
2. The Safety Element must direct readers to the location of the LHMP (e.g., via a website link); and
3. The City Council resolution updating the Safety Element should confirm that the LHMP is adopted into the Safety Element.

DISCUSSION:

City staff prepared an update to the Safety Element to incorporate CalOES's requested AB 2140 revisions (hereafter the "AB 2140 Safety Element Update"). On September 28, 2022, CalOES staff notified City staff that its draft AB 2140 Safety Element Update complied with AB

2140.
The changes made by staff include:

1. A footnote in the Safety Element indicating the LHMP is part of the Safety Element and available on the City's website. The footnote will be on three pages:
    a. Front Cover
    b. Introduction section (page 3): The Safety Elements' relationship to other documents including the LHMP
    c. Policy 5.12 (page 34): Maintain a LHMP
2. Revised resolution incorporating the City's LHMP in accordance with AB 2140.

Once the amendment has been made and the resolution adopted, the amended Safety Element and resolution will be forwarded to CalOES to complete the City's obligation with the grant funding.

FISCAL IMPACT:
The estimated total project cost to update the Safety Element is $63,499. CalOES awarded the City a grant for $47,624.25 (75%) and the City is obligated to provide $15,875 in local match (25%). To date, the cumulative project expenditures is $57,475 and the City has received $38,795.63 from CalOES. CalOES retains 10% which is released as part of the closeout process.

RECOMMENDATION:
Recommend to the City Council readoption of the Safety Element to incorporate the City's Local Hazard Mitigation Plan in accordance with Assembly Bill 2140.

ATTACHMENTS:
2022-19_PC_Resolution_SafetyElementAmended_D.pdf
ResolutionNo1291_SafetyElement_E.pdf
PL_GPN_221024_Safety Element_Amended_AB2140_LHMP_footnote.pdf
PL_GPN_221024_Safety Element_Amended_HighlightedFootnoteLHMP_3pgs.pdf

RESOLUTION NO. 2022-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL AMEND THE SAFETY ELEMENT OF THE GENERAL PLAN TO INCORPORATE THE CITY'S LOCAL HAZARD MITIGATION PLAN IN ACCORDANCE WITH ASSEMBLY BILL 2140

THE PLANNING COMMISSION DOES HEREBY FIND, RESOLVE, AND ORDER AS FOLLOWS:

Section 1. Recitals

A. On January 4, 1957, the City of Rolling Hills ("City") was established as a duly organized municipal corporation of the State of California.

B. The City adopted its current General Plan on June 25, 1990. The General Plan establishes goals, objectives, and strategies to achieve the community's vision for its future.

C. Section 65302(g) of the California Government Code requires that the General Plan include a "Safety Element" for the protection of the community from any unreasonable risks associated with the effects of seismically-induced surface rupture, ground shaking, grand failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; flooding, and wildland and urban fire. In accordance with state law, the City's General Plan includes a Safety Element.

D. In early 2022, the City prepared an update to the Safety Element, including the required environmental review. Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), Public Resources Code Sections 21000 et seq. and the State CEQA Guidelines, California Code of Regulations, Title 14, Sections 15000 et seq., the City prepared an initial study in connection with the Safety Element Update, which determined that there was no substantial evidence that adoption of the Safety Element Update may have a significant effect on the environment. Accordingly, the City prepared a negative declaration ("Negative Declaration"), which was adopted by the City Council on March 28, 2022 in conjunction with the adoption of the Safety Element Update.

E. On March 28, 2022, the City Council adopted an update to the Safety Element ("Safety Element Update") to comply with recent legislation and effectuate revisions contemplated by funding awarded to the City from the Governor's Office of Emergency Services ("CalOES").

F. On March 30, 2022, City staff sent a copy of the adopted Safety Element Update to CalOES for review. CalOES review and approval of the Safety Element Update

is necessary for the City to receive grant funding under CalOES's "Hazard Mitigation Grant Program."

G. On September 2, 2022, CalOES informed the City that it would not award funding under the Hazard Mitigation Grant Program until the City's Safety Element satisfied the requirements of Assembly Bill 2140 ("AB 2140"). To do so, CalOES advised that: (i) the Safety Element must include language stating that the City's Local Hazard Mitigation Plan ("LHMP") is part of the Safety Element; (ii) the Safety Element must direct readers to the location of the LHMP (e.g., via a website link); and (iii) the City Council resolution updating the Safety Element should confirm that the LHMP is adopted into the Safety Element.

H. City staff prepared an update to the Safety Element to incorporate CalOES's requested AB 2140 revisions (hereafter the "AB 2140 Safety Element Update"). On September 28, 2022, CalOES staff notified City staff that its draft AB 2140 Safety Element Update complied with AB 2140.

I. On October 18, 2022, the Planning Commission held a duly noticed public hearing on the AB 2140 Safety Element Update.

Section 2. Findings. Based upon the facts contained in this Resolution, those contained in the staff report and other components of the legislative record, the Planning Commission finds that:

A. The recitals set forth above are true and correct and are hereby incorporated into this Resolution as though fully set forth herein.

B. The AB 2140 Safety Element Update does not constitute a "project" subject to CEQA as it simply amends the Safety Element to clarify that the LHMP is part of the Safety Element (which it already speaks to) and direct readers to the website address whereon the LHMP may be accessed. These amendments will not result in any construction, development, or any other activity that has a potential for resulting in either a direct, or reasonably foreseeable indirect, physical change in the environment. Accordingly, approval of the AB 2140 Safety Element Update is not subject to CEQA. (State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378(a), (b)(5).) Moreover, even if the Safety Element Update did qualify as a project subject to CEQA, it would be exempt under CEQA's common sense exemption, which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Here, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061, subd. (b)(3).) Finally, even if the AB 2140 Safety Element Update were a non-exempt project subject to CEQA, no further environmental review is necessary under Public Resources Code section 21166 and State CEQA Guidelines section 15162 because the potential environmental impacts of the updated Safety Element were adequately disclosed and evaluated in the Negative Declaration adopted by the City Council in Resolution No. 1291, attached hereto as Exhibit "A," and incorporated herein by reference.

C. The Safety Element—as amended by the AB 2140 Safety Element Update—is consistent with the other elements of the General Plan, including the Land Use Element, Circulation Element, and Open Space and Conservation Element as set forth below:

Land Use Element Goal 3: Accommodate development that is sensitive to the natural environment and accounts for environmental hazards.
The Safety Element is consistent with this goal in that it addresses the natural environmental and accounts for environmental hazards.

Circulation Element Goal 2: Provide a circulation system that contributes to residents' quality of life and minimizes impacts on the environment.
The Safety Element is consistent with this goal in that it plans for escape routes that utilize the existing circulation system in the event of an emergency.

Open Space and Conservation Element Goal 1: Conserve and enhance the City's natural resources, facilitating development in a manner which reflects the characteristics, sensitivities and constraints of these resources.
The Safety Element is consistent with this goal in that it considers safety factors and hazard constraints in facilitating development.

D. The safety goals, objectives, and policies stated in the Safety Element—as amended by the AB 2140 Safety Element Update—are appropriate for the City of Rolling Hills. The Safety Element will aid the City's efforts for the protection of the community and is in the public interest.

E. The Planning Commission hereby recommends that the City Council incorporate the City's Federal Emergency Management Agency-approved Local Hazard Mitigation Plan into the Safety Element of the General Plan.

Section 3. The Planning Commission of the City of Rolling Hills hereby recommends that the City Council amend the Safety Element as set forth in Exhibit "B," attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF OCTOBER, 2022.

_____
BRAD CHELF, CHAIRPERSON

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 17.54.070 of the Rolling Hills Municipal Code and Civil Procedure Section 1094.6.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 2022-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL AMEND THE SAFETY ELEMENT OF THE GENERAL PLAN TO INCORPORATE THE CITY'S LOCAL HAZARD MITIGATION PLAN IN ACCORDANCE WITH ASSEMBLY BILL 2140

was approved and adopted at a regular meeting of the Planning Commission on October 18, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

and in compliance with the laws of California was posted at the following:

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

RESOLUTION NO. 1291

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING THE SAFETY ELEMENT UPDATE AND A NEGATIVE DECLARATION FOR THE SAFETY ELEMENT

THE CITY COUNCIL DOES HEREBY FIND, RESOLVE, AND ORDER AS FOLLOWS:

Section 1. Recitals

A. On January 4, 1957, the City of Rolling Hills was established as a duly organized municipal corporation of the State of California.

B. The City of Rolling Hills adopted its current General Plan on June 25, 1990. The General Plan establishes goals, objectives, and strategies to achieve the community's vision for its future. A Safety Element was adopted as part of the General Plan.

C. Section 65302(g) of the California Government Code requires that the General Plan include a Safety Element for the protection of the community from any unreasonable risks associated with the effects of seismically-induced surface rupture, ground shaking, grand failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; flooding, and wildland and urban fire.

D. Senate Bill 99, effective January 1, 2020, requires the City to identify residential developments in any hazard area identified in the safety element that does not have at least two emergency evacuation routes.

E. Cities and counties in California are required to have a Safety Element that is consistent with all other elements of the General Plan. The City's 5th Cycle Housing Element was certified by the California Department of Housing and Community Development (HCD) on July 7, 2021, and the City is currently awaiting comments from HCD on the 6th Cycle Housing Element. The Safety Element has been prepared to be consistent with the Housing Element.

F. On January 18, 2022, the Planning Commission held a workshop to discuss the Safety Element update.

G. On February 15, 2022, the Planning Commission held a public hearing in accordance with law to consider making a written recommendation on the amendment of the General Plan for purposes of the Safety Element update and on adoption of the related Negative Declaration. At that meeting, the Planning Commission adopted Resolution No. 2022-02 recommending that the City Council adopt the Safety Element update.

H. Pursuant to the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and the State CEQA Guidelines California Code of Regulations, Title 14, Sections 15000 et seq., the City prepared an Initial Study (IS) and determined that there was no substantial evidence that adoption of the update to the Safety Element may have a significant effect on the environment. Accordingly, a draft Negative Declaration (ND) was prepared and notice of that fact was given in the manner required by law. The City subsequently prepared an Errata to the Draft IS/ND to clarify and insignificantly modify the Project. Specifically, the City removed the Housing Element update from the Project. The changes do not affect the overall conclusions of the environmental document; the analysis of the environmental impacts of the Safety Element Update are fully covered in the previously circulated Draft IS/ND. The changes that have been made to the Draft IS/ND in the errata do not constitute a "substantial revision" to the IS/ND because the revisions (1) do not identify a new, avoidable significant effect and mitigation measure or project revisions that must be added in order to reduce the effect to insignificance; or (2) do not result in a change to any mitigation measures that were previously disclosed (none were). (State CEQA Guidelines, section 15073.5.) Because the project revisions do not result in any new avoidable significant effects, recirculation is not required. (Id.)

I. On March 14, 2022, the City Council held a public hearing in accordance with law to consider adoption of the Negative Declaration and Safety Element update. The City Council continued the public hearing to March 28, 2022.

Section 2. Findings. Based upon the facts contained in this Resolution, those contained in the staff report and other components of the legislative record, the City Council finds that:

A. All environmental impacts of the amendment to the Safety Element are either less than significant or no impact as outlined in the Negative Declaration and the Initial Study. There is no substantial evidence in the record supporting a fair argument that the amendment to the Safety Element may result in any significant environmental impacts. The Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the amendment to the Safety Element and reflects the independent judgment and analysis of the City.

B. The Safety Element is consistent with the other elements of the General Plan, including the Land Use Element, Circulation Element, and Open Space and Conservation Element as set forth below:

Land Use Element Goal 3: Accommodate development that is sensitive to the natural environment and accounts for environmental hazards.
The Safety Element is consistent with this goal in that it addresses the natural environmental and accounts for environmental hazards.

Circulation Element Goal 2: Provide a circulation system that contributes to residents' quality of life and minimizes impacts on the environment.

The Safety Element is consistent with this goal in that it plans for escape routes that utilize the existing circulation system in the event of an emergency.

Open Space and Conservation Element Goal 1: Conserve and enhance the City's natural resources, facilitating development in a manner which reflects the characteristics, sensitivities and constraints of these resources.
The Safety Element is consistent with this goal in that it considers safety factors and hazard constraints in facilitating development.

C. The safety goals, objectives, and policies stated in the Safety Element are appropriate for the City of Rolling Hills. The Safety Element will aid the City's efforts for the protection of the community and is in the public interest.

Section 3. The City Council of the City of Rolling Hills hereby adopts the Safety Element, provided as Exhibit A, attached hereto and incorporated herein by reference, and adopts the Negative Declaration, provided as Exhibit B, attached hereto and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF MARCH 2022.

BEA DIERINGER, MAYOR

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

I certify that the foregoing Resolution No. 1291 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ADOPTING THE SAFETY ELEMENT UPDATE AND A NEGATIVE DECLARATION FOR THE SAFETY ELEMENT

was approved and adopted at a regular meeting of the City Council on March 28, 2022, by the following roll call vote:

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

and in compliance with the laws of California was posted at the following:

Administrative Offices

CHRISTIAN HORVATH, CITY CLERK



ROLLING HILLS GENERAL PLAN

SAFETY ELEMENT

prepared by

City of Rolling Hills

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

prepared with the assistance of

Rincon Consultants, Inc.

706 South Hill Street, Suite 1200
Los Angeles, California 90014

March 2022

*The Local Hazard Mitigation Plan (LHMP or HMP) is a separate document adopted into the Safety Element of the General Plan by resolution in compliance with AB 2140. It is available electronically at https://www.rolling-hills.org/government/planning_and_community_services/index.php.

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Appendix A Existing Conditions Report

Introduction

The Safety Element provides the City of Rolling Hills' (City's) goals, policies, and actions to minimize the hazards to safety in and around Rolling Hills. The Element evaluates natural and human-caused safety hazards that affect existing and future development and provides guidelines for protecting the community from harm. The Element describes existing and potential future conditions and sets policies for improved public safety. The goal of the Safety Element is to reduce the risk of injury, death, property loss, and other hardships to acceptable levels.

City Setting

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



Rolling Hills City Hall

Rolling Hills is a residential community that consists of large parcels and ranch-style homes and has a sizable older adult[1] population of about 513 (28% of the city's total population). Important community demographic data for Rolling Hills is included in Table 2. The city is also an equestrian community, as many of residents are horse owners or have horses on their property.

Regulatory Setting

Section 65302(g) of the California Government Code requires that the General Plans include a Safety Element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami,

Table 1 Rolling Hills Climate Summary

Climate Character	Estimate
Annual Average Observed Maximum Temperature from 1961 - 1990 (Fahrenheit)	71
Annual Average Observed Minimum Temperature from 1961 – 1990 (Fahrenheit)	50
Annual Average Observed Precipitation from 1961 – 1990 (inches)	19

Source: Cal-Adapt 2021

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

Table 2 Rolling Hills Demographic Characteristics

Demographic Characteristics	Estimate
General	
Total Population	1,739
Population under 10 years	7 percent
Population over 65 years	28 percent[1]
Race	77 percent White, 18 percent Asian, 5 percent Hispanic/Latino
Disability (hearing, vision, cognitive, ambulatory)	12 percent
Housing	
Total Households	645[1]
Average Household Size	2.76
Owner-occupied Households	96 percent
Population over 65 years living alone	15 percent of those over 65 years
Employment	
Unemployment Rate	6 percent
Poverty Rate	2 percent
Median Income	$ 239,000
Insurance Coverage	97 percent

Source: U.S. Census 2018

seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; flooding, and wildland and urban fire. In addition, Safety Elements are required to address non-hazard specific issues such as peak load water supply, evacuation routes, and military installations.

Senate Bill 379, adopted on October 8, 2015, requires cities to include climate change adaptation and resilience into the general plan process. To comply with SB 379, this Safety Element includes a vulnerability assessment; adaptation and resilience goals, polices, and objectives; and feasible implementation measures.

Senate Bill 99, adopted August 30, 2020, requires the cities to "identify residential developments in any hazard area identified in the safety element that does not have at least two emergency evacuation routes." SB 99 does not define neighborhood and cities are expected to define neighborhoods based on their community.

Relationship to Other Documents

The Rolling Hills Safety Element is one of several plans that address safety in the City. The Safety Element must be consistent with these other plans to ensure the City has a unified strategy to address safety issues. The Safety Element includes information and policies from the following documents to ensure consistency.

Other General Plan Elements

The Safety Element is one section of the Rolling Hills General Plan. Other elements include Land Use, Transportation, Housing,

Conservation, Open Space and Recreation and Noise. Policies in these other elements may be related to safety issues. Information and policies in the Safety Element should not conflict with those in other elements.

*Hazard Mitigation Plan**

The City's Hazard Mitigation Plan includes resources and information to assist the City of Rolling Hills, its residents, and public and private sector organizations in planning for hazard events. The Plan provides a list of activities that may assist the City in reducing risk and preventing loss from future hazard events. The action items address multi-hazard issues, as well as activities specifically for reducing risk and preventing losses relating to earthquake, land movement, wildfire, and drought.

Community Wildfire Protection Plan

The City's Community Wildfire Protection Plan (CWPP), adopted in July 2020, seeks to reduce wildfire risk in Rolling Hills. The Plan was developed collaboratively among stakeholders including the community, the City of Rolling Hills, the Rolling Hills Community Association, and the Los Angeles County Fire Department, and the Los Angeles Sheriff's Department. The Plan includes fire mitigation and evacuation strategies for the community.

Critical Facilities and Infrastructure

Critical facilities are places that provide emergency services or serve people who would be impacted by an emergency. Examples include hospitals, fire stations, police stations, emergency services facilities, utility facilities, and communication facilities. Critical facilities can also include the transportation system and schools. Due to the size and composition of Rolling Hills, many of the critical facilities that serve the city are located outside of city limits. No areas in Rolling Hills have been identified as lacking emergency service. Critical facilities that serve the city are shown in Figure 1 and include:

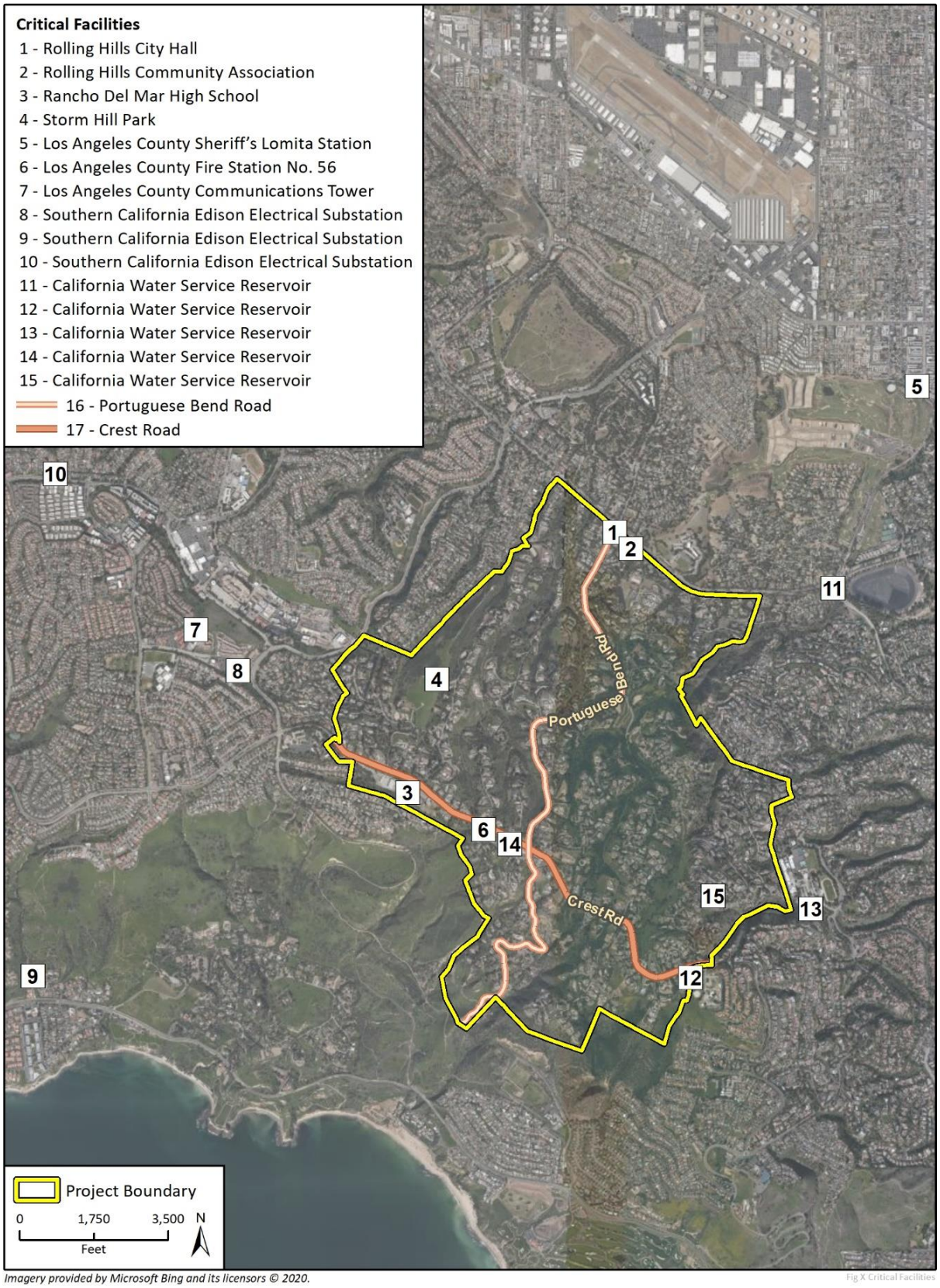
1. Rolling Hills City Hall: 2 Portuguese Bend Road, Rolling Hills, CA
2. Rolling Hills Community Association: 1 Portuguese Bend Road, Rolling Hills, CA
3. Rancho Del Mar High School: 38 Crest Road West, Rolling Hills, CA
4. Storm Hill Park: Agua Magna Canyon, Rolling Hills, CA
5. Los Angeles County Sheriff's Lomita Station: 26123 Narbonne Avenue, Lomita, CA
6. Los Angeles County Fire Station No. 56: 12 Crest Road West, Rolling Hills, CA
7. Los Angeles County Communications Tower: 5741 Crestridge Road, Rancho Palos Verdes, CA
8. Southern California Edison Electrical Substation: Crestridge Road, Rancho Palos Verdes, CA
9. Southern California Edison Electrical Substation: Tarragon Road, Rancho Palos Verdes, CA
10. Southern California Edison Electrical Substation: 27873 Hawthorn Boulevard, Rancho Palos Verdes, CA
11. California Water Service Reservoir: Palos Verdes Drive North/Palos Verdes Drive East (SW corner), Rolling Hills Estates, CA
12. California Water Service Reservoir: 3960 East Crest Road, Rancho Palos Verdes, CA
13. California Water Service Reservoir: Via Canada, Rancho Palos Verdes, CA
14. California Water Service Reservoir: 1 Spur Lane, Rolling Hills, CA
15. California Water Service Reservoir: 60 Eastfield Drive, Rolling Hills, CA
16. Portuguese Bend Road
17. Crest Road

*The Local Hazard Mitigation Plan (LHMP or HMP) is a separate document adopted into the Safety Element of the General Plan by resolution in compliance with AB 2140. It is available electronically at https://www.rolling-hills.org/government/planning_and_community_services/index.php.



Rolling Hills Community Association

Figure 1 Critical Facilities Map



Hazards of Concern

Geologic Hazards

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

Landslide Hazards

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

Much of the existing development in Rolling Hills is located on hilly terrain and have a greater potential to experience landslide hazards. Many of the canyons in Rolling Hills exhibit steep slopes with little vegetation coverage, leaving them susceptible to slope failure. Figure 2 shows the landslide zones in the City of Rolling Hills, as mapped by the California Geological Survey (CGS). Landslide activity has been well documented in the region. Relicts of landslides and rockslides are present throughout the City of Rolling Hills.

The following major landslides have occurred in and adjacent to the city. All are in the landslide hazards areas identified in Figure 2:

- Portuguese Bend Landslide: Beginning in[2] 1956 over approximately 270 acres in Rancho Palos Verdes
- Abalone Cove Landslide: Beginning in 1974 over 80 acres in Rancho Palos Verdes
- Klondike Canyon Landslide: Beginning in 1979 over to the south near the coastline
- Flying Triangle Landslide: Beginning in 1970s or 1980s over approximately 70 acres in the southeast area of the city

The Flying Triangle Landslide, shown in Figure 2, continues to impact the southeast portion of the city through impacts to private roads and above-ground utility lines. This area is relatively unsuitable for development due to the ongoing changes in topography.

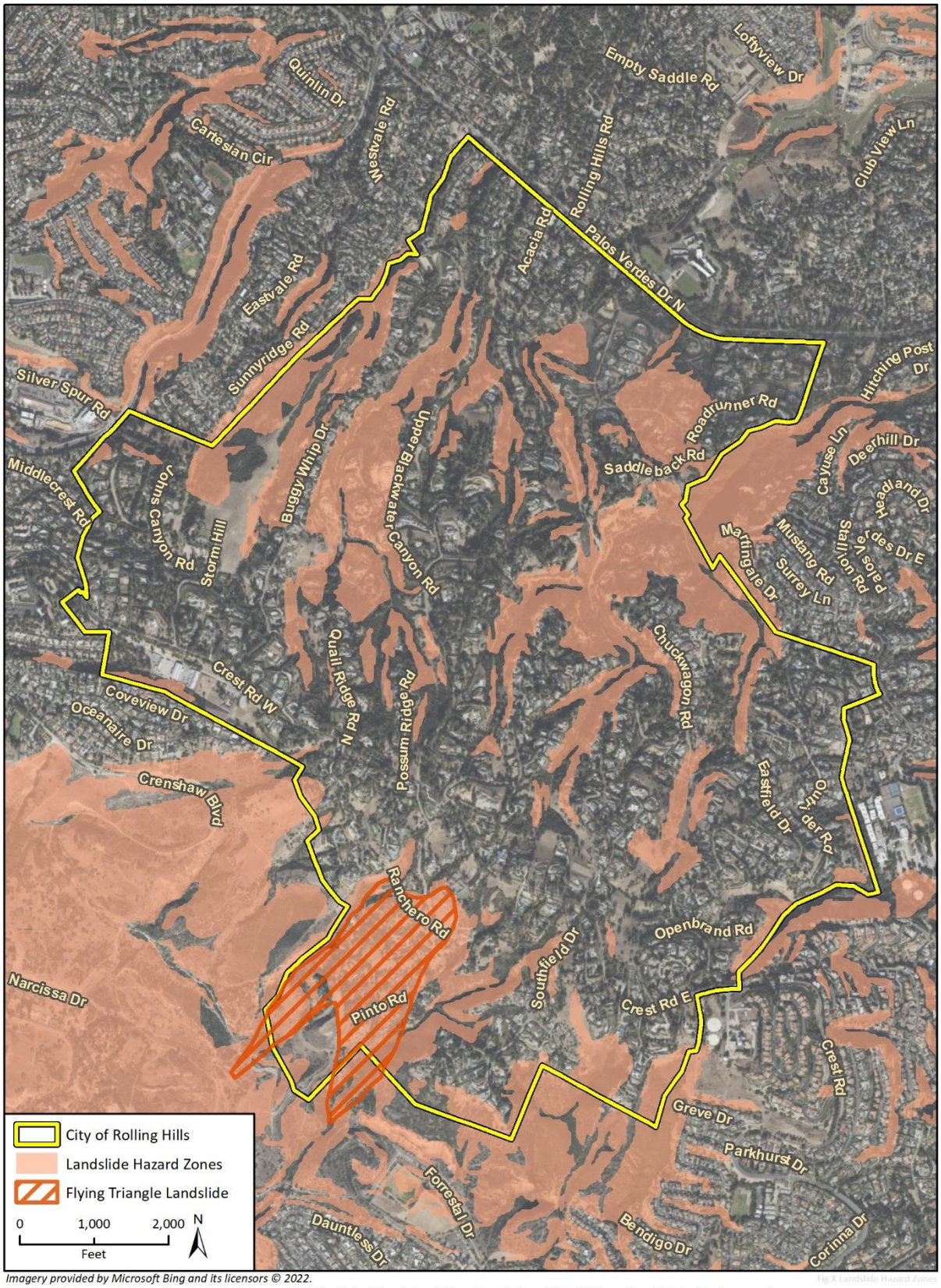
Seismic Hazards

Rolling Hills is in a seismically active region of southern California. The last major earthquake in the Los Angeles area was the 5.1 magnitude La Habra earthquake in 2014. Rolling Hills is within 50 miles of the Whittier fault, Newport-Inglewood fault, Palos Verdes fault, Malibu Coast fault, Cabrillo fault, Santa Monica fault, and Redondo Canyon fault. Analysis of seismic data from the region indicates that the Whittier and Newport-Inglewood faults may generate a maximum credible earthquake of magnitude 7.2 and 7.4, respectively (SCEC 2013). Figure 3 shows the faults in the vicinity of Rolling Hills.

Typically, seismic shaking and fault rupture are primary hazards as they occur as a direct result of the interaction between the seismic wave energy and the earth's surface. Secondary hazards, such as liquefaction and earthquake-induced landslides, occur as a result of the primary earthquake hazards.

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

Figure 2 Landslide Hazard Zones



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Additional data provided by California Geologic Survey, 2015. The Flying Triangle Landslide polygon is from USGS, 2021, and is subject to data inaccuracies.

Figure 3 Faults in the Vicinity of Rolling Hills



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Often, earthquake activity can result in other effects such as building damage/collapse, infrastructure failure, pipeline breakage, and damage to transportation and communication facilities. The size of the earthquake and distance from the fault rupture zone typically determine the severity of these events.

Seismic Shaking

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

The amount of ground shaking that occurs in a location depends on the magnitude of the earthquake, the distance from the epicenter, and local soil conditions. The intensity of ground shaking is related to the peak ground velocity during an earthquake. As shown in Figure 4, the earthquake shaking potential for Rolling Hills is low to moderate. The intensity of seismic shaking is measured using the Modified Mercalli scale.

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

The San Andreas fault is located approximately 80 miles to the east of Rolling Hills. Although the San Andreas fault is located at a greater distance from the city, seismic shaking originating from earthquakes occurring along the San Andreas fault poses a threat to the city. Figure 3 identifies the active and inactive faults located in the city and vicinity.

Fault Rupture

Fault Rupture occurs when seismic movement on a fault break through the earth's surface. Hazards related to fault rupture arise when structures are built near or on top of an active fault. While there are a number of seismically active faults in the city and region, there are no active faults with the potential for ground rupture, defined by the Alquist-Priolo Earthquake Fault Zoning Act and delineated by CGS. Figure 3 shows the designated Alquist-Priolo study zones, the closest of which is the Newport-Inglewood Fault approximately nine miles northeast of the city.

Table 3 Active Faults Located less than 50 Miles from Rolling Hills

Fault Name*	Approximate Distance from Rolling Hills
Whittier	25 miles east
Newport-Inglewood	9 miles east
Palos Verdes	<1 mile north
Malibu Coast	20 miles northwest
Cabrillo	Located in the City boundaries
Santa Monica	20 miles north-northwest

*All faults listed are active. An active fault is one that has experienced surface movement in the past 11,000 years.

Liquefaction and Settlement

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

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

While Rolling Hills has moderate to high seismic shaking potential, the subsurface soils generally lack saturated alluvial deposits and thick, granular soils. Figure 5 shows the liquefaction hazard areas, which are in the low-lying areas to the east and north, generally surrounding the Los Angeles Harbor and Harbor Lake. Liquefaction potential for Rolling Hills is low, as shown in Figure 5.

Earthquake Induced Landslides

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

Flooding

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

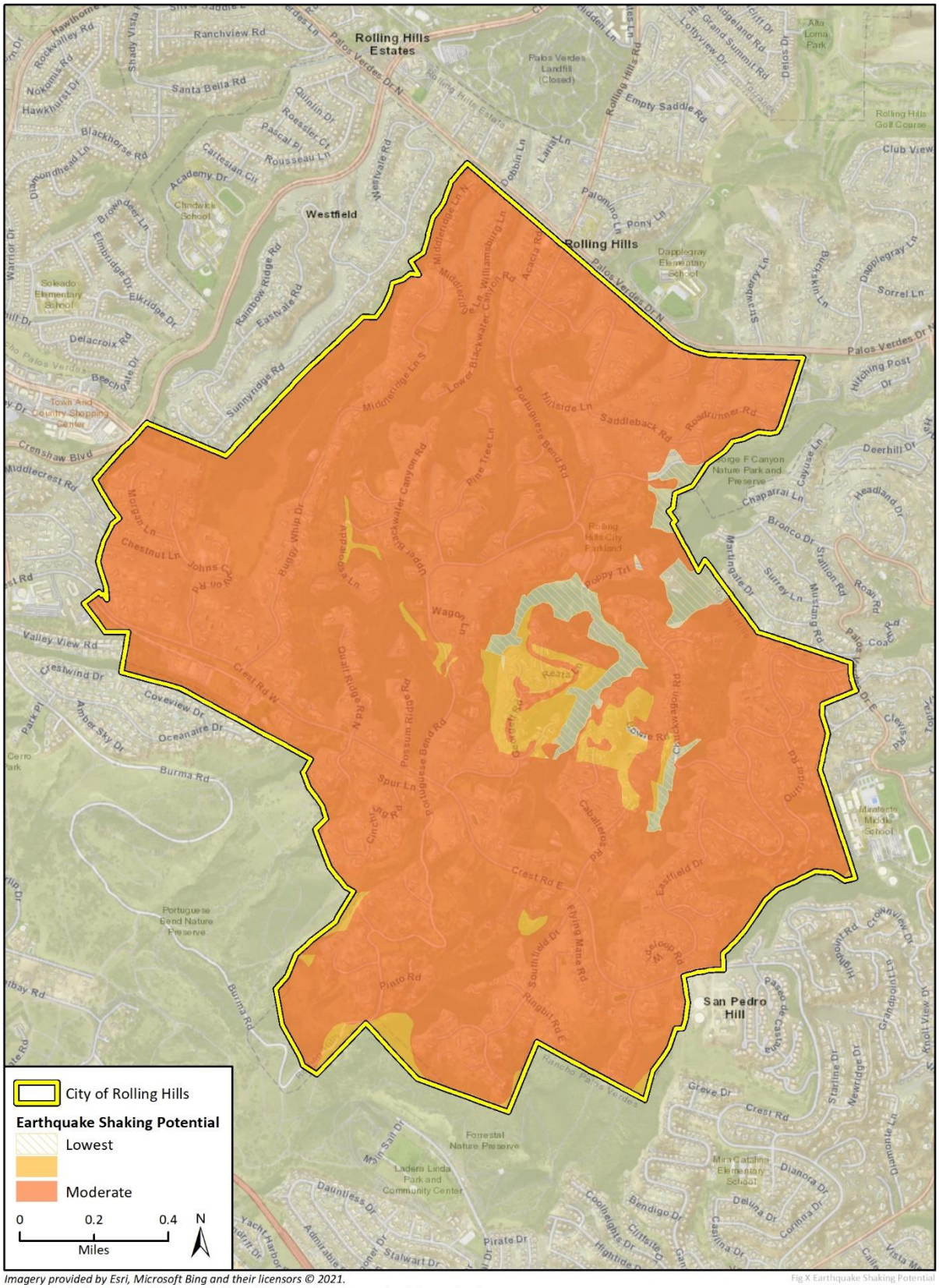
Dam Inundation

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

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

Senate Bill 92, adopted in 2017, is a new dam safety requirement that requires dam owners to map the downstream inundation areas for dams governed by the Department of Water Resources. Figure 6 shows the inundation areas for the nearby water storage facilities. Due to their locations and the topography of the area, the inundation areas do not enter or affect any portion of the city.

Figure 4 Rolling Hills Earthquake Shaking Potential



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Earthquake Shaking Potential data provided by California Geological Survey (CGS), last updated 2019.

Fig X Earthquake Shaking Potential

Figure 5 Rolling Hills Liquefaction Hazard Areas



Imagery provided by Microsoft Bing and its licensors © 2020.
Additional data provided by California Geologic Survey, 2015.

Figure 6 Dam Inundation Areas



Imagery provided by Microsoft Bing and its licensors © 2020.
Additional data provided by California Department of Water Resources, 2020.

Wildland and Urban Fires

The entire City of Rolling Hills is designated a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection (CalFire), as shown in Figure 7. Rolling Hills terrain is comprised of several large and steep canyons that limit and challenge vegetation management and present conditions where a fire can quickly travels up and downslope to nearby homes. Due to the rural nature and large residential lots, many homes are surrounded by more substantial vegetation and dense brush than in more suburban settings. The bridle trails for hikers and equestrian access also contain dense vegetation and management difficulties, which contributes to the fire risk of the city. Electrical power lines pose a hazard to starting fires in the city if lines are not automatically de-energized when knocked down by extreme weather or if the surrounding vegetation is not adequately managed.

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

- 1923: an estimated 4,000 acres burned in Palos Verdes Hills
- 1945: 3,000 acres burned
- 1973: approximately 900-925 acres burned, 12 homes destroyed, and 10 homes damaged
- 2005: 212 acres burned near Del Cero Park
- 2009: 230 acres burned, 6 homes damaged, and forced 1,200 residents on the Peninsula to evacuate
- 2015: 3 acres burned



Los Angeles County Fire Station No. 56

Figure 7 Fire Hazard Zones



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Additional data provided by CalFire, 2020.

Fig X Critical Facilities and Fire Hazard Zones

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

Existing Fire Risk Reduction Strategies

- Rolling Hills Municipal Code (RHMC) Chapter 8.24 Abatement of Nuisances, Chapter 8.30: Fire Fuel Abatement, and Chapter 15.20 Fire Code
- Los Angeles County Fire Department Fuel Modification Plans
- Los Angeles County Fire Code Section 4908
- Rolling Hills Community Wildfire Protection Plan vegetation management standard recommendations
- Rolling Hills Community Association fire fuel management strategies



Portuguese Bend Road, south of Crest Road

Hazardous Materials

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

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

Community Communication

Emergency Response and Evacuation

Police Response and Crime

The Los Angeles County Sheriff's Department is contracted with the city to provide police services and protection to the city. The Lomita Station of the Sheriff's Department located at 26123 Narbonne Avenue serves the city.

According to the Lomita Station crimes report from January 1, 2020, through December 31, 2020, Rolling Hills had 7 reported crimes (LACSD 2020). The crimes were related to theft, burglary, and arson. Outside the city limits and in the Lomita District, 401 crimes were reported during this same period, 79 of which were violent crimes (LACSD 2021). The difference in crimes in the city and the surrounding area is attributed to the private nature of the city. There are three entrances to the city, all of which are gated and staffed 24 hours a day. Visitors are required to be on a resident's guest list to enter city limits, reducing crime in the city and demand on Los Angeles County Sheriff's Department.

Fire Response

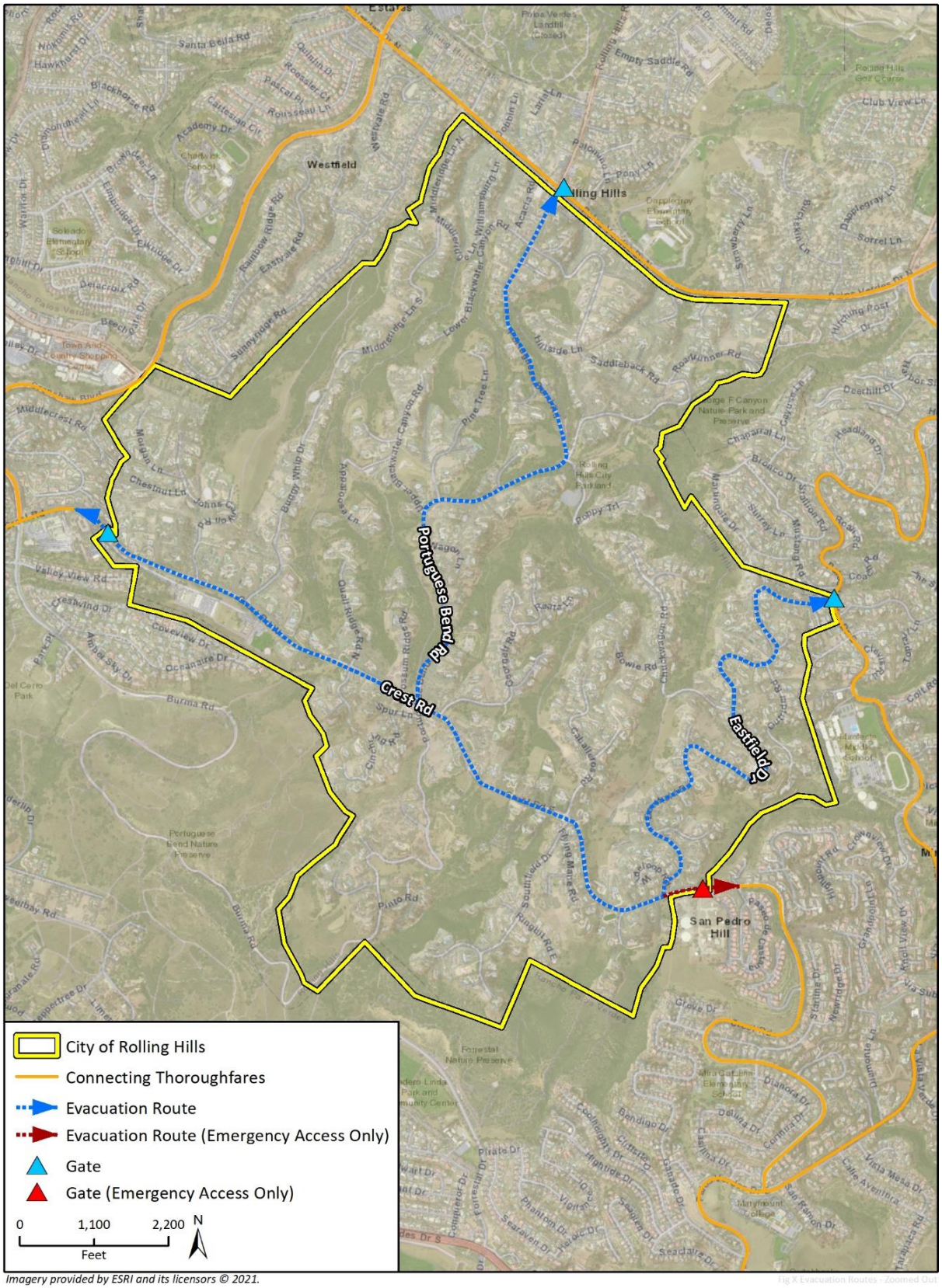
The Los Angeles County Fire Department provides emergency operations support to the City and participates in the California mutual aid system. Mutual aid is emergency assistance that is dispatched upon request across jurisdictional boundaries. Fire Station 56, located at 12 Crest Road West, serves the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

Evacuation Strategies and Routes

Because a variety of hazards could affect city residents, it is vital to identify critical routes for evacuation in the event of a major event.

Senate Bill 99, adopted August 30, 2020, requires cities to "identify residential developments in any hazard area identified in the safety element that does not have at least two emergency evacuation routes." Due to the size of Rolling Hills and that it has four evacuation routes, no neighborhoods have been identified as not having two evacuation routes. As shown on the Figure 8, the evacuation routes also connect to major

Figure 8 Existing Evacuation Routes



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roadways in the area that are multi-directional such as Crenshaw Boulevard, Palos Verdes Drive North and Palos Verdes Drive East.

Figure 8 identifies the existing evacuation routes in the city, which are:

- Main Gate at Rolling Hills Road and Palos Verdes Drive North
- Crest Gate at Crest Road near Crenshaw Blvd
- Eastfield Gate at Eastfield Drive and Palos Verdes Drive East
- Crest Road East Gate at the end of Crest Road East

Crest Road East Gate has been updated with a motor and has no guards. This gate is available as an emergency exit to the city during emergencies. The City's recently adopted CWPP establishes evacuation strategies and methodologies, including:

- Using the City's Block Captains[3] as important coordinators for residents
- Communication goals between the City, emergency responders, Rolling Hills Community Association, and residents
- Details for residents regarding how people get notified during an evacuation
- Responsibilities and operations of the Emergency Operations Center

Disease Prevention

As evidenced by the COVID-19 pandemic, unforeseen infectious diseases can be disastrous for communities, especially vulnerable groups such as older adults, and people with compromised immune systems. The City worked diligently during the pandemic to minimize risk to community members. The Block Captains regularly checked in on old adults in the community,



Fire Station Trail

[3] The Rolling Hills Block Captain Program is a city-sponsored, resident-based community program of volunteers. Their role is to get to know neighbors, help them to prepare for an emergency, and be a liaison between first responders and City of Rolling Hills during an emergency.

finding out what residents needed, helping run errands, and providing hand sanitizer Additionally, the City disseminated information regularly including where to buy groceries at the beginning of the pandemic, testing information, and more. Policies regarding infectious disease can help expedite recovery and prepare the community for future risks.

Climate Change

Climate change is expected to affect future occurrences of natural hazards in and around Rolling Hills. Some hazards are projected to become more frequent and intense in the coming decades, and in some cases, climate impacts have already begun.

In developing the Safety Element, the City competed a Climate Change Vulnerability Assessment consistent with Government Code Section 65302(g), which assesses how the populations and assets in Rolling Hills are vulnerable to different climate hazards. The full Climate Change Vulnerability Assessment can be found in Appendix A: Existing Conditions Report. According to the Vulnerability Assessment, the city is most vulnerable to wildfire impacts, extreme heat, and landslide impacts from climate change.

According to the Vulnerability Assessment and the California's Fourth Climate Change Assessment, Rolling Hills can expect the following changes to natural hazard events:

- Projected annual average maximum temperature is expected to increase in Rolling Hills between 1.8- and 6.6-degrees Fahrenheit (°F) compared to 1990, depending on the greenhouse gas (GHG) emissions scenario.[4]
- Extreme heat events are also expected to increase in Rolling Hills. The annual number of average extreme heat days is projected to increase from a baseline of 4 between 1950 and 2005 to 8 or 14 between 2030 and 2099, depending on the GHG emissions scenario.
- Although only small changes in average precipitation are projected, the Los Angeles Region, which includes Rolling Hills, is expected to experience dry and wet precipitation extremes and higher frequency and severity of storms. Increasing storm intensity may exacerbate landslide hazards in the city. Warmer and drier conditions state-wide could increase the prevalence of drought conditions that could impact Rolling Hills.
- Wildfire is projected to increase over all of southern California.

Vulnerable Populations and Assets

As climate change occurs, communities will be affected to varying degrees and impacts depending on the hazard as well as how sensitive the communities are to impacts. Virtually all people and assets in a community will be affected by climate change in some way, but some communities may be more sensitive. The Vulnerability Assessment identified the following sensitivities:

Populations

- **Children.** Approximately 6.6 percent of the total population in Rolling Hills are ten years old or younger.
- **Persons in Poverty.** This is identified for people living in households with an income below the poverty limit, which is $26,200 for a household of four people. There are approximately 26 people in

[4] The Vulnerability Assessment uses two GHG emissions scenarios: Representative Concentration Pathway (RCP) 4.5 and RCP 8.5. RCP 4.5 describes a scenario in which GHG emissions peak around 2050 and then decline. RCP 8.5 is the scenario in which GHG emissions continue to rise through 2050 before leveling off around 2100.

Rolling Hills who live in poverty, or approximately 1.6 percent of the total population for whom poverty status can be determined.

- **Persons with Chronic Health Conditions.** These are people who have a long-term or permanent health condition that can create regular challenges in their day-to-day lives. These health problems include obesity, cancer, heart disease, and arthritis. In addition, those with any kind of disability, including mobility challenges, hearing, or vision impairments, behavioral disabilities, and challenges living independently or taking care of themselves. Approximately 11.5 percent of the population have identified having a disability.
- **Renters.** These are people who live in homes that they (or the head of their household) do not own. Approximately 24 housing units, or 4 percent of the housing units in Rolling Hills, are renter-occupied.
- **Older Adults.** These are persons 65 years or older are more at risk for climate change impacts, especially those living alone. 28 percent of the population of Rolling Hills are over 65 years, and 15 percent of those over 65 years live alone.
- **Limited English Proficiency.** Approximately three percent of households have identified being limited English-speaking. Of those, a majority spoke Asian and Pacific Island languages and Spanish.

Infrastructure

- **Access Roads.** These roadways are one of a few, or the only, ways in and out of some communities or neighborhoods. The single or limited number of entry and exit points does not make the road itself more vulnerable than other roads, but loss of these roadways can effectively cut off large numbers of people from other areas in the Palos Verdes Peninsula and the rest of Los Angeles County. Portuguese Bend Road and Crest Road are the primary access roads into and out of the city.
- **Bridle Trails.** Throughout the community are over 25 miles of trails available to residents and non-city residents who obtain permits. The trails are maintained by the Rolling Hills Community Association and located primarily in canyon areas.
- **Electrical Substations.** Electrical substations are facilities that convert electricity from one voltage to another, making it suitable for long-distance transmission or for use by homes, businesses, and other electrical customers. There are no electrical substations located in city limits, but three are located near the city in Rancho Palos Verdes and owned/operated by Southern California Edison.
- **Electrical Utility Lines.** These lines transmit and deliver electricity from Southern California Edison to the city. The city has both underground and overhead electric utility lines.
- **Natural Gas Transmission Pipelines.** Natural gas pipelines carry large volumes of natural gas between communities. There are no transmission lines in the city. One transmission line ends at the intersection of Rolling Hills Road and Palos Verdes Drive North, adjacent to city limits.
- **Water Reservoirs and System.** The system that stores and supplies drinking water for residents. Palos Verdes Water District of the California Water Service supplies water to Rolling Hills. There are two California Water Service water reservoirs in the city limits.

Services

- **Public Safety Response.** Public safety services are provided by law enforcement

and fire agencies. These agencies include the Los Angeles County Sheriff and Fire Departments.

- **Water Services.** These services involve treating and transporting water to be used by customers and transporting and treating wastewater so it can be safely released into the environment. California Water Service provides drinking water to the city.
- **Energy Delivery.** Energy services in Rolling Hills include electricity and natural gas delivered through utility lines from Southern California Edison and Southern California Gas Company.

Vulnerability Assessment Results

The Vulnerability Assessment indicates that the city's populations, infrastructure, and services are most vulnerable to wildfire, extreme heat, and extreme precipitation events.

Populations

Vulnerable populations such as older adults, residents with chronic health conditions, and those with financial trouble are most at risk to extreme heat and wildfire impacts.

28 percent of the city's population is over 65 years. Older adults do not adjust as well as young people to sudden changes in temperature and are more likely to have medical conditions that can worsen with extreme heat (CDC 2017a). Older adults who are living alone are even more at risk as the actions necessary to mitigation extreme heat are more difficult alone. Getting water, changing clothes, showering, or turning on the air conditioner may be more difficult for older adults with physical disabilities and do not have a partner to assist them. Extreme heat can be highly dangerous to persons with chronic health conditions, because very high temperatures can exacerbate diabetes, cardiovascular conditions, respiratory ailments, and other diseases. Some of these people have weakened immune systems which can make them more likely to contract illnesses and vulnerable to human health hazards. In addition, they may be taking medications that make the effects of extreme heat worse (CDC 2017b). While there are not many households in poverty in the city, those who are have limited financial resources to upgrade their homes to have air conditioning to better resist extreme heat.

Older adults, residents with chronic health conditions, and those with financial trouble are the populations most at risk to wildfire impacts. Older adults are almost three times more likely to die in a fire than the overall population (USFA 2017), and typically have increased mobility or mental health issues. Therefore, older adults, especially those in the city living alone, have more difficulties evacuating to safe areas when there is a need. Those in Rolling Hills with limited financial resources are more unlikely to retrofit their homes to better resist climate-related hazards such as wildfires. In addition to direct impacts, indirect impacts such as poor air quality also creates public health hazards to the city. Recent California wildfires in August and September 2020 had areas of California recording the worst air quality in the world and highlighted the hazards of secondary impacts from wildfires, which could impact the city from fires throughout the State. Older adults and individuals with chronic health conditions are likely to be impacted most by these secondary impacts. Also, those with limited finances or without air conditioning would be impacted by secondary smoke impacts that occur during local and regional wildfires.

Infrastructure

Access roads, residential structures, and community facilities and government buildings are the most vulnerable

infrastructure to wildfire and extreme precipitation impacts from climate change.

All city infrastructure is located in a VHFHSZ. Portuguese Bend Road and Crest Road are critical for access to and evacuation from many areas of the city. Wildfires may not significantly damage the infrastructure, but they could result in closure or the inability to travel on them during wildfire events, which can isolate areas of the city and create severe health and safety risks. Wildfires are unlikely to substantially damage trails directly, but they can force widespread trail closures which are an important asset to the community.

The greatest potential impact of life and well-being would be to residential structures, which are the primary structures in the city. In addition, impacts to Rolling Hills Community Association and City Hall structures would impact community functions and government services.

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

Services

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

Overall, climate change impacts from wildfire are projected to have the greatest potential impact to the city.

Goals, Policies, and Implementation

Hazard Mitigation

Goal 1 Minimization of Loss of Life, Injury, and Property Damage Resulting from Geologic Hazards

Policy 1.1 Ensure that existing structures throughout the City meet seismic safety standards and that new facilities are developed to updated standards.

Implementation Measure 1.1.1: The City will work with Los Angeles County Building and Safety Department and other agencies to ensuring that all proposed structures in the city meet current seismic safety code requirements.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building and Safety Department

Funding: General Fund and permit fees

Policy 1.2 Support earthquake strengthening and provision of alternative or backup services, such as water, sewer, electricity, and natural gas pipelines and connections, especially in areas of high seismic or geologic high hazard or where weak segments are identified by existing or future studies.

Implementation Measure 1.2.1: Require future development in active fault areas to provide geotechnical studies indicating the location of the fault trace relative to proposed improvements and identify appropriate mitigation. The City will evaluate the seismic risk to existing infrastructure in these areas and where appropriate, examine the feasibility of mitigating the risk over time.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building and Safety Department

Funding: General Fund and private developers

Policy 1.3 Enforce seismic design provisions from the California Building Code into all development and ensure adequate review and inspection.

Implementation Measure 1.3.1: The City will work with Los Angeles County Building and Safety Department and other agencies to ensuring that all proposed structures in the city meet current seismic safety code requirements.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building and Safety Department

Funding: General Fund and private developers

Implementation Measure 1.3.2: Require fault investigations along traces of the Palos Verdes and Cabrillo faults to comply with guidelines implemented by the Alquist-Priolo Special Studies Zone Act. Buildings for human occupancy should be set back a minimum of 50 feet from those faults that are shown to be active or from fault traces where the risk cannot be determined.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building and Safety Department

Funding: General Fund and private developers

Policy 1.4 Require review by a structural engineer when a critical building or facility undergoes substantial improvements.

Implementation Measure 1.4.1: City staff will review existing ordinances to ensure that the appropriate review requirements are included in them. In addition, the Seismic Safety Ordinance will require a structural engineer to review development proposals in designated Special Studies Zones.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund and private developers

Policy 1.5 Ensure that water supplies are not interrupted by seismic events such as surface rupture, ground shaking or ground failure.

Implementation Measure 1.5.1: The City may conduct a seismic vulnerability assessment of current water supply systems to address peak load water supply requirements. If the vulnerability assessment indicates a potential interruption of water supply due to damage from a seismic event, designate emergency sources of water.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

Policy 1.6 Discourage development adjacent to earthquake faults and other geological hazards.

Implementation Measure 1.6.1: All development will comply with the Seismic Hazards Overlay Zone.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund and private developers

Policy 1.7 Continue to require preliminary investigations of tract sites by State-registered geotechnical engineers and certified engineering geologists (Chapter 70 County Building Code) and ensure regular inspection of grading operations.

Implementation Measure 1.7.1: The City will continue to enforce the Building Code and Safety regulations.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

Goal 2 Minimization of Loss of Life, Injury, and Property Damage Due to Flood Hazards

Policy 2.1 Maintain storm drains to prevent local flooding and debris flows, and encourage residents to assist in maintaining those drains that are the responsibility of the homeowner.

Implementation Measure 2.1.1: The City will cooperate with the Los Angeles County Public Works Department to maintain storm drains in the City.

Timing: Immediate and ongoing

Agency: LA County Building & Safety Department

Funding: General Fund

Implementation Measure 2.1.2: The City will encourage homeowner maintenance of storm drains by developing educational materials to be added to the City website and included in the City's newsletter.

Timing: Immediate and ongoing

Agency: LA County Building & Safety Department

Funding: General Fund

Policy 2.2 Avoid construction in canyon bottoms and participate in the National Flood Insurance Program. Require new development or expansion of existing development adjacent to canyons to assess potential environmental impacts from increased run-off and erosion and evaluate appropriate mitigation. Mitigation measures should address projected impacts from climate change.

Implementation Measure 2.2.1: The City will evaluate the flood hazard potential and address climate change impacts in future environmental review. The City will ensure that development in areas designated as a Flood Hazard Overlay Zone mitigates potential flood impacts.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund and private developers

Implementation Measure 2.2.2: The City will require the submission of soil engineering reports for land development permits when soil erosion problems are suspected.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund and private developers

Goal 3 Minimization of Loss of Life, Injury, and Property Damage Resulting from Fire Hazards

Policy 3.1 Develop stringent initial site design and on-going maintenance standards incorporating adequate mitigation measures into individual developments to achieve an acceptable level of risk, considering the increased risk associated with increased wildland fire hazards due to climate change.

Implementation Measure 3.1.1: The City will work with the Los Angeles County Fire Department, Los Angeles County Sheriff's Department, and Rolling Hills Community Association to review current standards for wildfire prevention and improve standards and/or regulations where required.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 3.1.2: The City will implement recommended fire mitigation strategies from the Community Wildfire Protection Plan including infrastructure hardening and vegetation management for and around existing and new development.

Timing: Immediate and ongoing

Agency: Planning Department/Building & Safety Department

Funding: General Fund

Policy 3.2 Reduce potential fire ignition sources.

Implementation Measure 3.2.1: The City will continue to implement the utility undergrounding projects described in the Community Wildfire Protection Plan.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 3.2.2: Designate and publicize emergency access routes with the city and sub region. Prioritize undergrounding of utilities to enhance reliability of emergency access routes and minimize conflagration hazards from fallen power lines.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 3.3 Develop and implement a comprehensive retrofit strategy for existing structures.

Implementation Measure 3.3.1: The City will develop and implement a comprehensive retrofit strategy for existing structures and lifeline utilities in very high fire risk areas to increase public safety and reduce the risk of property loss and damage during wildfires.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

Implementation Measure 3.3.2: Enforce existing ordinances and regulations that apply to roofing materials. The City will enforce a Class A Roofing Ordinance for all structure, as described in the Community Wildfire Protection Plan. The City will require old roofs to be removed prior to reroofing to increase the fire-resistance of the structure.

Timing: Immediate and ongoing

Agency: Planning Department/Building & Safety Department

Funding: General Fund

Policy 3.4 Ensure that all new residential development has at least two emergency evacuations.

Implementation Measure 3.4.1: The City will review and update emergency response and evacuation plans and procedures annually to reflect current conditions and community needs.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

Implementation Measure 3.4.2: Create secondary access in communities with single access.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 3.4.3: Identify special populations and large animals, especially horses, that may need assistance to evacuate.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 3.5 Whenever feasible, locate the following outside flood and fire hazard zones: health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.

Implementation Measure 3.5.1: The City will require review of new essential facilities and, as necessary, development of measures to avoid flood and fire hazard impacts.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund and private developers

Policy 3.6 Educate residents on fire hazard reduction strategies to employ on their properties, focusing on the most vulnerable populations such as older adults and individuals with chronic health conditions.

Implementation Measure 3.6.1: The City will promote vegetation management strategies outlined in the Community Wildfire Protection Plan (i.e., fuel management in canyons and fire fuel management standards for individual properties) in the City's quarterly newsletter, through the website, brochures, videos, and block captain meetings.

Timing: Immediate and ongoing

Agency: Planning Department and City Manager

Funding: General Fund

Policy 3.7 Work with the County to ensure that all fire equipment remains operable and adequate to respond to a major disaster.

Implementation Measure 3.7.1: City staff will monitor the City's fire protection rating and cooperate with the Fire Department in the correction of deficiencies.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 3.8 Require new development to meet or exceed hardening requirements in the most current version of the California Building Codes and California Fire Code.

Policy 3.9 Evaluate evacuation route capacity, safety, and viability under a range of emergency scenarios as part of the next update to the Rolling Hills Hazard Mitigation Plan, in accordance with AB 747.

Policy 3.10 Update the City's development standards to be in conformance with title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) (SRA Fire Safe Regulations) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations).

Policy 3.11 Minimize risks to existing development by identifying existing non-conforming development to contemporary fire safe standards, in terms of road standards and vegetative hazard, and requiring all development to meet or exceed CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 requirements (SRA Fire Safe Regulations).

Policy 3.12 Require fire protection plans for all new development.

Policy 3.13 Require all properties in the city to enforce precautionary measures to create defensible space including, but not limited to, maintaining a fire break by removing brush and flammable vegetation located within 30 feet of the property, maintaining any tree adjacent to or overhanging any building free of dead or dying wood, and maintaining roofs free of leaves, needles, or other dead vegetation growth, as described in the Rolling Hills Hazard Mitigation Plan.

Policy 3.14 Evaluate the City's capacity to adequately suppress wildfire, taking into account water supply availability, as part of the next Rolling Hills Hazard Mitigation Plan update.

Policy 3.15 Coordinate with Palos Verdes Water District to support the provision of adequate water availability throughout the City and provision of adequate water storage to meet future peak fire demand during times of peak domestic demands.

Policy 3.16 Maintain emergency roadways and improve them as necessary and appropriate to ensure ongoing serviceability.

Policy 3.17 Establish and maintain community fire breaks and fuel modification/reduction zones, including public and private road clearance.

Policy 3.18 Require that all homes have visible street addressing and signage.

Goal 4 Minimization of Impacts to Life and Property Associated with the Use, Storage, or Transport of Hazardous Materials

Policy 4.1 Restrict the travel of vehicles carrying hazardous material through the city.

Implementation Measure 4.1.1: The City will ensure the Los Angeles County Sheriff's Department enforce licensing and current laws regarding the transport of hazardous materials through the city.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 4.2 Work to promote the safe use and disposal of household hazardous wastes.

Implementation Measure 4.2.1: The City will work with agencies responsible for the disposal of household hazardous wastes.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Community Communication

Goal 5 Protection of the Community from Disasters and Emergencies

Policy 5.1 Designate and develop specific critical facilities as emergency centers to serve the entire City and work with other cities to maintain existing trauma care facilities that serve the region.

Implementation Measure 5.1.1: The City will meet with other communities in the region to discuss the loss of trauma care centers in the region. The City will examine the feasibility of establishing the development of a critical/trauma care unit at one of the local clinics or hospitals in the region.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.2 Cooperate with the Los Angeles County Sheriff's Department to ensure that law enforcement services are ready and available to serve the city in the event of a major disaster.

Implementation Measure 5.2.1: City staff will monitor the City's contract and budget with the Sheriff's Department to ensure that adequate service levels are maintained.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.3 Develop and coordinate medical assistance procedures in the event of a major disaster.

Implementation Measure 5.3.1: City staff will develop and update the Emergency Operations Plan, which will be distributed to the community. The update of the Emergency Operations Plan will include an assessment of current emergency service and projected emergency service needs, and goals or standards for emergency services training for City staff and volunteers.

Timing: Ongoing

Agency: City Manager

Funding: General Fund

Policy 5.4 Inventory and, where necessary, acquire supplemental disaster communication equipment and other equipment, tools, and supplies used by Block Captains during an emergency.

Implementation Measure 5.4.1: City staff will complete an inventory of infrastructure needed to support emergency communications and equipment needed for use by Block Captains and the City to communicate during emergencies, as described in the Community Wildfire Protection Plan.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.4.2: A survey will be done by the City periodically to establish an inventory of equipment which could be used in the event of a major disaster.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.5 Ensure that adequate provisions are made to supply drinking water for extended periods of time in the event of a major disaster.

Implementation Measure 5.5.1: City staff will inventory sources of potable water that could be used in the event of an emergency and the means to distribute that water to residents and others in the Planning Area.

Timing: Immediate and ongoing

Agency: LA County Building & Safety Department

Funding: General Fund

Policy 5.6 Develop procedures to follow in the event of wildfire, flooding, erosion, and possible reservoir failure and investigate ways of reducing the likelihood of their occurrence.

Implementation Measure 5.6.1: The City will update the Hazard Mitigation Plan every five years to reduce the risk from hazards by identifying resources, information, and strategies for risk reduction, while helping to guide and coordinate mitigation activities throughout the city.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.6.2: City staff will develop and maintain an Emergency Operations Plan, which will set forth an operating strategy for managing potential emergencies (as described in the Hazard Mitigation Plan)

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.7 Ensure that City Hall maintains a current emergency supply of water, food, blankets, and first aid to provide for all employees for a 3-day period.

Implementation Measure 5.7.1: A City staff person will be assigned the task of compiling a list of supplies and maintaining an adequate stockpile.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.8 Encourage private businesses to develop disaster preparedness plans for their employees.

Implementation Measure 5.8.1: The City will prepare and distribute a brochure outlining recommendations for stockpiling supplies for employees.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.9 Encourage residents to attend periodic training programs on wildfire mitigation and disaster planning, and to develop disaster preparedness and evacuation plans.

Implementation Measure 5.9.1: The City will work with the RHCA and Block Captains to launch a communication and education program that will include a workshop on How to Develop an Evacuation Plan for your Family, as described in the Community Wildfire Protection Plan.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.9.2: The City will work with the RHCA and Block Captains to promote training programs on wildfire mitigation and disaster planning through the newsletter and the City website.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.10 Support the development and further implementation of a peninsula-wide disaster plan.

Implementation Measure 5.10.1: The City will coordinate its disaster planning efforts with neighboring jurisdictions in the region as part of Hazard Mitigation Plan updates

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.11 Increase public awareness of City emergency response plans, evacuation routes and shelters, and in ways to reduce risks at the home and office, focusing on the most vulnerable populations such as older adults and individuals with chronic health conditions.

Implementation Measure 5.11.1: The City will prepare communication materials outlining procedures to follow in the event of a major disaster. These materials will be distributed to every household and business in the city.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.11.2: The City will maintain the City-wide Neighborhood Watch program.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.11.3: The City will define refuge areas in the event of a wildfire event to include in the Emergency Operations Plan. This effort will be led by the Fire Department and the Sherriff's Department.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.11.4: The City will distribute educational materials for large animal evacuation, consistent with Community Wildfire Protection Plan recommendations. This will include adding the information to the City website and including it in the City's newsletter during the fire season.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.11.5: The City will work with Block Captains to provide emergency education and information through the City's newsletter and website and by providing workshops and seminars described in the Community Wildfire Protection Plan.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.12 Maintain a Hazard Mitigation Plan.*

Implementation Measure 5.12.1: The City will coordinate with the American Red Cross and Los Angeles County Fire, Sheriff, and Public Social Services to develop specific plans for responding to emergencies as part of Hazard Mitigation Plan updates. The City will submit copies of its Hazard Mitigation Plan to the Los Angeles County Fire and Sheriff's Departments for review. The City will review similar plans prepared by neighboring cities.

Timing: Every five years

Agency: City Manager

Funding: General Fund

*The Local Hazard Mitigation Plan (LHMP or HMP) is a separate document adopted into the Safety Element of the General Plan by resolution in compliance with AB 2140. It is available electronically at https://www.rolling-hills.org/government/planning_and_community_services/index.php.

Policy 5.13 Ensure maximum accessibility throughout the city in the event of a disaster.

Implementation Measure 5.13.1: The City will ensure that multipurpose trails are maintained in order to be serviceable by emergency vehicles in the event of a disaster.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.14 Ensure the reliability of essential facilities such as communications towers, electrical substations, water services, and first-response buildings in the event of an emergency through promoting grid resilience and energy independence. Work to implement on-site power generation through solar photovoltaic systems and battery storage.

Implementation Measure 5.14.1: The City will work with telecommunication providers to identify opportunities to improve reliability of cell service throughout the city.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.14.2: The City will work with electricity and natural gas providers to identify opportunities to promote grid resilience.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.14.3: The City will seek funding to enhance telecommunication service.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.14.4: The City will provide educational materials to residents (i.e., newsletter, webpage, brochure) to promote solar panels and battery storage installation on existing development.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.15 Minimize the risk of spread of infectious diseases and associated economic disruption.

Implementation Measure 5.15.1: The City will coordinate with the County of Los Angeles Public Health Department to provide testing and contact tracing resources to the Rolling Hills community.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.15.2: The City will maintain up-to-date public health services on the City's website.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.15.3: The City will explore the need for additional marketing campaigns to promote public safety protocol among City departments.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measures 5.15.4: The City will partner with local non-governmental organizations (NGOs) to provide additional support and services in the city.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measures 5.15.5: The City will partner with community groups and neighborhood organizations to advertise what resources are available to residents.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.16 Increase access to essential resources and facilitate effective communication in the community to accelerate recovery following such a disaster.

Implementation Measure 5.16.1: The City will connect the newly unemployed with talent-seeking industries, such as through a job portal.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.16.2: The City will supplement federal relief efforts, such as creating a resilience fund for residents to assist those in need.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.17 Provide City officials with a basis for disaster preparedness decision making and establish a public education program for disaster preparedness.

Implementation Measure 5.17.1: The Emergency Services Coordinator will conduct annual meetings with City personnel to ensure they are familiar with procedures outlined in the Hazard Mitigation Plan and Emergency Operations Plan.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.18 Establish a line of command to ensure that the decision-making process will function satisfactorily in the event of a major disaster.

Implementation Measure 5.18.1: The City will implement the Hazard Mitigation Plan.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.19 Coordinate with citizen groups, such as Block Captains, and organizations to establish a viable body to provide emergency assistance in the event of a natural disaster.

Implementation Measure 5.19.1: The City Emergency Services Coordinator will work with local equestrian groups and other organizations to establish a Rolling Hills Search and Rescue Team.

Timing: Immediate and ongoing

Agency: City Manager and LA County Building & Safety Department

Funding: General Fund

Policy 5.20 Encourage cooperation among adjacent communities to provide back-up law enforcement assistance in emergency situations.

Implementation Measure 5.20.1: The City will submit copies of its Hazard Mitigation Plan updates to the Los Angeles County Fire and Sheriff's Departments for review. The City will review similar plans prepared by neighboring cities.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.21 Incorporate health threats into early warning systems.

Implementation Measures 5.21.1: Partner with the Los Angeles County Vector Control District and the Los Angeles County Department of Public Health to develop and enhance disaster and emergency early warning systems to incorporate objective data and information for potential health threats such as heat-illness, illnesses complicated by low air quality, precipitation events, and vector borne diseases due to climate change hazards.

Goal 6 Maintenance of Public Safety for All Residents

Policy 6.1 Work with, and support the Sheriff's Department in crime prevention and law enforcement efforts, to make sure there are adequate resources to meet the needs of the community.

Implementation Measure 6.1.1: The City will conduct an annual review of its contract with the Los Angeles County Sheriff's Department to ensure current service standards are maintained. Alternatives will be considered if service levels are considered inadequate.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 6.2 Cooperate with neighboring cities, Los Angeles County, California State and U.S. Federal agencies in crime prevention and law enforcement.

Implementation Measure 6.2.1: The City will continue to regularly coordinate with all law enforcement agencies in combating crime.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 6.3 Evaluate the incidence of crime and develop measures needed to deter crime or apprehend the criminals.

Implementation Measure 6.3.1: The City will monitor crime statistics for the peninsula and the city. The City will meet with Los Angeles County on a regular basis to discuss programs, ordinances, and other measures that will be effective in combating crime.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Climate Change Adaptation and Resilience

Goal 7 Protection of the Community from the Effects of Climate Change

Policy 7.1 The City will continue to enforce updated State-mandated water conservation regulations.

Implementation Measure 7.1.1: The City will continue to update the City's zoning ordinance as necessary to enforce and implement State-mandated water conservation regulations.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

Policy 7.2 Prepare for and adapt to the effects of climate change by considering climate change vulnerability in planning decisions, including those involving new public facilities and private development.

Implementation Measure 7.2.1: The City will:

a. Re-evaluate the City's Climate Change Vulnerability analysis over time, as new data becomes available
b. Update mitigation strategies and the City's vulnerability and adaptive capacity, as appropriate
c. Identify opportunities for new goals and policies related to climate change using the best available data.

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

Policy 7.3 Amend the local building code to account for climate change stressors.

Implementation Measure 7.3.1: The City will amend the local building code to take into account additional stressors on buildings including, increased storm events and intensity, flood proofing for intermittent inundation, slope/soils, subsidence risk and erosion potential in securing foundations, building materials to reduce the impacts of high heat days, and fireproofing in preparation for increasing fire risk.

Timing: Immediate

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

Policy 7.4 The City will engage surrounding jurisdictions in climate adaptation planning.

Implementation Measure 7.4.1: Ensure the community's engagement strategy for climate adaptation planning includes surrounding jurisdictions to identify synergies and harmonization of policies.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

Policy 7.5 Partner with the South Bay Cities Council of Government to implement climate adaptation strategies at the sub-regional level.

Implementation Measure 7.5.1: Collaborate with the South Bay Cities Council of Governments Senior Services Working Group to ensure that service providers in and around Rolling Hills are educated on the climate risks of the area and steps they can take to better serve and protect vulnerable groups in Rolling Hills.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

Implementation Measure 7.5.2: Implement climate adaptation strategies that can address issues at a local and sub-regional level and issues in which coordination and pooling of resources (i.e., emergency centers, transit agency support in an emergency, and large animal evacuation centers) is a benefit to all participating communities.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

Policy 7.6 Update emergency/disaster response measures to account for increased heat days.

Implementation Measure 7.6.1: As part of the Hazard Mitigation Plan and Emergency Operations Plan, update response measures to account for an increased number of heat days and their impacts on current and future response mechanisms such as warning systems, emergency response and medical service coordination, and shelters.

Timing: Every five years

Agency: Planning Department

Funding: General Fund

Policy 7.7 Provide education on heat related illness.

Implementation Measure 7.7.1: Incorporate links and references on the City website and incorporate interpretive signage at multi-use path trailheads providing education on heat related illness and personal care steps.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

Policy 7.8 Require air conditioning alternatives.

Implementation Measure 7.8.1: Require alternatives to air conditioning such as ceiling fans, air exchangers, increased insulation and low-solar-gain exterior materials to reduce peak electrical demands during high heat events to ensure reliability of the electrical grid.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

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Appendix A

Existing Conditions Report



Rolling Hills General Plan Safety Element

Existing Conditions Report

prepared by

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October 2020

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Summary

Key Findings

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

Introduction

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

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

Setting

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

Table 1 Rolling Hills Climate Summary

Climate Character	Estimate
Annual Average Observed Maximum Temperature from 1961 - 1990 (Fahrenheit)	71
Annual Average Observed Minimum Temperature from 1961 – 1990 (Fahrenheit)	50
Annual Average Observed Precipitation from 1961 – 1990 (inches)	19

Source: Cal-Adapt 2021

Rolling Hills is a residential community that consists of large parcels and ranch-style homes and has a sizable older adult[1] population of about 513 (28% of the city's total population). The city is also an equestrian community, as many of residents are horse owners or have horses on their property. Important community demographic data for Rolling Hills is included in Table 2.

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

Table 2 Rolling Hills Demographic Characteristics

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

Source: U.S. Census 2018

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

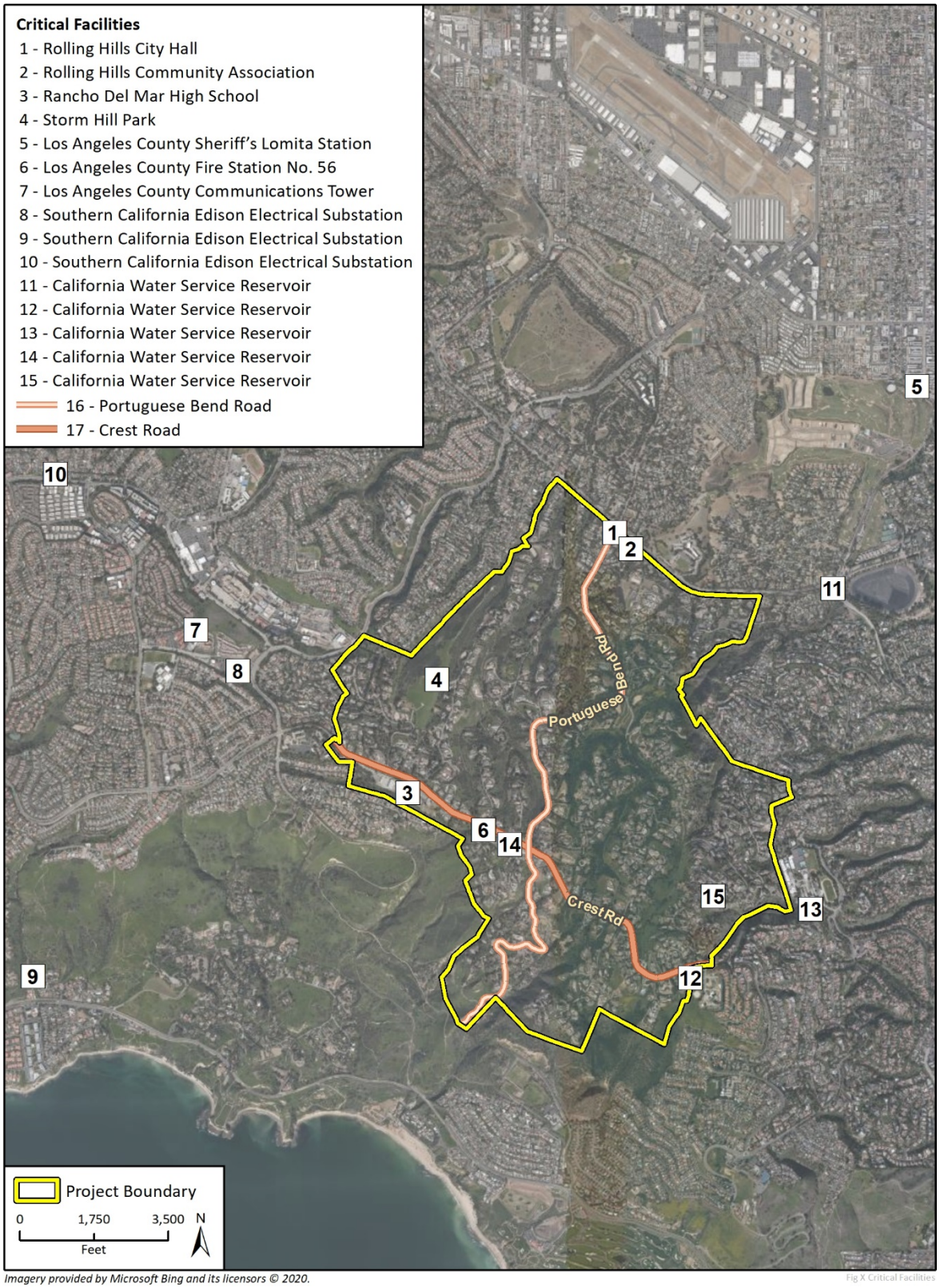
Critical Facilities and Infrastructure

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

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

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

Figure 1 Critical Facilities Map



Hazards of Concern

Geologic Hazards

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

Landslide Hazards

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

A majority of the existing development in Rolling Hills is located on hilly terrain and have a greater potential to experience landslide hazards. Many of the canyons in Rolling Hills exhibit steep slopes with little vegetation coverage, leaving them susceptible to slope failure. Figure 2 shows the landslide zones within the City of Rolling Hills, as mapped by the California Geological Survey. Landslide activity has been well documented in the region. Relicts of landslides and rockslides are present throughout the City of Rolling Hills. The following major landslides have occurred within and adjacent to the city. All are within the landslide hazards areas identified in Figure 2:

- Portuguese Bend Landslide: Beginning in[2] 1956 over approximately 270 acres in Rancho Palos Verdes
- Abalone Cove Landslide: Beginning in 1974 over 80 acres in Rancho Palos Verdes
- Klondike Canyon Landslide: Beginning in 1979 over to the south near the coastline
- Flying Triangle Landslide: Beginning in 1970s or 1980s over approximately 70 acres in the south area of the city

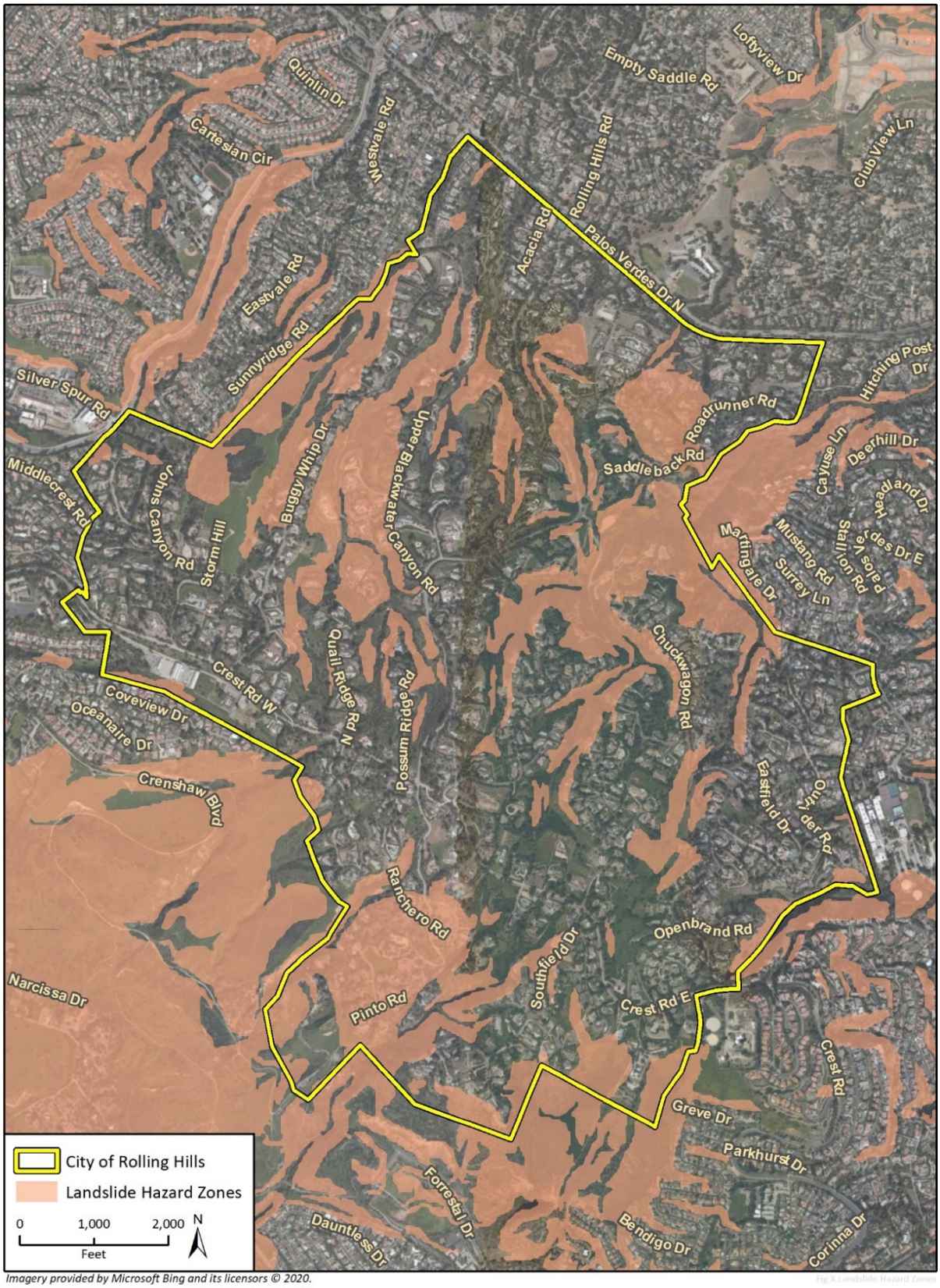
The Flying Triangle Landslide continues to impact the southeast portion of the city through impacts to private roads and requiring above-ground utility lines. This area is relatively unsuitable for development due to the ongoing changes in topography.

Seismic Hazards

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

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

Figure 2 Landslide Hazard Zones



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Additional data provided by California Geologic Survey, 2015.

fault, Cabrillo fault, Santa Monica fault, and Redondo Canyon fault. Analysis of seismic data from the region indicates that the Whittier and Newport-Inglewood faults may generate a maximum credible earthquake of magnitude 7.2 and 7.4, respectively (Southern California Earthquake Center 2013). Figure 3 shows the faults in the vicinity of Rolling Hills.

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

Seismic Shaking

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

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

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

Table 3 Faults Located within 50 Miles of Rolling Hills

Fault Name	Approximate Distance from Rolling Hills
Whittier	25 miles east
Newport-Inglewood	9 miles east
Palos Verdes	<1 mile north
Malibu Coast	20 miles northwest
Cabrillo	Located within the City boundaries in the southwest
Santa Monica	20 miles north-northwest

The San Andreas fault is located approximately 80 miles to the east of Rolling Hills. Although the San Andreas fault is located at a greater distance from the city, seismic shaking originating from earthquakes occurring along the San Andreas fault poses a threat to the city. Figure 3 identifies the active and inactive faults located within the city and vicinity.

Fault Rupture

Fault Rupture occurs when seismic movement on a fault breaks through the earth's surface. Hazards related to fault rupture arise when structures are built near or on top of an active fault. While there are a number of seismically active faults in the city and region, there are no active faults with the potential for ground rupture, defined by the Alquist-Priolo Earthquake Fault Zoning Act and delineated by CGS. Figure 3 shows the designated Alquist-Priolo study zones, the closest of which is the Newport-Inglewood Fault approximately nine miles northeast of the city.

Liquefaction and Settlement

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

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

While the Rolling Hills has moderate to high seismic shaking potential, the subsurface soils generally lack saturated alluvial deposits and thick, granular soils. Figure 4 shows the liquefaction hazard areas, which are located in the low-lying areas to the east and north, generally surrounding the Los Angeles Harbor and Harbor Lake. Liquefaction potential for Rolling Hills is low, as shown in Figure 4.

Earthquake Induced Landslides

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

Flooding

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

Figure 3 Faults in the Vicinity of Rolling Hills



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Fig X Active Faults in Vicinity

Figure 4 Rolling Hills Liquefaction Hazard Areas



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Additional data provided by California Geologic Survey, 2015.

Dam Inundation

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

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

Senate Bill 92, adopted in 2017, is a new dam safety requirement that requires dam owners to map the downstream inundation areas for dams governed by the Department of Water Resources. Figure 5 shows the inundation areas for the nearby water storage facilities. Due to their locations and the topography of the area, the inundation areas do not enter or affect any portion of the city.

Wildland and Urban Fires

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

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

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

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

Existing Fire Risk Reduction Strategies

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

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

Figure 5 Dam Inundation Areas



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Additional data provided by California Department of Water Resources, 2020.

Figure 6 Fire Hazard Zones



Imagery provided by Microsoft Bing and its licensors © 2020.
Additional data provided by CalFire, 2020.

Hazardous Materials

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

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

Emergency Response and Evacuation

Police Response and Crime

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

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

Fire Response

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

Evacuation Strategies and Routes

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

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

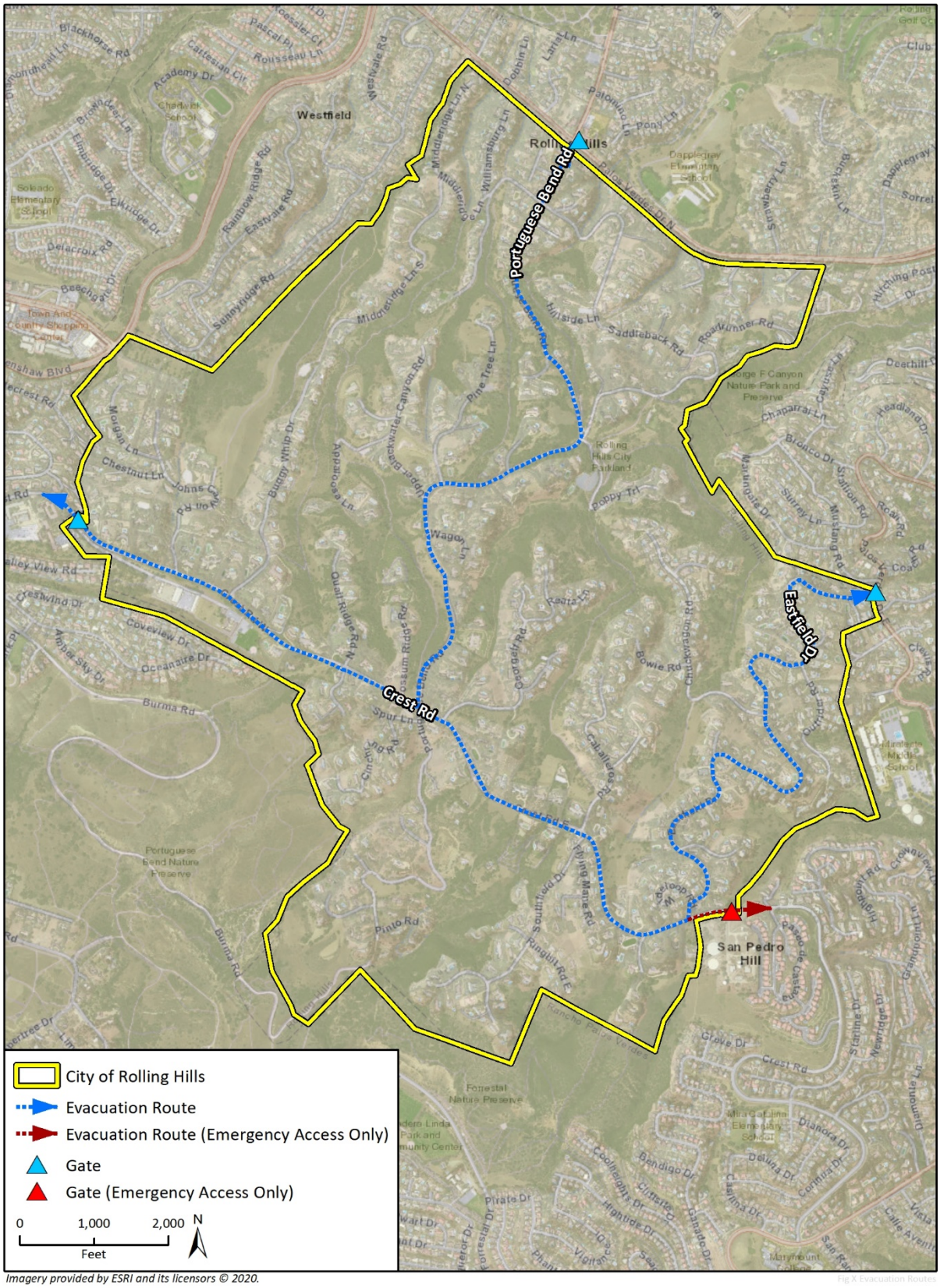
- Crest Gate at Crest Road near Crenshaw Blvd
- Eastfield Gate at Eastfield Drive and Palos Verdes Drive East
- Crest Road East Gate at the end of Crest Road East

Crest Road East Gate at the end of Crest Road East gate has recently been updated with a motor and has no guards. This gate is available as an emergency exit to the city during emergencies. The recently adopted Community Wildfire Protection Plan for the city establishes evacuation strategies and methodologies for the city, which include:

- Using the City's Block Captains as important coordinators and managers of residents in the 24 City zones[3]
- Communication goals between the City, emergency responders, Rolling Hills Community Association, and residents
- Details for residents regarding how people get notified during an actual evacuation and the responsibilities and operations of the Emergency Operations Center
- Traffic control responsibilities and levels
- Identification of special need residents who may need specific attention and/or assistance

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

Figure 7 Existing Evacuation Routes



Climate Change Vulnerability

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

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

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

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

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

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

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

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

Exposure

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

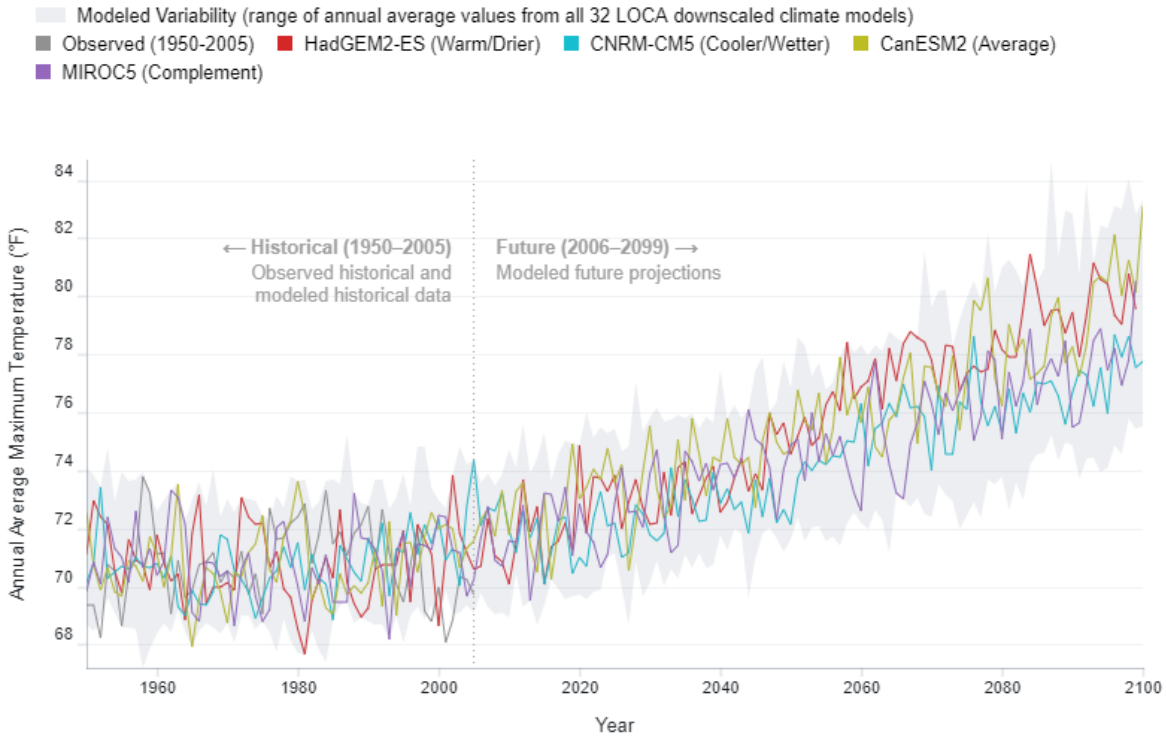
- Extreme Heat
- Storms and Extreme Weather
- Drought
- Wildfire

Extreme Heat

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

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

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



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

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

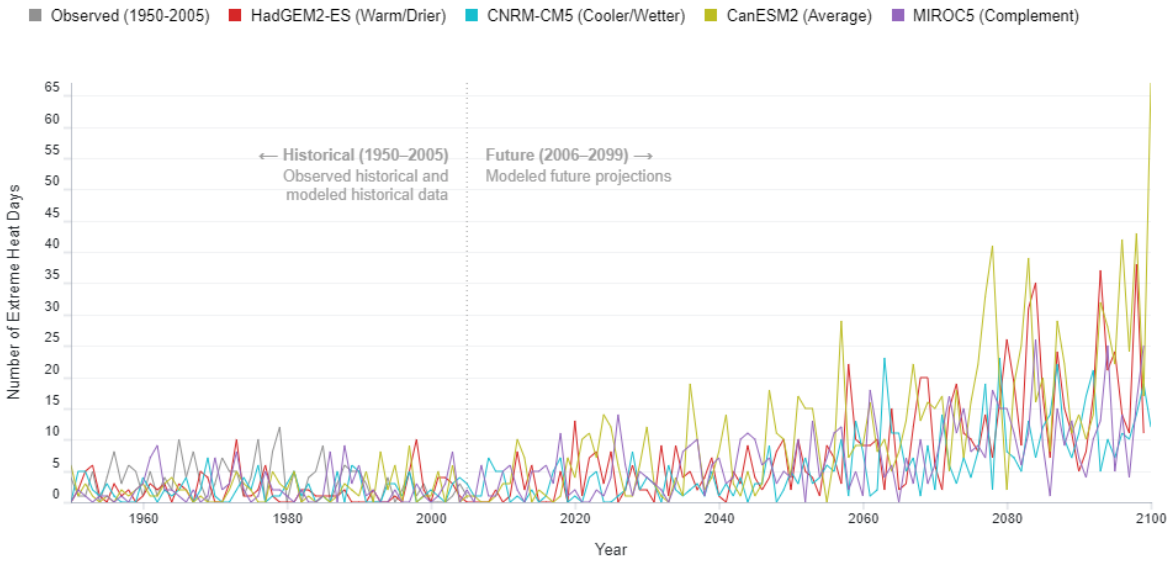
Extreme heat events will feel different from region to region since different areas have different historic high temperatures. For example, an extreme heat day on the coast will feel different than an extreme heat day in the desert. According to Cal-Adapt, an extreme heat day in Rolling Hills involves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

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

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

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

Figure 9 Number of Extreme Heat Days by Year in Rolling Hills[6]



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

Drought

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

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

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

Table 4 Changes in Annual Average Precipitation

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

Source: CEC 2020

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

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

Wildfire

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

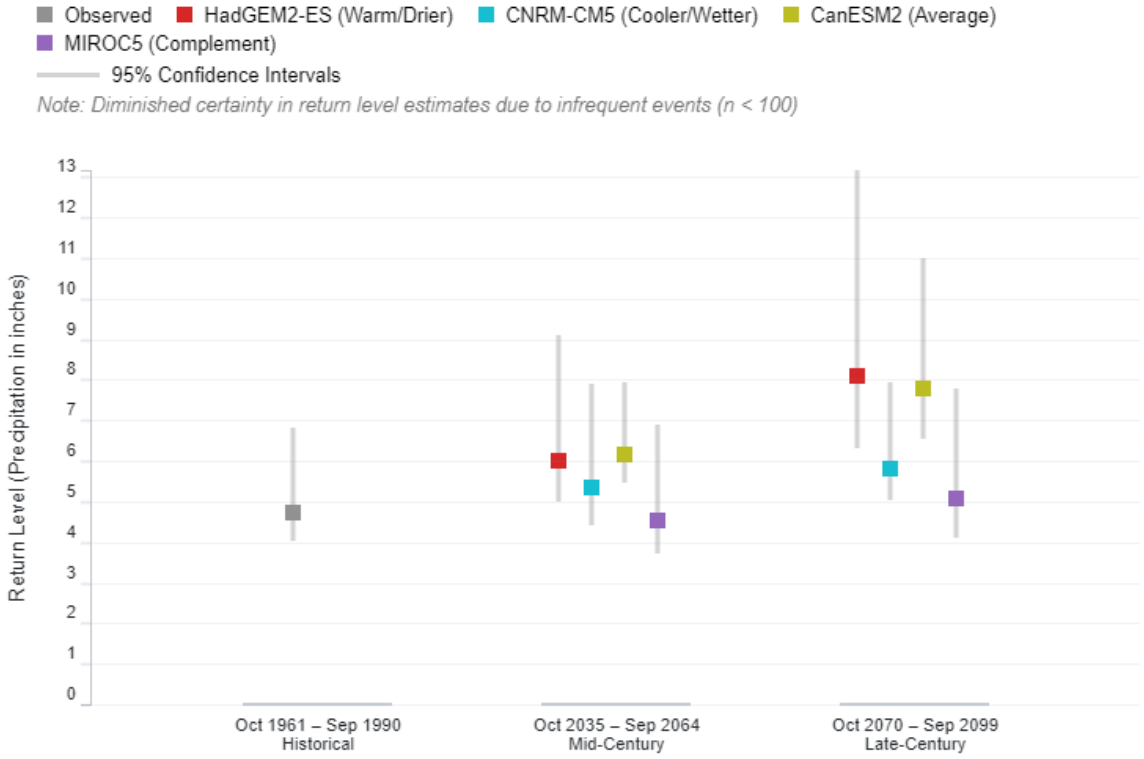
Cal-Adapt provides projections for annual mean hectares burned. This projection only accounts for areas that could experience wildfire events. Los Angeles County wildfire occurrence is anticipated to increase under all emissions and population scenarios from historic averages (CEC 2020). In 2020 alone,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

Storms and Extreme Weather

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

precipitation event projections, with some models projecting little to no change while others project increased intensity (CEC 2020) These projections further vary depending on the return period[7] selected. Increasing intensity of rainstorms could result in more flooding, which could adversely affect human safety in Rolling Hills. During years of intense levels of precipitation and storms, the city could also see an increase in the number of landslides or make landslides greater than usual. Due to the number of landslide hazard zones in the city, as shown in 2, Rolling Hills may see an increase in landslides due to changes in precipitation from climate change.

Figure 10 Changes in Intensity of Extreme Precipitation Events in Rolling Hills[8]



Community Sensitivity

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

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

[7] Average time between extreme events (e.g., "1 in 100-year event")

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

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

- Populations
- Infrastructure
- Buildings and Facilities
- Services

Populations

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

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

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

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

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

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

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

Infrastructure

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

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

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

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

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

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

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

Building and Facilities

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

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

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

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

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

Services

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

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

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

Potential Impacts

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

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

Temperature and Extreme Heat

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

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

Populations

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

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

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

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

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

Infrastructure

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

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

Building and Facilities

Extreme heat and temperature increase due to climate change

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

Services

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

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

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

Storms/Extreme Weather and Drought

As mentioned in the Exposure section above, the storm and extreme weather projections for Rolling Hills show variability, with some models projecting little to no change while others project increased intensity. This could result in impacts to community populations, infrastructure, building and facilities, and services, particularly related to temporary flooding and landslides which can be triggered from intense rainfall events. The city currently has a less than 0.2 percent annual chance to be inundated by flood waters as a result of a storm event (FEMA 2008). Increases in intense precipitation could result in slope failures in landslide prone areas shown in Figure 2, including the existing Flying Triangle Landslide area.

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

Populations

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

Infrastructure

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

Building and Facilities

Buildings and facilities most at risk from impacts of more intense storms would be residential structures and community parks. The proper functioning residential septic systems could be impacted by more intense rainfall and minor flooding. In addition, landslides could be triggered as indirect impacts from more intense storms and rainfall. Residential structures located in landslide hazard areas shown in Figure 2 could be impacted. In addition, the Storm Hill open space area is an important facility in the city and is also located in a landslide area. Due to the variability in weather projections, there is a low potential impact for buildings and facilities.

Services

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

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

Wildfire

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

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

Populations

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

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

Infrastructure

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

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

Building and Facilities

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

Services

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

Adaptive Capacity

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

Table 5 Rolling Hills Existing Adaptive Capacity

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

Rolling Hills has a number of plans and policies specific to wildfire hazards. The city's recently adopted the Community Wildfire Protection Plan that includes fire mitigation strategies and evacuations strategies specific for the city. In addition, the Hazard Mitigation Plan provides an analysis of historical hazards, a local hazard assessment, hazard impacts on the community, and recommended mitigation strategies. The City requires the undergrounding of utility lines with specific home upgrades and has a reimbursement program for utility pole replacement. In addition, building code requirements for development within VHFHSZ, such as Class A roofing, would help reduce wildfire impacts to structures in the city.

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

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

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

Vulnerability Scoring

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

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

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

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

Table 6 shows how the final vulnerability score was determined. To summarize, potential impacts from climate change that are highly likely to occur in the city based on projected exposure would

create a high vulnerability score. However, if the city has a high adaptive capacity to manage the impact, then the overall vulnerability score would be reduced.

Table 6 Vulnerability Score Matrix

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

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

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

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

Table 7 Vulnerability Assessment Results

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

Community Sensitivity	Storms/Extreme Weather	Extreme Heat	Wildfire	Landslides
Services				
Public Safety Response	V-2		V-3	V-1
Water Services	V-2	V-2	V-3	V-2
Energy Delivery	V-2	V-3	V-4	V-2

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

Summary of Issues and Opportunities

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

Hazards of Concern and Community Sensitivity

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

Wildfire

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

Landslides

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

Extreme Heat

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

Opportunities

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

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

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

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

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ROLLING HILLS GENERAL PLAN

SAFETY ELEMENT

prepared by

City of Rolling Hills

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

prepared with the assistance of

Rincon Consultants, Inc.

706 South Hill Street, Suite 1200
Los Angeles, California 90014

March 2022

*The Local Hazard Mitigation Plan (LHMP or HMP) is a separate document adopted into the Safety Element of the General Plan by resolution in compliance with AB 2140. It is available electronically at https://www.rolling-hills.org/government/planning_and_community_services/index.php.

Conservation, Open Space and Recreation and Noise. Policies in these other elements may be related to safety issues. Information and policies in the Safety Element should not conflict with those in other elements.

*Hazard Mitigation Plan**

The City's Hazard Mitigation Plan includes resources and information to assist the City of Rolling Hills, its residents, and public and private sector organizations in planning for hazard events. The Plan provides a list of activities that may assist the City in reducing risk and preventing loss from future hazard events. The action items address multi-hazard issues, as well as activities specifically for reducing risk and preventing losses relating to earthquake, land movement, wildfire, and drought.

Community Wildfire Protection Plan

The City's Community Wildfire Protection Plan (CWPP), adopted in July 2020, seeks to reduce wildfire risk in Rolling Hills. The Plan was developed collaboratively among stakeholders including the community, the City of Rolling Hills, the Rolling Hills Community Association, and the Los Angeles County Fire Department, and the Los Angeles Sheriff's Department. The Plan includes fire mitigation and evacuation strategies for the community.

Critical Facilities and Infrastructure

Critical facilities are places that provide emergency services or serve people who would be impacted by an emergency. Examples include hospitals, fire stations, police stations, emergency services facilities, utility facilities, and communication facilities. Critical facilities can also include the transportation system and schools. Due to the size and composition of Rolling Hills, many of the critical facilities that serve the city are located outside of city limits. No areas in Rolling Hills have been identified as lacking emergency service. Critical facilities that serve the city are shown in Figure 1 and include:

1. Rolling Hills City Hall: 2 Portuguese Bend Road, Rolling Hills, CA
2. Rolling Hills Community Association: 1 Portuguese Bend Road, Rolling Hills, CA
3. Rancho Del Mar High School: 38 Crest Road West, Rolling Hills, CA
4. Storm Hill Park: Agua Magna Canyon, Rolling Hills, CA
5. Los Angeles County Sheriff's Lomita Station: 26123 Narbonne Avenue, Lomita, CA
6. Los Angeles County Fire Station No. 56: 12 Crest Road West, Rolling Hills, CA
7. Los Angeles County Communications Tower: 5741 Crestridge Road, Rancho Palos Verdes, CA
8. Southern California Edison Electrical Substation: Crestridge Road, Rancho Palos Verdes, CA
9. Southern California Edison Electrical Substation: Tarragon Road, Rancho Palos Verdes, CA
10. Southern California Edison Electrical Substation: 27873 Hawthorn Boulevard, Rancho Palos Verdes, CA
11. California Water Service Reservoir: Palos Verdes Drive North/Palos Verdes Drive East (SW corner), Rolling Hills Estates, CA
12. California Water Service Reservoir: 3960 East Crest Road, Rancho Palos Verdes, CA
13. California Water Service Reservoir: Via Canada, Rancho Palos Verdes, CA
14. California Water Service Reservoir: 1 Spur Lane, Rolling Hills, CA
15. California Water Service Reservoir: 60 Eastfield Drive, Rolling Hills, CA
16. Portuguese Bend Road
17. Crest Road

*The Local Hazard Mitigation Plan (LHMP or HMP) is a separate document adopted into the Safety Element of the General Plan by resolution in compliance with AB 2140. It is available electronically at https://www.rolling-hills.org/government/planning_and_community_services/index.php.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.11.3: The City will define refuge areas in the event of a wildfire event to include in the Emergency Operations Plan. This effort will be led by the Fire Department and the Sherriff's Department.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.11.4: The City will distribute educational materials for large animal evacuation, consistent with Community Wildfire Protection Plan recommendations. This will include adding the information to the City website and including it in the City's newsletter during the fire season.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Implementation Measure 5.11.5: The City will work with Block Captains to provide emergency education and information through the City's newsletter and website and by providing workshops and seminars described in the Community Wildfire Protection Plan.

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.12 Maintain a Hazard Mitigation Plan.*

Implementation Measure 5.12.1: The City will coordinate with the American Red Cross and Los Angeles County Fire, Sheriff, and Public Social Services to develop specific plans for responding to emergencies as part of Hazard Mitigation Plan updates. The City will submit copies of its Hazard Mitigation Plan to the Los Angeles County Fire and Sheriff's Departments for review. The City will review similar plans prepared by neighboring cities.

Timing: Every five years

Agency: City Manager

Funding: General Fund

*The Local Hazard Mitigation Plan (LHMP or HMP) is a separate document adopted into the Safety Element of the General Plan by resolution in compliance with AB 2140. It is available electronically at https://www.rolling-hills.org/government/planning_and_community_services/index.php.

Agenda Item No.: 10.B
Mtg. Date: 10/18/2022

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **STEPHANIE GRANT, ASSISTANT PLANNER**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **ZONING CASE NO. 22-60: A REQUEST FOR THE APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 800 SQUARE-FOOT SWIMMING POOL/SPA AND FOR NON-EXEMPT GRADING; AND A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A 797-SQUARE-FOOT POOL HOUSE LOCATED AT 21 CHUCKWAGON ROAD (MAUS) (LOT 4-CF & LOT 7-CF)**

DATE: **October 18, 2022**

BACKGROUND:

Zoning, Location, and Lot Description

The subject property is zoned RAS-1 and OZD-1. The property located at 21 Chuckwagon Road has a gross lot area of 55,627 square feet (1.28 acres) and net lot area of 38,373 square feet (0.88 acre). In 2000, the existing lot was part of lot merger and lot line adjustment of two lots (Lot 4-CF) and (Lot 7 C-F) resulting in one irregular perpendicular shaped parcel. The west portion of the lot fronts Chuckwagon and the northeast portion of the lot fronts Chesterfield Road.

The lot is developed with a 2,886 square foot single-family residence, 676 square foot attached garage, and 423 square foot stable. There are a total of 3 building pads on the site. The existing residence and garage are located on the primary building pad (Pad #1), which has a total area of 7,320 square feet. The second building pad (Pad #2) is the proposed location for the Project and is currently vacant, and it has a total area of 4,795 square feet. The existing 423 square foot barn and 1,805 square foot corral are located on the third building pad (Pad #3) which has a total area of 2,228 square feet.

DISCUSSION:

Applicants' Requests

The applicant, Mr. Sam Maus, is proposing to construct a new 800 square foot swimming pool/spa, 797 square foot pool house, and 286 cubic yards of grading (143 cubic yards non-exempt grading to fill the second building pad area requires discretionary approval). The proposed new structures and landscaping will be located on the existing secondary building pad (Pad #2) that is relatively flat and undeveloped.

Site Plan Review

The Rolling Hills Municipal Code Section 17.16.200.G.(3) requires a Site Plan Review approval for a swimming pool/spa that is 800 square feet or greater. The applicant is proposing the construction of a new 800 square-foot swimming pool/spa with a slide, 1,484 square feet of flatwork, and 43-square-foot pool equipment that will be located on Pad #2. The main driveway entrance fronts on Chuckwagon Road, and the driveway extends behind the main residence down the slope to south portions of Pad #2 and Pad #3. There is a shared private driveway located along the westerly portion of the parcel that fronts onto Chesterfield Road.

The total proposed grading for the project is 286 cubic yards of dirt. The project proposes 143 cubic yards excavation (exempt) for the swimming pool and 143 cubic yards of fill (non-exempt) to raise the building pad by 12 inches. The Rolling Hills Municipal Code (RHMC) Section 17.46.020.(2)(a) states the actual excavation for the swimming pool or spa is not considered grading. The 143 cubic yards of excavation for the swimming pool is exempt and could be exported from the site without relief from the Municipal Code. However, the applicant will use the 143 cubic yards of cut from the pool to fill and level the building pad. The 143 cubic yards of fill is non-exempt and requires a Site Plan Review approval. The RHMC Section 17.20.120 requires, all grading to be balanced on site, maximizing the amount of fill on subject property complies with the goals of the General Plan to balance grading on site.

Conditional Use Permit (CUP)

Per Rolling Hills Municipal Code (RHMC) Section 17.16.200, a Conditional Use Permit is required for a pool house subject to the conditions in RHMC Section 17.16.200(L)(7). The Applicant is requesting an approval of a Conditional Use Permit for the proposed 797-square-foot pool house to be located on the southern portion of Pad #2.

MUNICIPAL CODE COMPLIANCE

Area of Disturbance

The property has been previously disturbed due to development of the residence, attached garage, paved areas, stable, and corral. The Project proposes no additional disturbance. The proposed project is located on the secondary building pad that is already disturbed, relatively flat, and only requires minimal grading for the excavation of the pool and fill. The total disturbed area is 60.00% of the net lot area, or 34,355 square feet.

Access to Stable and Corral

The existing stable and corral are accessible from Chesterfield Road accessed via a pathway along the western property line.

Lot Coverage

The existing structural coverage on the lot will be 6,043 square feet, or 16% of the net lot area, which meets the lot coverage limitation of 20% maximum. The proposed pool, spa, pool house, and flatwork increases the lot coverage by 2.5%. The proposed total coverage including structures and flatwork will be 21,085 square feet or 30.6% of the net lot area, which also meets the lot coverage limitation of 35% maximum.

Environmental Review

The proposed project has been determined to not have a significant effect on the environment and is categorically exempt from the provisions of CEQA pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of new small facilities or structures, including accessory structures (e.g., including but not limited to garages, carports, patios, swimming pools and fences).

Public Participation

Staff has not received any emails or phone calls regarding this project.

CRITERIA FOR SITE PLAN REVIEW

Section 17.46.050 - Required Site Plan Review findings.

1. The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a site plan review application.
2. No project which requires site plan review approval shall be approved by the Commission, or by the City Council on appeal, unless the following findings can be made:
3. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
4. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
5. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
6. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
7. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
8. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
9. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
10. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
11. The project conforms to the requirements of the California Environmental Quality Act.
12. If all of the above findings cannot be made with regard to the proposed project, or cannot

be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

Section 17.42.050 - Criteria for Approval of a Conditional Use Permit.

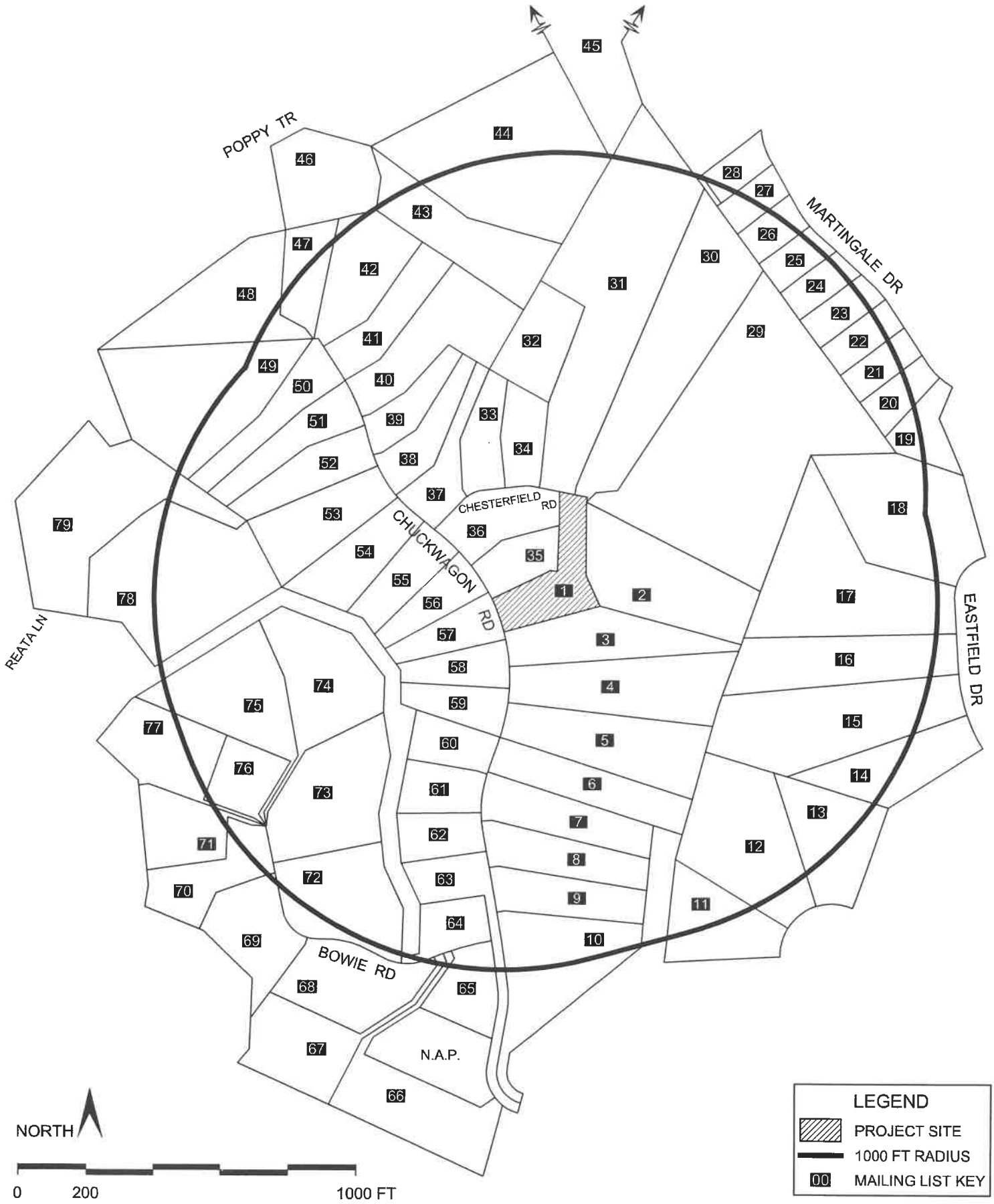
The Commission (and Council on appeal), in acting to approve a conditional use permit application, may impose conditions as are reasonably necessary to ensure the project is consistent with the General Plan, compatible with surrounding land use, and meets the provisions and intent of this title. In making such a determination, the hearing body shall find that the proposed use is in general accord with the following principles and standards:

1. That the proposed conditional use is consistent with the General Plan;
2. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures;
3. That the site for the proposed conditional use is of adequate size and shape to accommodate the use and buildings proposed;
4. That the proposed conditional use complies with all applicable development standards of the zone district;
5. That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities;
6. That the proposed conditional use observes the spirit and intent of this title.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, receive public testimony, discuss the project, and adopt Resolution No. 2022-17 approving the project as presented.

ATTACHMENTS:
221005_21ChuckwagonRd_ZC22-60_Radius Map.pdf
Development Table
Development Plans
2022-17_PC_Resolution_21ChuckwagonRoad_ZC22-60_Maus



RADIUS MAP 1000 FT ON ASSESSOR'S PARCEL BASE	PROJECT SITE 21 CHUCKWAGON RD ROLLING HILLS, CA 90274 APN 7567-006-038	APPLICANT SAMUEL MAUS	REQUESTING AGENCY CITY OF ROLLING HILLS	9/10/2022	PREPARED BY CITY RADIUS MAPS ROBERT SIMPSON 818-850-3382 P 22502 Copyright CRM

Development Table Zoning Case No. 22-60 21 Chuckwagon Road			
Site Plan Review, and Variance	**EXISTING**	**PROPOSED**	**TOTAL**
RA-S- 1 Zone OZD-1 Zone	SINGLE FAMILY RESIDENCE, ATTACHED GARAGE, & BARN	SPR FOR NEW 800 SF POOL/SPA, SPR FOR 143 CY NON-EXEMPT GRADING, & CUP FOR NEW 797 SF POOL HOUSE	
Gross Lot	55,627 SF (1.28 acres)	0 SF	55,627 SF (1.28 acres)
Net Lot Area	38,373 SF(0.88 acres)	0 SF	38,373 SF(0.88 acres)
Residence	2,886 SF	0 SF	2,886 SF
Garage	676 SF	0 SF	676 SF
Swimming Pools/Spa	0 SF	800 SF	800 SF
Pool Equipment	0 SF	44 SF	44 SF
Pool House	0 SF	797 SF	797 SF
Stable minimum: 450 SF Corral minimum: 550 SF	423 SF 1,805 SF	0 SF 0 SF	423 SF 1,805 SF
Recreation Court	0 SF	0 SF	0 SF
Stairs	0 SF	30 SF	30 SF
Attached Covered Porches, Entryway, Porte Cochere, Breezeways	417 SF	0 SF	417 SF
Detached Structures: Sheds, Trellises, Gazebos	0 SF	0 SF	0 SF
Water features	0 SF	0 SF	0 SF
Service Yard	0 SF	0 SF	0 SF
Basement Area	0 SF	0 SF	0 SF
Primary Driveway	2729 SF	0 SF	2,729 SF
Paved walks, patio areas, courtyards	1,484 SF	1,484	6,742 SF
Other paved areas	169 SF		169 SF
Grading	0 CY	286 CY total 143 CY cut (exempt) 143 CY fill (non-exempt)	286 CY
Total Structure Area	4,402 SF	1,641 SF	6,043 SF
Structural Lot Coverage (20% max)	4,402 (11.5%)	1,597 SF (4.1%)	5,998.5 SF (15.6%)
Flatwork Lot Coverage	3,148 SF (8.2 %)	1,514 SF (3.9 %)	4,662 SF (12.5%)
Total Lot Coverage (Structures and Flatwork) (35% max & with deductions	7,550 SF (19.6%)	3,154 SF (8.2%)	10,704 SF (27.9%)
Total Disturbed Area (40% maximum)	23,030 SF (60%)	0 SF	20,030 SF (60%)
Building Pad #1 total 7,492 SF Main Residence and Garage	53.1%F	0 SF	53.1%F
Building Pad #2 total 4,795 SF Proposed Project	0%	65%	65%
Building Pad #3 total 2,228 SF	18.9%	0 SF	18.9%

SHEET INDEX:

A.0: COVER SHEET - SITEPLAN
A-1: SITE PLAN - POOL PAD
A.2: POOL HOUSE PLAN & ELEVATIONS
A.3: POOL HOUSE SECTIONS
A.4: SITE SECTIONS
A.5: PROPERTY PHOTOS
A.6: DETAILS

L.1: LANDSCAPE PLAN

C.1: SURVEY-EXISTING TOPO
C.2: GRADING PLAN
C.3: CUT & FILL

DESCRIPTION OF PROJECT:

CONSTRUCTION OF A NEW POOL HOUSE ADJACENT
TO A NEW SWIMMING POOL,(UNDER A SEPARATE PERMIT),
IN THE REAR PORTION (EAST SIDE) OF THE PROPERTY
LOCATED AT 21 CHUCKWAGON ROAD, ROLLING HILLS, CALIFORNIA.
THE NEW STRUCTURE IS PROPOSED TO BE ERECTED ON AN
XISTING FLAT PAD OF THE LOT THAT WILL REQUIRE SOME LEVELING,
BUT NO CONSIDERABLE CUT AND FILL OF THE EXISTING TERRAIN,
NO EXPORT OR IMPORT OF SOIL WILL TAKE PLACE.
THE PROPOSED POOL HOUSE WILL BE A SINGLE STORY,
WOODEN FRAME STRUCTURE WITH SLOPED HIP ROOF,
OF SIMILAR PITCH AND ROOFING MATERIAL TO THE EXISTING
MID-CENTURY HOUSE IN THE PROPERTY

PROJECT DATA:

PROJECT ADDRESS:
21 CHUCKWAGON ROAD,
ROLLING HILLS, CALIFORNIA

LEGAL DESCRIPTION:
LOTS 4 & 7
AP# 7567-006-038
TRACT 6705.00

ZONING: RAS-1 & OZD-1

SITE AREA: 1.24 ACRES (54,014.45 SF)

EXISTING HOUSE COVERED AREA: 2,860 SF,
(LOCATED IN PAD#1 OF SITE PLAN)

NEW PROPOSED POOL HOUSE: 797 SF,
SINGLE STORY- TYPE V CONSTRUCTION
(LOCATED IN PAD# 3 OF SITE PLAN)

OTHER STRUCTURES ON THE SITE: EXISTING BARN
(ON PAD#3 SOUTHEAST QUADRANT OF SITE PLAN)

PROJECT OWNER:
SAM & KRIS MAUS PHONE: 310-254-4612
21 CHUCKWAGON ROAD, ROLLING HILLS, CALIFORNIA

ARCHITECT:
EDUARDO CESPEDES PHONE: 310-200-5515
BREEN DESIGN GROUP
1983 W. 190TH STREET, SUITE 200
TORRANCE, CA 90504

CIVIL ENGINEER:
TRAVIS IVERSON P.E. PHONE: 661-284-7421
DAVID EVANS & ASSOCIATES
25152 SPRINGFIELD CT. SUITE 350
SANTA CLARITA, CA 91355

AREA SUMMARY

LOT AREA TOTAL= 55,627 SF
NET LOT AREA= 38,373 SF

EXISTING STRUCTURES ON SITE:
ON PAD #1 (PAD SIZE 7320 SF)
EXISTING HOUSE: 2886 SF
COVERED PATIO: 417 SF
EXISTING GARAGE: 676 SF
TOTAL STRUCTURES ON PAD 1= 3979 SF

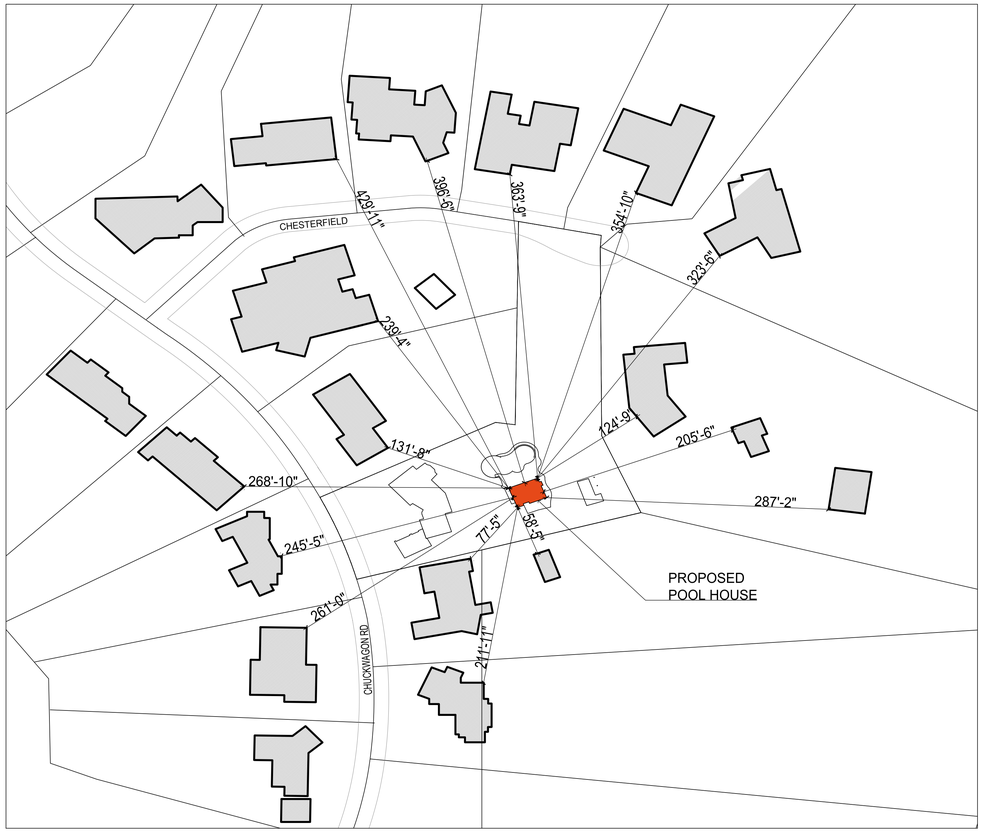
ON PAD #3 (PAD SIZE 2228 SF)
EXISTING BARN: 423 SF
TOTAL STRUCTURES ON PAD 3= 423 SF

PROPOSED STRUCTURES ON SITE:
ON PAD #2 (PAD SIZE 4795 SF)
NEW POOL HOUSE: 797 SF
NEW SWIMING POOL: 800 SF
TOTAL STRUCTURES ON PAD 2= 1597 SF

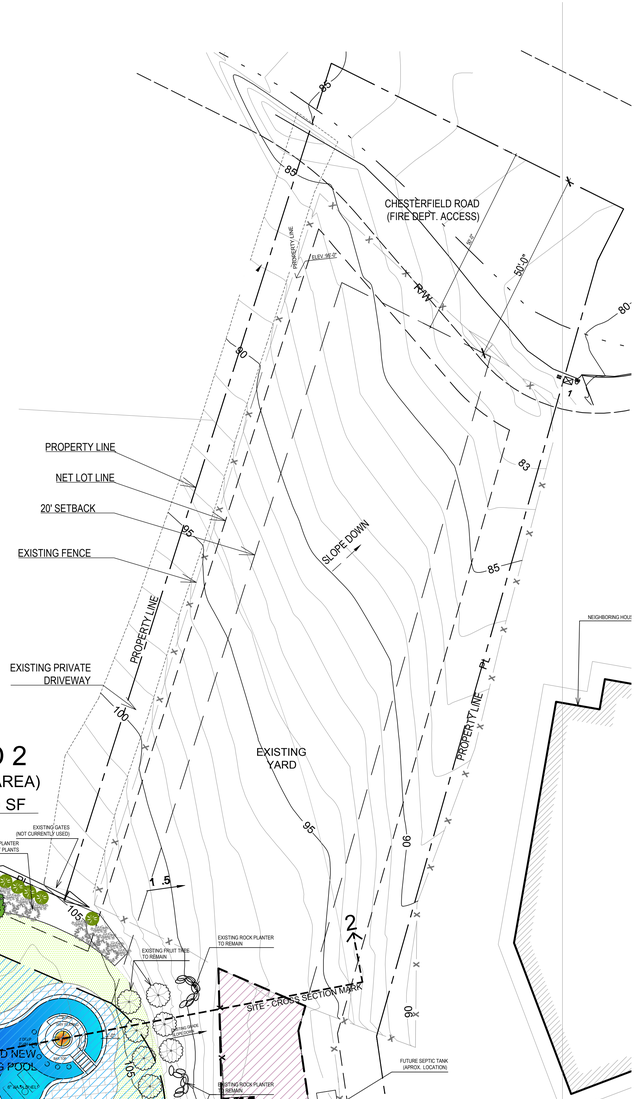
TOTAL AREA OF STRUCTURES ON SITE (NEW & EXISTING)= 5999 SF
STRUCTURAL NET LOT COVERAGE = 15.63%

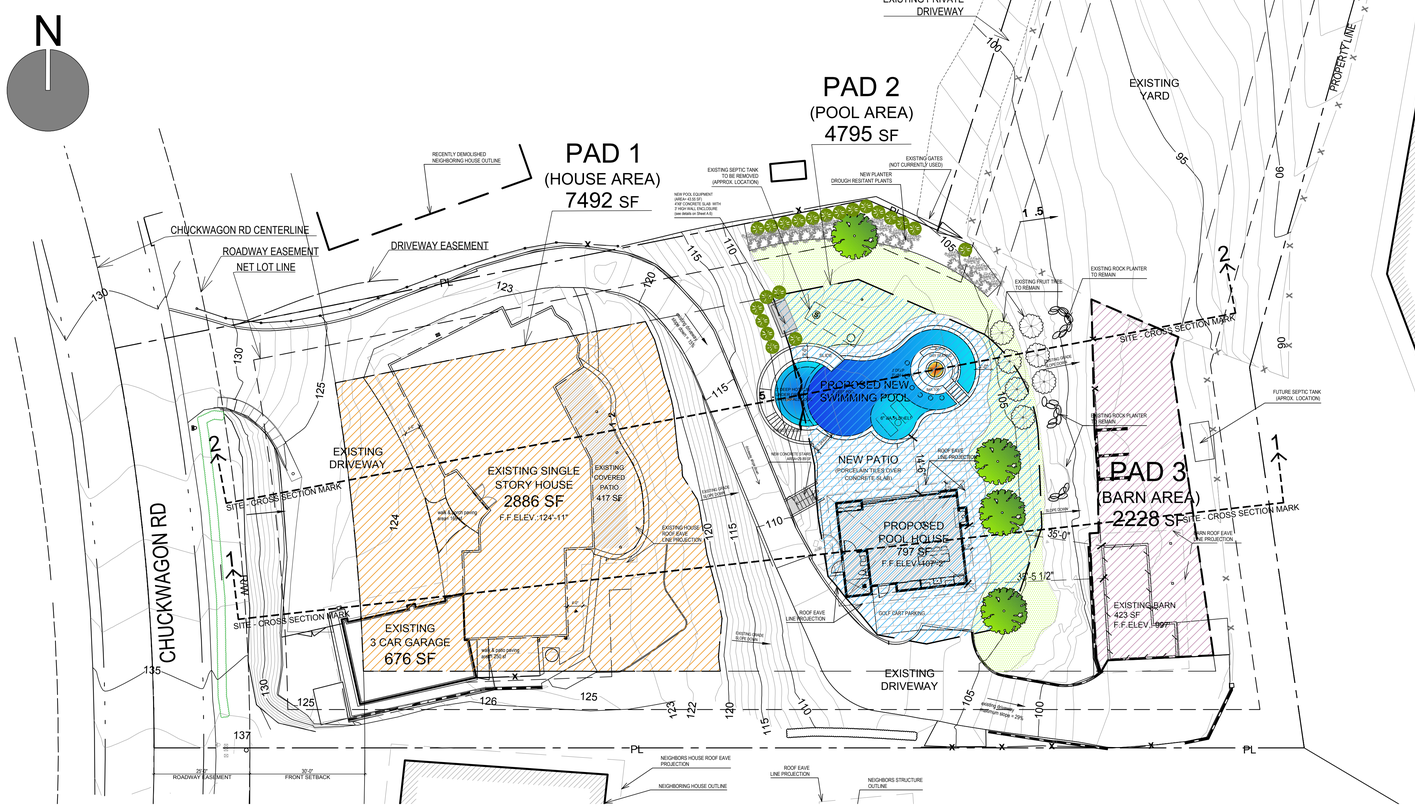
NON STRUCTURAL LOT COVERAGE (INSIDE NET LOT):
EXISTING DRIVEWAY & MOTORCOURT 2729 SF
EXISTING HOUSE WALK & PORCH 169 SF
EXISTING OTHER WALKS 250 SF
NEW POOL AREA PATIO & WALKS 1484 SF
TOTAL NON STRUCTURAL COVERAGE= 4632 SF

NET LOT COVERAGE: STRUCTURAL 5999 + NON-STRUC. 4632= 10631 SF
TOTAL NET LOT COVERAGE: 27.70%



VICINITY MAP





ENTIRE PROPERTY - SITE PLAN

SCALE 1/16"=1'-0"

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PROJECT TITLE

MAUS RESIDENCE
POOL HOUSE

21 CHUCKWAGON RD.
ROLLING HILLS
CA 90274

OWNER:

SAM & KRIS MAUS
21 CHUCKWAGON RD.
ROLLING HILLS
CALIFORNIA, 90274
Ph:310-254-4612

ARCHITECT:
BREEN DESIGN GROUP
TORRANCE, CALIFORNIA
CONTACT:
EDUARDO CESPEDES, AIA
Ph: 310-200-5515
email:
ecespedes@breendesign.com

CIVIL ENGINEERING:
DAVID EVANS & ASSOCIATES
CONTACT: TRAVIS IVERSON
TEL: 661-2847421

PROJECT INFO:

PROJECT #	
PERMIT APP #	
DRAWN BY	EDUARDO CESPEDES
CHECKED BY	
DATE	07-06-2022

ISSUED / REVISIONS

No.	Date	Item
1	09-08-2022	~~07-06-2022~~

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PLAN CHECK

SHEET TITLE
COVER SHEET
SITE PLAN

SHEET NUMBER
A0

N

PAD 1
(HOUSE AREA)
7492 SF

PAD 2
(POOL AREA)
4795 SF

PAD 3
(BARN AREA)
2228 SF

RECENTLY DEMOLISHED NEIGHBORING HOUSE OUTLINE

EXISTING SEPTIC TANK TO BE REMOVED (APPROX. LOCATION)

NEW PLANTER DROUGH RESITANT PLANTS

EXISTING GATES (NOT CURRENTLY USED)

NEW POOL EQUIPMENT (AREA= 43.55 SF) 4'X8' CONCRETE SLAB WITH 3' HIGH WALL ENCLOSURE (see details on Sheet A.6)

EXISTING YARD

HUCKWAGON RD CENTERLINE

ROADWAY EASEMENT

NET LOT LINE

DRIVEWAY EASEMENT

EXISTING ROCK PLANTER TO REMAIN

EXISTING FRUIT TREE TO REMAIN

SITE - CROSS SECTION MARK

existing driveway slope down = 15%

PROPOSED NEW SWIMMING POOL

SLIDE

3' DEEP HOT TUB UNDER GROUND WATERFALL SOOZ

4' DEEP POOL

DRY SEATING

BAR TOP

6" BAJA SHELF

STAIRS TO SLIDE

NEW CONCRETE STAIRS AREA=29.89 SF

EXISTING GRADE SLOPE DOWN

FUTURE SEPTIC TANK (APROX. LOCATION)

EXISTING DRIVEWAY

EXISTING SINGLE STORY HOUSE
2886 SF
F.F.ELEV.:124'-11"

EXISTING COVERED PATIO
417 SF

walk & porch paving area= 169 sf

EXISTING HOUSE ROOF EAVE LINE PROJECTION

NEW PATIO
(PORCELAIN TILES OVER CONCRETE SLAB)

ROOF EAVE LINE PROJECTION

PROPOSED POOL HOUSE
797 SF
F.F.ELEV.:107'-2"

GOLF CART PARKING

SLOPE DOWN

BARN ROOF EAVE LINE PROJECTION

EXISTING BARN
423 SF
F.F.ELEV.: 997'

EXISTING 3 CAR GARAGE
676 SF

walk & patio paving area= 250 sf

existing driveway maximum slope = 29%

NEIGHBORS HOUSE ROOF EAVE PROJECTION

NEIGHBORING HOUSE OUTLINE

ROOF EAVE LINE PROJECTION

NEIGHBORS STRUCTURE OUTLINE

25'-0" ROADWAY EASEMENT

30'-0" FRONT SETBACK

ENLARGED SITE PLAN - POOL AREA

SCALE: 1/8"= 1'-0"

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PLAN CHECK

SHEET TITLE
PARTIAL SITE PLAN

SHEET NUMBER
A1

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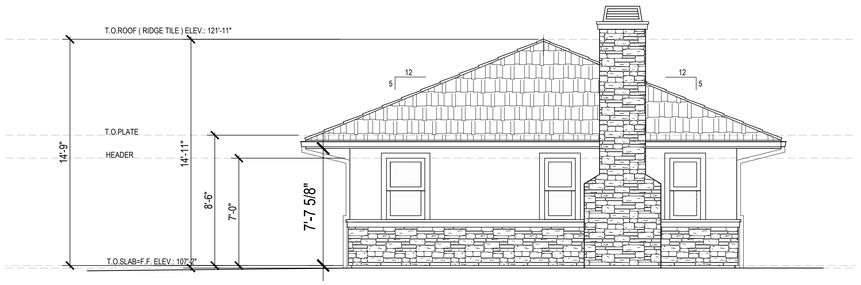
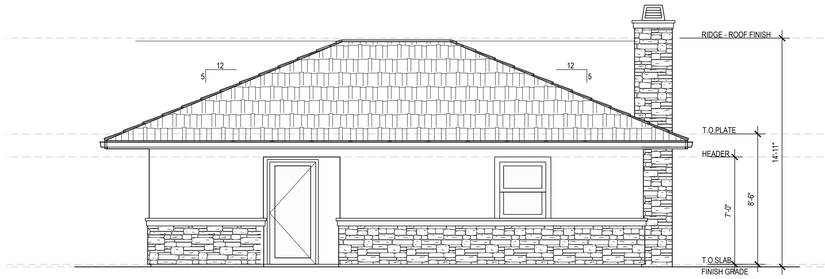
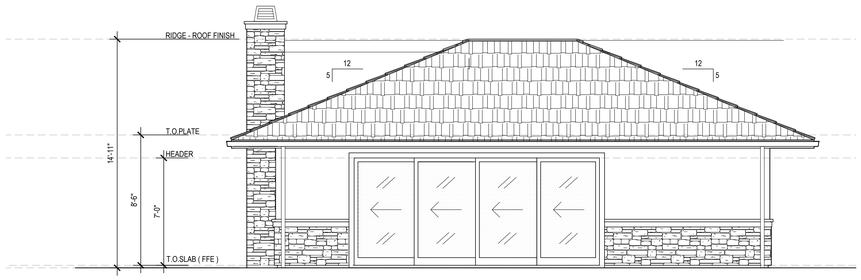


EAST ELEVATION



SOUTH ELEVATION

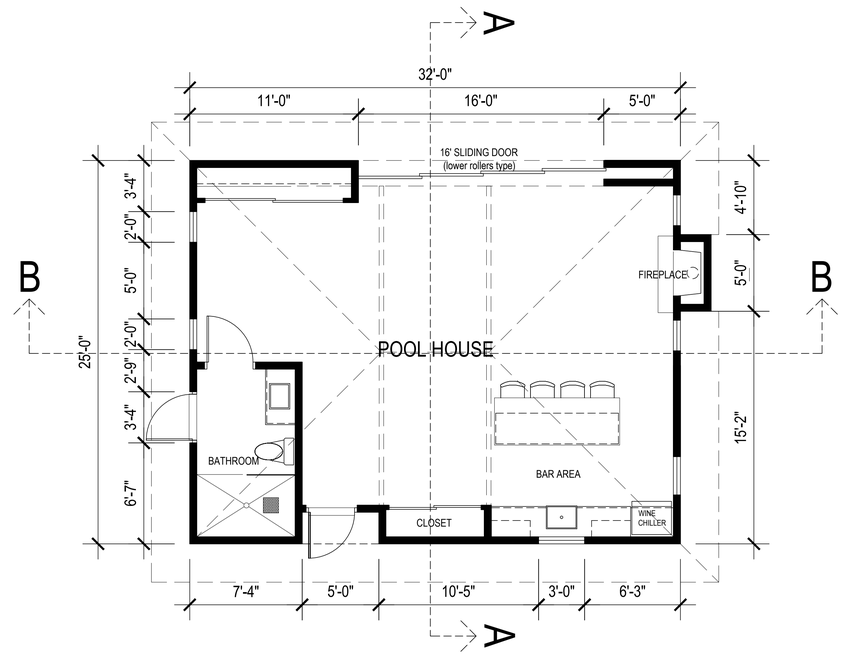
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



POOL HOUSE PLAN

COVERED AREA : 797 SF

SCALE: 1/4"=1'-0"

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PERMIT APP #	
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ISSUED / REVISIONS

No:	Date	Item
	8-30-22	SLIDING DOOR WIDTH

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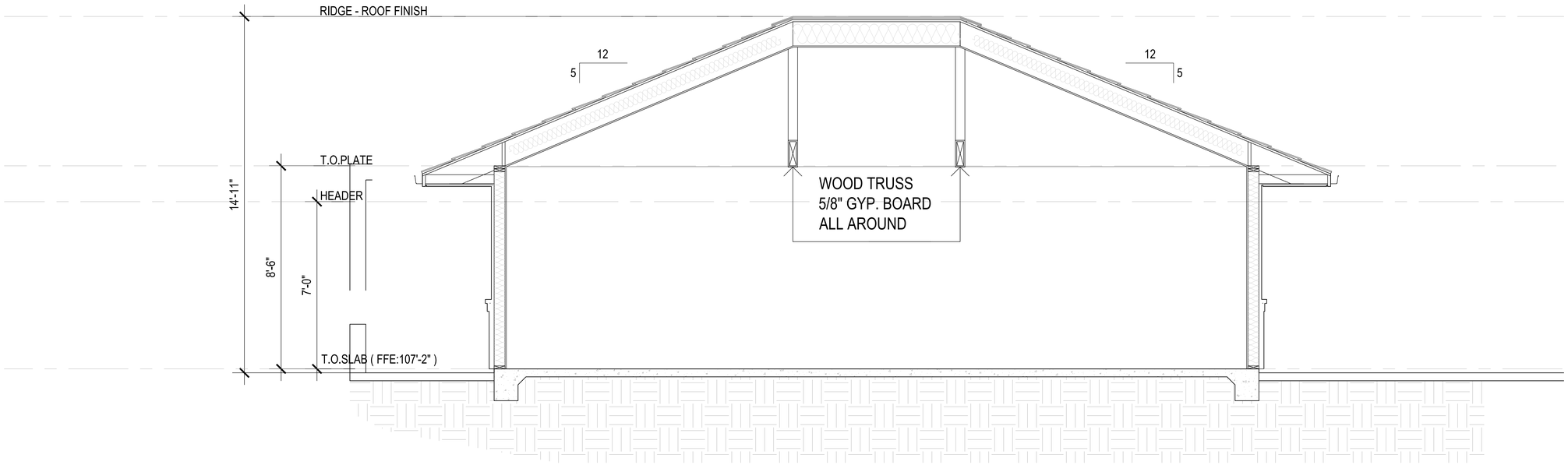
PLAN CHECK

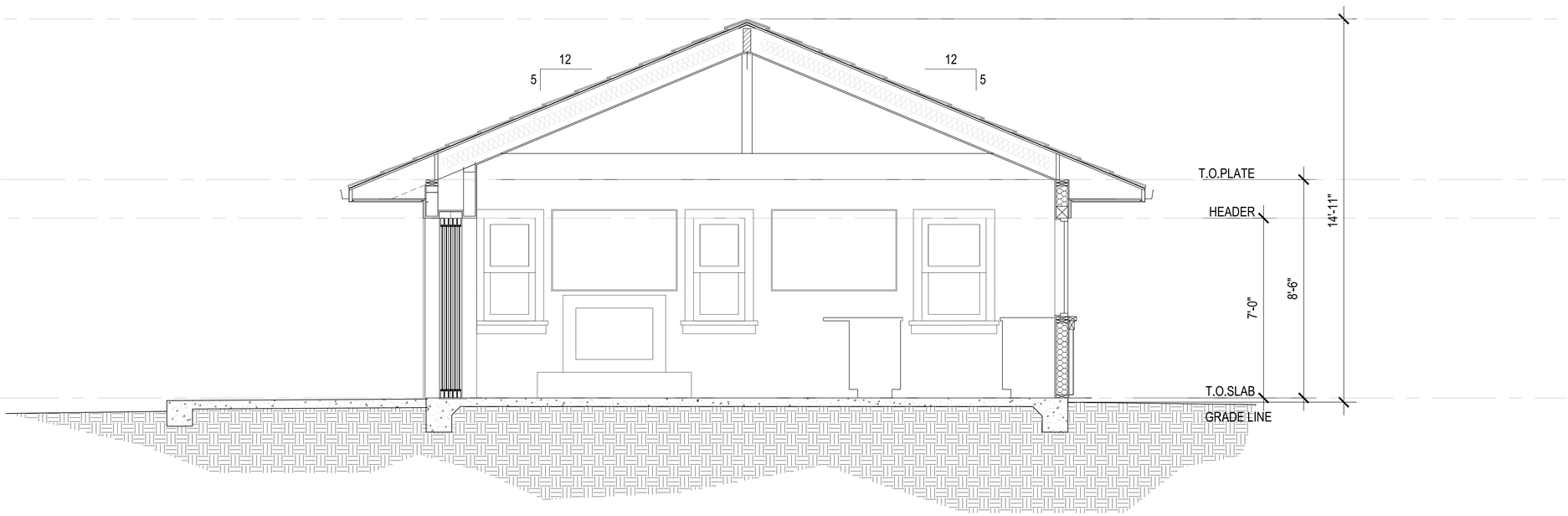
SHEET TITLE
FLOOR PLAN
ELEVATIONS

SHEET NUMBER

A2



SECTION B-B



SECTION A-A

SCALE: 1/2"=1'-0"

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ISSUED / REVISIONS

No.	Date	Item
	09-08-2022	PLANNING REVISION

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PLAN CHECK

SHEET TITLE
POOL HOUSE SECTIONS

SHEET NUMBER
A3

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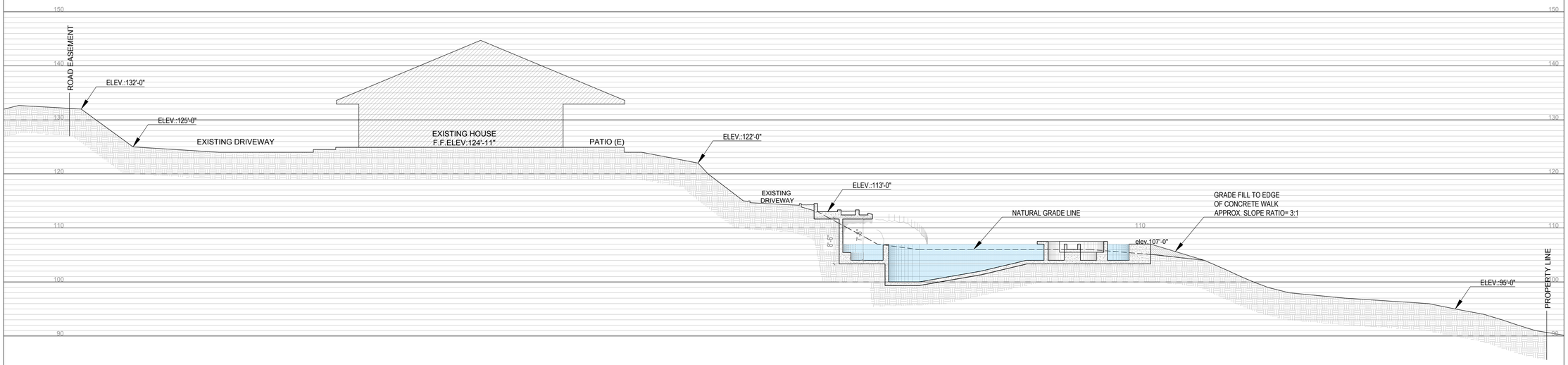
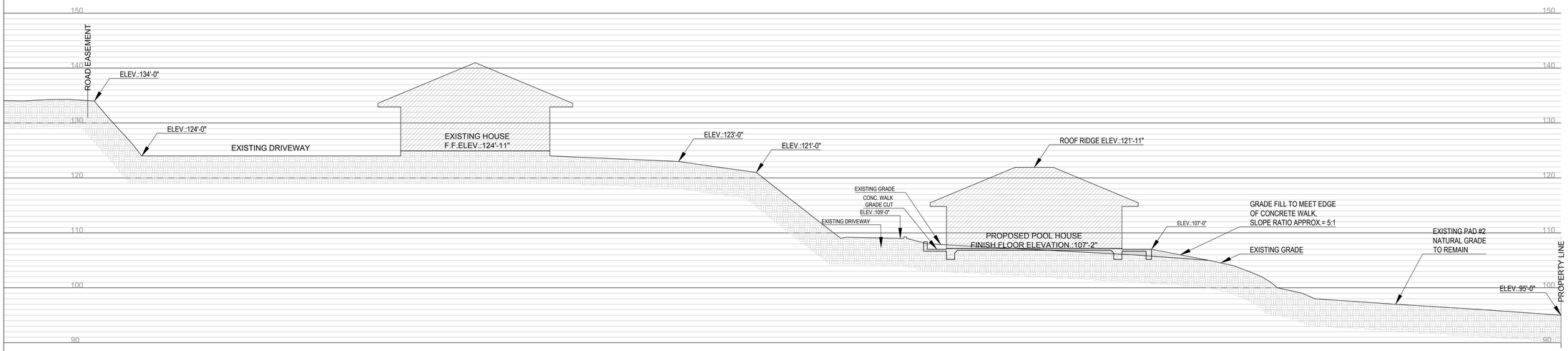


ENTIRE SITE - SECTION 2-2

SCALE 1/8"=1'-0"



ENTIRE SITE - SECTION 1-1

SCALE 1/8"=1'-0"

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DATE	07-06-2022

ISSUED / REVISIONS

No.	Date	Item
X		06-27-2022

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PLAN CHECK

SHEET TITLE

SITE SECTIONS

SHEET NUMBER

A4



PAD #3 - NORTH END
EXISTING HORSE TRAIL GATES



PAD #3- EXISTING TREES
EXISTING BARN STRUCTURE BEYOND



EXISTING DRIVEWAY LOWER POINT
EXISTING BARN STRUCTURE



EXISTING DRIVEWAY LOOKING NORTH
PAD #3 - PROPOSED POOL AREA



EXISTING HOUSE
REAR VIEW



EXISTING DRIVEWAY LOOKING DOWN
PAD #3 ON LEFT - BARN ROOF BEYOND



EXISTING DRIVEWAY LOOKING UP
FROM PAD #3 TO PAD #1



EXISTING HOUSE
FRONT ELEVATION



EXISTING HOUSE
ATTACHED GARAGE

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	09-08-2022	PLANNING REVISION

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PLAN CHECK

SHEET TITLE

PROPERTY PHOTOS

SHEET NUMBER

A.5

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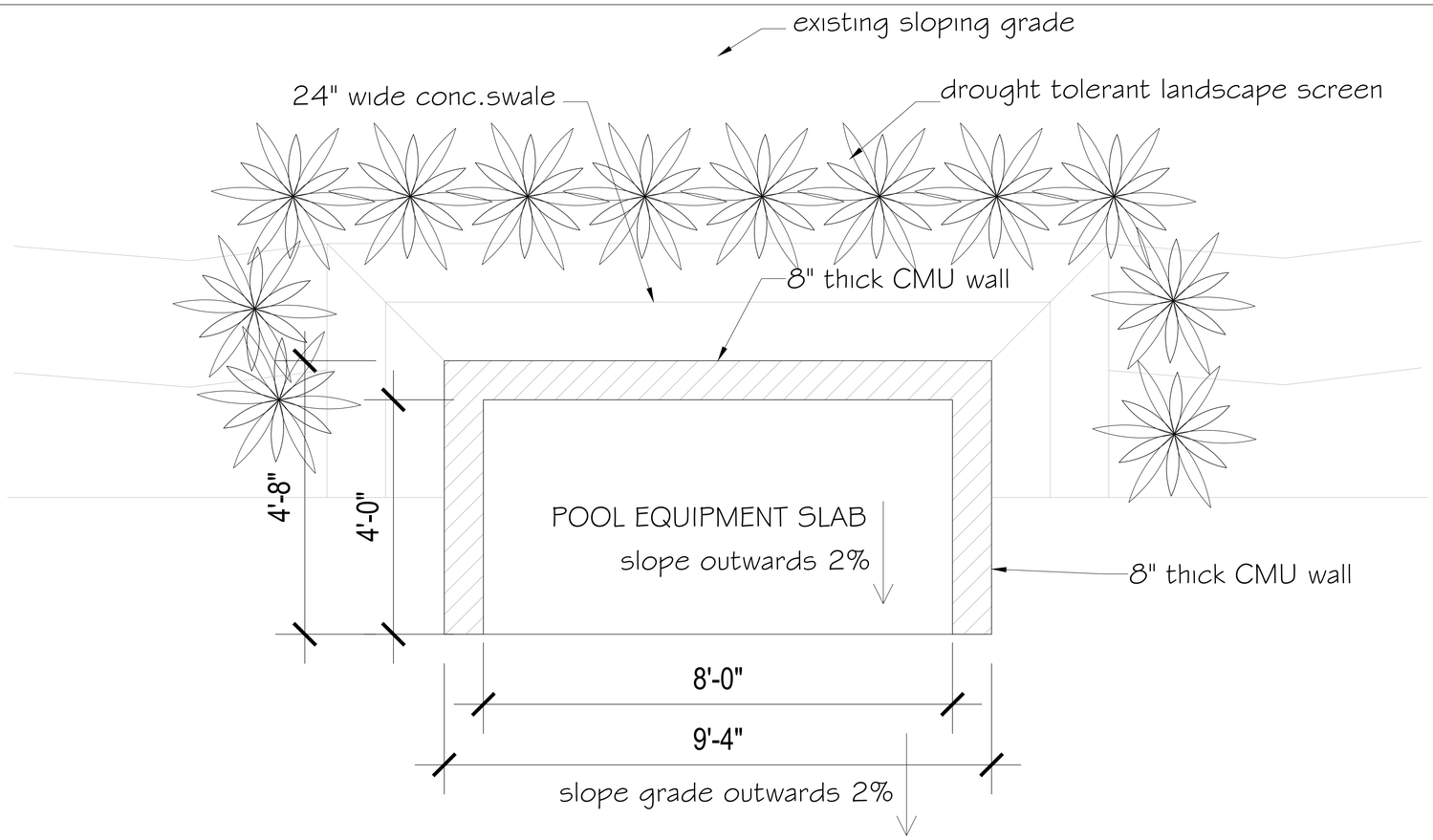
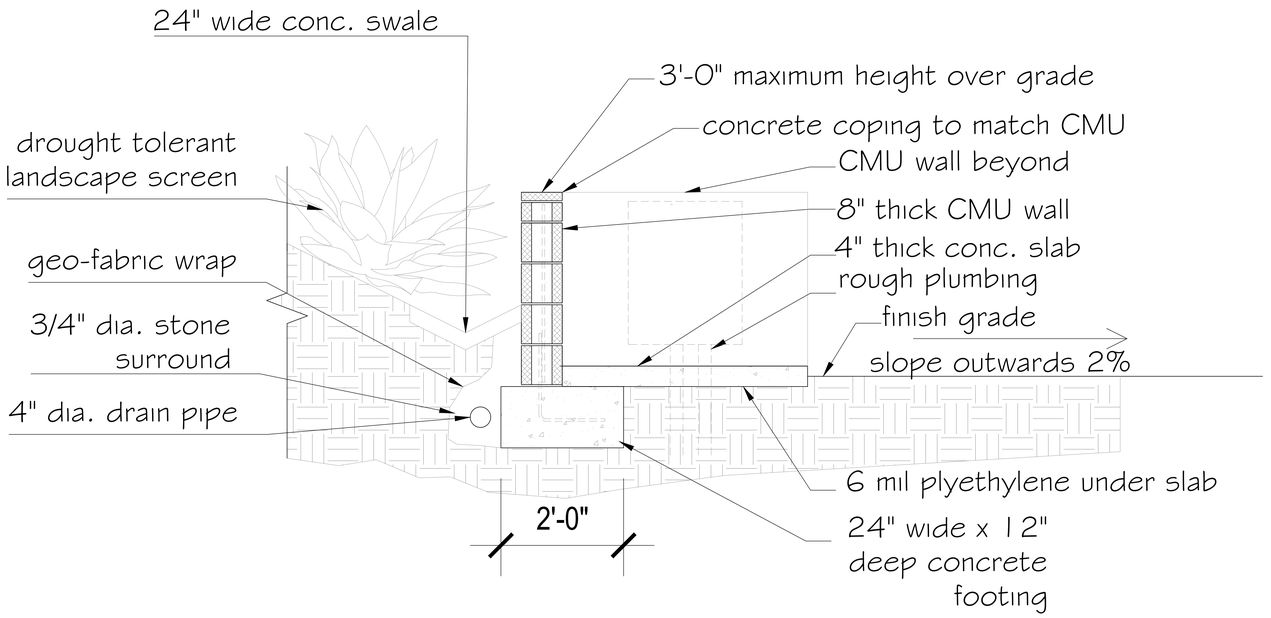


POOL EQUIPMENT ENCLOSURE PLAN

SCALE: 1"=1'-0"



POOL EQUIPMENT ENCLOSURE SECTION -DETAIL

SCALE: 1"=1'-0"

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PLAN CHECK

SHEET TITLE
DETAILS
POOL EQUIPMENT ENCLOSURE

SHEET NUMBER
A6



LANDSCAPE REFERENCE

1. NEW NORTH PLANTER - LANDSCAPE BUFFER
2. NEW-TWILIGHT CRAPE MYRTLE-24" BUCKET
3. GROUND COVER - DWARF MONDO GRASS - FLATS
4. VINYL PLANTER EDGE
6. PHOENIX ROEBELINII - 15 GALLON
7. GROUND COVER - SENECIO - FLATS
8. EXISTING TREE TO RAMAIN
9. EXISTING FRUIT TREE TO REMAIN
10. EXISTING LANDSCAPE TO REMAIN
11. NEW LAWN
12. HARDSCAPE - PORCELAIN TILES
13. EXISTING STONE PLANTER
15. CURB
16. COREOPSIS VERTICILLATA - "ZAGREB"
17. CHINESE PISTACHE (CANOPY TREE)- 24" BUCKET
18. CONCRETE
19. EXISTING ASPHALT DRIVEWAY

LANDSCAPE NOTES

1. ALL PLANTING MATERIAL WILL BE OF LOW WATER CONSUMPTION OR DRAUGHT RESISTANT TYPE

2. TOTAL LANDSCAPED AREA = 532 S.F.
3. MAX. IRRIGATION CAPACITY = 0.9 GPH
4. NEW AND REPLACED LANDSCAPE IS PROPOSED ONLY FOR THE POOL AREA, AND SURROUNDING GROUNDS, ON THE CENTRAL PART OF THE SITE LABELED AS PAD#3 NO ALTERATIONS TO THE EXISTING LANDSCAPE ARE PROPOSED AT THIS TIME FOR THE REMAINING PART OF THE SITE.

NEW LANDSCAPED AREAS (POOL AREA ONLY)

NEW LAWN :	2535 SF
NEW PLANTERS:	995 SF
TOTAL NEW LANDSCAPE:	3530 SF

LANDSCAPE PLAN

SCALE: 1/8"= 1'-0"

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ISSUED / REVISIONS

No.	Date	Item
X		

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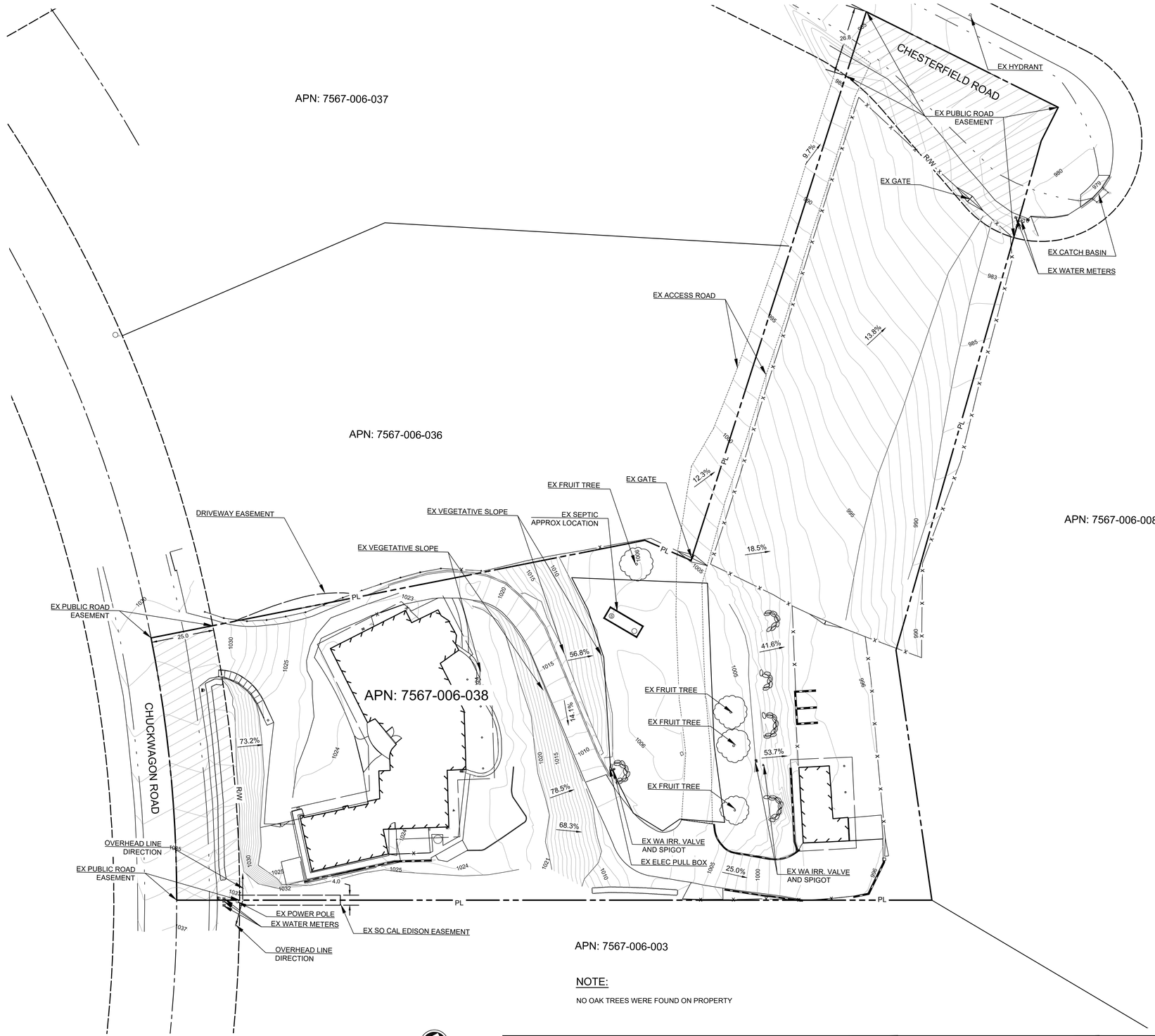
PLAN CHECK

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1



20' 0' 10' 20'

SCALE: 1" = 20'

FIELD SURVEY PERFORMED ON 03/26/2021

REGISTERED PROFESSIONAL ENGINEER
TRAVIS LEE IVERSON
No. 78235
CIVIL
STATE OF CALIFORNIA

EXP: SEPT 30, 2023

DAVID EVANS AND ASSOCIATES INC.
25152 SPRINGFIELD CT., STE. 350
SANTA CLARITA, CA 91355
Phone: 661.284.7400

PREPARED UNDER THE SUPERVISION OF:

TRAVIS L. IVERSON R.C.E. 78235

09/07/2022
DATE:

NOTE:

NO OAK TREES WERE FOUND ON PROPERTY

REVIEWED: COUNTY OF LOS ANGELES
BY: _____ DATE: _____

RECOMMENDED: COUNTY OF LOS ANGELES
BY: _____ DATE: _____

APPROVED:
BY: _____ DATE: _____
ASSISTANT DEPUTY DIRECTOR

21 CHUCKWAGON ROAD
ROLLING HILLS, CA 90274
APN: 7567-006-038

EXISTING TOPO
SHEET 1 OF 3

Drawing Name: P:\GIS\PA000401\50ADCAD\SEC\CHKRD\CRST\GIS\PA000401S-X TOPO.dwg
Last Opened: Jun 28, 2022 - 5:40pm by: Cpd



LEGEND:

XXX.XX FG	-EXISTING GRADE
1005	-EXISTING CONTOUR
1005	-PROPOSED CONTOUR
	-EXISTING FRUIT TREE
	-EXISTING SAND BAG BERM
FF	-FINISHED FLOOR
FS	-FINISHED SURFACE
	-PATIO DECK PER ARCHITECT
12.1%	-EXISTING SLOPE
12.1%	-PROPOSED SLOPE
C/F	-CUT/FILL LINE LIMIT

10' 0' 5' 10'

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
TRAVIS LEE IVERSON
No. 78235
CIVIL
STATE OF CALIFORNIA

DAVID EVANS AND ASSOCIATES INC.
25152 SPRINGFIELD CT., STE. 350
SANTA CLARITA, CA 91355
Phone: 661.284.7400

PREPARED UNDER THE SUPERVISION OF:

TRAVIS L. IVERSON R.C.E. 78235 — 09/07/2022 DATE:

REVIEWED: COUNTY OF LOS ANGELES
BY: _____ DATE: _____

RECOMMENDED: COUNTY OF LOS ANGELES
BY: _____ DATE: _____

APPROVED:
BY: _____ DATE: _____
ASSISTANT DEPUTY DIRECTOR

21 CHUCKWAGON ROAD
ROLLING HILLS, CA 90274
APN: 7567-006-038

GRADING PLAN
SHEET 2 OF 3

Drawing Name: P:\GDP\A000401\EXHIBIT\ADEC\BASES\Drawing3.dwg
Last Opened: Jul 06, 2022 - 8:33am by: Cpat

ELEVATIONS TABLE				
#	MIN. ELEV.	MAX. ELEV.	AREA	COLOR
1	-7.36	-0.01	1179.93	
2	0.01	1.90	2966.57	



EARTHWORK CALCULATION:

CUT: 143 cy
FILL: 143 cy
NET: 0 cy
TOTAL EARTHWORK: 286 cy

10' 0' 5' 10'
SCALE: 1" = 10'

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BY: _____ DATE: _____
ASSISTANT DEPUTY DIRECTOR

21 CHUCKWAGON ROAD
ROLLING HILLS, CA 90274
APN: 7567-006-038

CUT/FILL
SHEET 3 OF 3

Drawing Name: P:\DGHP\A0000401\800CAD\EXBASES\Cut Fill.dwg
Last Opened: Sep 07, 2022 - 2:15pm by: Cpst

RESOLUTION NO. 2022-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 22-60 FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 800-SQUARE-FOOT SWIMMING POOL/SPA AND FOR NON-EXEMPT GRADING; AND A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A 797-SQUARE-FOOT POOL HOUSE FOR A PROPERTY LOCATED AT 21 CHUCKWAGON ROAD (LOTS 4-CF & 7-CF) ROLLING HILLS, CA 90274 (MAUS)

THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS DOES HEREBY FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. On July 7, 2022, an application was duly filed by Mr. Sam Maus ("Applicant") requesting approvals for a Site Plan Review for the construction of an 800-square-foot swimming pool/spa and 143 cubic yards non-exempt grading and a Conditional Use Permit for the construction of a 797-square-foot pool house for the subject property located at 21 Chuckwagon Road, Rolling Hills, CA 90274 (the "Property").

Section 2. On October 6, 2022, a notice was published in the Daily Breeze and the Applicant and property owners within 1,000 feet of the Property were notified of the public hearings scheduled for October 18, 2022, in writing by first class mail. On October 18, 2022, the Planning Commission conducted a morning field trip public hearing, took public testimony, and walked the site. The hearing was continued to the evening teleconference meeting at 6:30 p.m. At that meeting, evidence was heard and presented from all persons interested in said proposal.

Section 3. The Property is located in the RAS-1 Overlay Zoning District (OZD-1). The OZD-1 was established within the RAS-1 Zoning District to allow modernization, reconstruction, or enlargement of homes located on unique lots generally characterized by steep terrain, smaller than typical lots in the City. The Property is located at 21 Chuckwagon Road and has a gross lot area of 55,627 square feet (1.28 acres) and a net lot area of 38,373 square feet (0.88 acres). In 2000, the existing lot was part of a lot merger and lot line adjustment of two lots (Lot 4-CF) and (Lot 7 CF) resulting in one irregular perpendicular shaped parcel. The west portion of the lot faces Chuckwagon and the northeast portion of the lot faces Chesterfield Road.

The Property is developed with a 2,886-square-foot single-family residence, 676-square-foot attached garage, 423-square-foot stable, and 1,805-square-foot corral. There are a total of three building pads on the site. The existing residence and garage are located on the primary building pad (Pad #1), which has a total area of 7,320 square feet. The proposed new project will be located on the second building pad (Pad #2), which has a total area of 4,795 square feet and is vacant. The barn and corral are located on the third building pad (Pad #3) which has a total of 2,228 square feet. There is an existing driveway apron that fronts Chuckwagon Road and the driveway extends to the front of the garage of main residence. The driveway also extends around the north portion of the existing residence down the slope to south portions of Pad #2 and

Pad #3. There is a shared private driveway located along the western portion of Pad #3 that that accessed from Chesterfield Road.

The Applicant is proposing to build an 800-square-foot swimming pool/spa with a slide, 43-square-foot pool equipment, 30-square-foot concrete stairs, 1,484 square feet of flatwork, and 797-square-foot pool house. The total proposed grading for the project ("Project") is 286 cubic yards of dirt. The Project proposes 143 cubic yards of excavation (exempt) and 143 cubic yards of fill (non-exempt). The proposed new structures and landscaping will be located on Pad #2 that is already disturbed, relatively flat, vacant, and requires minimal grading.

Section 4. This Project is categorically exempt from CEQA pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of new small facilities or structures, including accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes construction of a swimming pool & spa, flatwork, concrete stairs, pool equipment, and a pool house. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 5. Site Plan Review Findings. Site Plan Review is required for the Project's 800 square foot swimming pool and spa per Rolling Hills Municipal Code ("RHMC") Section 17.16.200(G)(3). Site Plan Review is also required for grading pursuant to RHMC Section 17.46.020(A)(1). The 143 cubic yards of excavation for the proposed swimming pool/spa is exempt and could be exported from the site without relief from the RHMC. However, the Applicant is proposing to use the 143 cubic yards of cut from the swimming pool/spa to fill the second building pad area and this requires a Site Plan Review). Given the foregoing, in accordance with RHMC Section 19.46.050, the Planning Commission makes the following findings:

A. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance.

The Project is consistent with the purposes and objectives of the General Plan because the Project is consistent with similar amenities in the community and will be located in an area on the property that is already disturbed, relatively flat, and undeveloped. RHMC Section 17.20.120 requires all grading to be balanced on site. Eliminating export complies with the goals of the General Plan by balance grading on site.

The Project is consistent with the City's General Plan, including Land Use Element ("LUE") Policy 2.4, which aims for structures to be sited in a manner that preserves viewscapes from adjacent structures. Here, the Project is consistent with LUE Policy 2.4 as the pad area for the pool house and pool will be landscaped and screened from nearby residences so that the improvements will not impact the view or privacy of surrounding neighbors. Approval of the Project is also consistent with LUE Policy 1.1, which aims for the City to maintain its one and two acre minimum lot size requirements. The Project is consistent with LUE Policy 1.1 as it will not change

the lot size, and consistent with LUE Goal 2, which aims to accommodate development that is compatible with and complements existing land uses. Here, the Project is compatible with existing land uses as other properties in the same zone have a pool and pool house. Lastly, by constructing the pool and pool house, the Project is consistent with Open Space and Conservation Element Goal 2, which aims for expanded opportunities for outdoor recreation.

The Project conforms to the Zoning Code lot coverage requirements for the RAS-1 and OZD-1. The net lot area is 38,373 square feet. The structural net lot coverage proposed is 6,423 square feet or 15.74% (maximum 20% permitted). The total lot coverage proposed including flatwork will be 4,632 square feet or 27.7% (maximum 35% permitted). The existing disturbed area will remain the same, and is 10,675 square feet (maximum 60% permitted). The Project conforms to all of the required setbacks and the goals of the RAS-1 and OZD-1 Zone.

B. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;

The development plan substantially preserves the natural and undeveloped state of the lot because minimal grading is required for Pad #2 to construct the swimming pool/spa. A landscape buffer is proposed at the northerly portion of Pad #2 to screen the swimming pool/spa, pool equipment, and pool house. The Project site, with the development, will be within the allowed structural coverage (17% proposed, 20% maximum permitted), total coverage of the lot (32% proposed, 35% maximum permitted), and there is no increase in disturbance. The proposed swimming pool/spa and pool house comply with all of the required setbacks in the RAS-1 and OZD-1 Zoning Districts, 35-foot front yard setback, 20-foot side yard setback, and 50-foot rear yard setback.

C. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences.

The Project is consistent with the scale of homes in the surrounding RA-S-1 and OZD-1 zoning district. The swimming pool/spa, slide, stairs, flatwork, pool house, and landscape buffer will not impact any views of the surrounding residences, but will enhance the use of the Project site. The Project site slopes down approximately 18 feet below the main residence to the finished grade of the pool house. The proposed ridgeline elevation does not exceed 14 feet and 11 inches in height. The applicant has left the four existing trees on the site, and integrated the design of the Project to preserve the nature of the trees.

D. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls).

The Project preserves and integrates into the site design, to the greatest extent. The net lot area is 38,373 square feet and is sufficient to accommodate the proposed use. The Project will be constructed on an existing building pad that is relatively flat, vacant, and

already disturbed.

E. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area.

The total proposed grading is 286 cubic yards. Excavation and export of 143 cubic yards for the pool is exempt from the Municipal Code. However, the applicant is proposing to use the 143 cubic yards as fill for the second building pad. This will increase the pad elevation by 12 inches, which is minimal and no further disturbance will occur since the pad is already disturbed.

F. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course.

Drainage will continue to flow toward the rear of the property with development of the proposed Project. No drainage channels will be affected by the proposed grading.

G. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas.**

The surrounding native vegetation and mature trees will not be affected. The proposed new landscaping will be drought tolerant and will enhance the rural character of the community. The location of the landscape buffer is proposed at the north portion of Pad #2 to screen the swimming pool/spa, pool equipment, and pool house from adjacent neighbors. The proposed new structures and new landscaping have been designed to preserve the four existing trees.

H. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles;

The proposed swimming pool/spa, stairs, flatwork, and landscaping are located in the at the northwest corner of Pad #2 and will not impact the existing circulation on the lot. An existing driveway on Pad #1 extends behind the residence down to Pad #2 and Pad #3. The existing driveway currently extends directly through Pad #2 to a private shared driveway onto Chesterfield Road.

I. The project conforms to the requirements of the California Environmental Quality Act. This project is also categorically exempt from CEQA pursuant to Section 15301.

See Section 4 above. The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures).

Section 6. Conditional Use Permit Findings. RHMC Section 17.16.040(A)(3) requires a Conditional Use Permit for a pool house that exceeds 200 square feet. The Applicant is proposing to build a 797-square-foot pool house located on Pad #2 on the central portion of the lot. Given

the foregoing, in accordance with RHMC Section 17.42.050, the Planning Commission makes the following findings:

A. That the proposed conditional use is consistent with the General Plan.

The Project is consistent with the City's General Plan, including Land Use Element ("LUE") Policy 2.4, which aims for structures to be sited in a manner that preserves viewscapes from adjacent structures. Here, the Project is consistent with LUE Policy 2.4 as the pad area for the pool house and pool will be landscaped and screened from nearby residences so that the improvements will not impact the view or privacy of surrounding neighbors. Approval of the Project is also consistent with LUE Policy 1.1, which aims for the City to maintain its one and two acre minimum lot size requirements. The Project is consistent with LUE Policy 1.1 as it will not change the lot size, and consistent with LUE Goal 2, which aims to accommodate development that is compatible with and complements existing land uses. Here, the Project is compatible with existing land uses as other properties in the same zone have a pool and pool house. Lastly, by constructing the pool and pool house, the Project is consistent with Open Space and Conservation Element Goal 2, which aims for expanded opportunities for outdoor recreation.

B. That the nature, condition and development of adjacent uses, buildings and structures have been considered, and that the use will not adversely affect or be materially detrimental to these adjacent uses, building or structures.

The nature, condition, and development of adjacent structures have been considered, and the Project will not adversely affect or be materially detrimental to these adjacent uses, buildings, or structures because the proposed use (pool house), the existing second building pad, and its general location is of sufficient distance from nearby residences so as to not impact the view or privacy of surrounding properties. The Project site slopes down approximately 18 feet below the main residence to the finished grade of the pool house. The proposed ridgeline elevation of the pool house does not exceed 14 feet and 11 inches in height.

C. That the site for the proposed conditional use is of adequate size and shape toaccommodate the uses and buildings proposed.

The proposed conditional use complies with all applicable development standards in the RAS-1 and OZD-1 Zones. The net lot area is 38,373 square feet and is adequate to support the proposed use. The proposed pool house will be located on the existing Pad #2, which has a total of 4,795 square feet.

D. That the proposed conditional use complies with all applicable development standards of the zone district.

That the proposed conditional use complies with all applicable development standards of the RAS-1 and OZD-1 Zoning Districts, including size, setbacks, and location.

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

That the proposed use is consistent with the portions of the Los Angeles County Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities because the Project site is not listed on the current State of California Hazardous Waste and Substances Sites List.

F. That the proposed conditional use observes the spirit and intent of this title.

The construction of the pool house allows the Applicants the ability to enjoy rights enjoyed by other residents in the City. The proposed use is consistent with the residential character of the City.

Section 7. Approvals. Based upon the foregoing findings, the Planning Commission hereby approves the 1) Site Plan Review for an 800-square-foot swimming pool/spa; 2) Site Plan Review for 143 cubic yard of non-exempt grading; and 3) Conditional Use Permit for a 797-square-foot pool house; subject to the following conditions:

A. The Site Plan and Conditional Use Permit approvals shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080, 17.42.070, 17.60.080, and 17.38.070 of the Zoning Ordinance unless otherwise extended pursuant to the requirements of these sections.

B. If any condition of this resolution is violated, the entitlement granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to Chapter 17.58 of the Rolling Hills Municipal Code (RHMC).

C. All requirements of the Building and Construction Ordinance, the Zoning ordinance, and of the zone in which the subject property is located must be complied with unless otherwise a variance to such requirement has been approved.

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on **October 18, 2022** except as otherwise provided in these conditions. The working drawings submitted to the

Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review and Conditional Use Permit approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

E. The conditions of approval of this Resolution shall be printed onto a separate sheet and included in the building plans submitted to the Building Department for review and shall be kept on site at all times.

F. Any proposed modifications and/or changes to the approved Project, including resulting from field conditions, shall be discussed with staff so that staff can determine whether the modification is minor or major in nature. Minor modifications are subject to approval by the City Manager or his or her designee. Major modifications are subject to approval by the Planning Commission after a public hearing. Applicant shall not implement modifications or changes to the approved Project without the appropriate approval from the City Manager or designee or the Planning Commission, as required.

G. Prior to submittal of final working drawings to Building and Safety Department for issuance of building and grading permits, the plans for the Project shall be submitted to City staff for verification that the final plans are in compliance with the plans approved by the Planning Commission.

H. A licensed professional preparing construction plans for this Project for Building Department review shall execute a Certificate affirming that the plans conform in all respects to this Resolution approving this Project and all of the conditions set forth herein and the City's Building Code and Zoning Ordinance.

I. Further, the person obtaining a building and/or grading permit for this Project shall execute a Certificate of Construction stating that the Project will be constructed according to this Resolution and any plans approved therewith.

J. Structural lot coverage of the lot shall not exceed 5,998 square feet or 15.6% of the net lot area, in conformance with lot coverage limitations (20% maximum). The total lot coverage proposed, including structures and flatwork, shall not exceed 10,704 square feet or 27.9% of the net lot area, in conformance with lot coverage limitations (35% maximum).

K. The disturbed area of the lot shall not exceed 60%, or 23,030 square feet surface area. Grading for this Project shall not exceed a total of 286 cubic yards: 143 cubic yards of cut (exempt) and 143 cubic yards of fill (non-exempt). All dirt will be balanced onsite.

L. The first building pad (Pad #1) the main residence is shall not exceed 7,492 square feet or 53.1%, the second building pad (Pad #2) the proposed location for the swimming pool/spa shall not exceed 4,795 square feet or 65%, and building pad (Pad #3) is the barn and corral shall not exceed 2,228 square feet or 18.9%.

M. The Project shall at all times comply with the conditions set forth in Section 17.16.210(A)(2) of the RHMC in that the pool house:

a. Shall not exceed eight hundred square feet.

b. Shall not be located in the front yard or any setback.

c. A kitchenette and sanitary facility consisting of a shower, sink and toilet shall be permitted.

d. No sleeping quarters or renting of the structure shall be permitted.

N. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all of the proposed structures or otherwise required by the Fire Department.

O. The applicant shall comply with all requirements of the Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

P. Hydrology, soils, geology and other reports, as required by the Building and Public Works Departments, and as may be required by the Building Official, shall be prepared.

Q. Prior to issuance of a final construction approval of the Project, all graded slopes shall be landscaped. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

R. The Project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this Project shall be planted in a way that screens the Project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors views and the plan shall provide that all landscaping be maintained at a height no higher than the height of the ridgeline of the pool house. The pool equipment shall be screened to the satisfaction of the Planning Director. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

S. The applicant shall submit a landscaping performance bond or other financial obligation, to be kept on deposit by the City, in the amount of the planting plus irrigation plus 15%. The bond shall be released no sooner than two years after completion of all plantings, subject to a City staff determination that the plantings required for the Project are in substantial conformance with approved plans and are in good condition.

T. The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

U. Pursuant to Chapter 8.30 of the RHMC, the property shall at all times be maintained free of dead trees and vegetation.

V. 0The setback lines and roadway easement lines in the vicinity of the construction for this Project shall remain staked throughout the construction. A construction fence may be required.

W. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the

easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

X. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City.

Y. *During construction*, conformance with the air quality management district requirements, storm water pollution prevention practices, county and local ordinances and engineering practices so that people or property are not exposed to undue vehicle trips, noise, dust, objectionable odors, landslides, mudflows, erosion, or land subsidence shall be required.

Z. *During construction*, to the extent feasible, all parking shall take place on the Project site, on the new driveway and, if necessary, any overflow parking may take place within the unimproved roadway easements along adjacent streets, and shall not obstruct neighboring driveways, visibility at intersections or pedestrian and equestrian passage. During construction, to the maximum extent feasible, employees of the contractor shall car-pool into the City. To the extent feasible, a minimum of 4' wide path, from the edge of the roadway pavement, for pedestrian and equestrian passage shall be available and be clear of vehicles, construction materials and equipment at all times.

AA. *During construction*, the property owners shall be required to schedule and regulate construction and relate traffic noise throughout the day between the hours of 7 AM and 6 PM, Monday through Saturday only, when construction and mechanical equipment noise is permitted, so as not to interfere with the quiet residential environment of the City of Rolling Hills.

BB. Prior to demolition of the existing structures, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies.

CC. The property owner and/or his/her contractor/applicant shall be responsible for compliance with the no-smoking provisions in the Municipal Code. The contractor shall not use tools that could produce a spark, including for clearing and grubbing, during red flag warning conditions. Weather conditions can be found at: **http://www.wrh.noaa.gov/lox/main.php?suite=safety&page=hazard_definitions#FIRE.** It is the sole responsibility of the property owner and/or his/her contractor to monitor the red flag warning conditions.

DD. The swimming pool/spa, flatwork, and pool house shall drain in accordance with the approved grading and drainage plan. Drainage dissipaters shall be constructed outside of any easements. The drainage system shall be approved by the Department of Building and Safety. If an above ground swale and/or dissipater is required, it shall be designed in such a manner as not to cross over any equestrian trails or discharge water onto a trail, shall be stained in an earth tone color, and shall be screened from any trail, road and neighbors' view to the maximum extent practicable, without impairing the function of the drainage system.

EE. *During construction*, dust control measures shall be used to stabilize the soil from wind erosion and reduce dust and objectionable odors generated by construction activities in

accordance with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices.

FF. *During construction*, an Erosion Control Plan containing the elements set forth in Section 7010 of the 2016 County of Los Angeles Uniform Building Code shall be followed to minimize erosion and to protect slopes and channels to control storm water pollution.

GG. The property owners shall be required to conform to the Regional Water Quality Control Board and County Health Department requirements for the installation and maintenance of storm water drainage facilities and septic tank.

HH. The applicant shall pay all of the applicable Building and Safety and Public Works Department fees and Palos Verdes Peninsula Unified School District fees, if any.

II. Prior to final inspection of the Project, "as graded" and "as constructed" plans and certifications shall be provided to the Planning Department and the Building Department to ascertain that the completed Project is in compliance with the Planning Commission approved plans. In addition, any modifications made to the Project during construction, shall be depicted on the "as built/as graded" plan.

JJ. The applicants shall execute an Affidavit of Acceptance of all conditions of the Site Plan Review approval, or the approval shall not be effective.

KK. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department

LL. Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 17.54.070 of the Rolling Hills Municipal Code and Code of Civil Procedure Section 1094.6.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF OCTOBER, 2022.

_____
BRAD CHELF, CHAIRPERSON

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 17.54.070 of the Rolling Hills Municipal Code and Civil Procedure Section 1094.6.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 2022-17 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 22-60 FOR A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 800-SQUARE-FOOT SWIMMING POOL/SPA AND FOR NON-EXEMPT GRADING; AND A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A 797-SQUARE-FOOT POOL HOUSE FOR A PROPERTY LOCATED AT 21 CHUCKWAGON ROAD (LOTS 4-CF & 7-CF) ROLLING HILLS, CA 90274 (MAUS)

was approved and adopted at a regular meeting of the Planning Commission on October 18, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

and in compliance with the laws of California was posted at the following:

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

Agenda Item No.: 12.A
Mtg. Date: 10/18/2022

TO: **HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES**

THRU: **ELAINE JENG P.E., CITY MANAGER**

SUBJECT: **REVISION OF ROLLING HILLS MUNICIPAL CODE CHAPTER 8.32 REGARDING STORM WATER MANAGEMENT AND POLLUTION CONTROL**

DATE: **October 18, 2022**

BACKGROUND:

The Regional Municipal NPDES Stormwater Permit (Regional Stormwater Permit)[1] was adopted on July 23, 2021, by the Los Angeles Regional Water Quality Control Board (LA Water Board) and became effective on September 11, 2021, replacing the previous 2012 Municipal NPDES Stormwater Permit. As a permittee, the City is required to establish and maintain adequate legal authority to control pollutant discharges into the municipal separate storm sewer system (MS4) and to enforce the provisions of the Regional Stormwater Permit as applicable within the City's jurisdiction.

The City previously established legal authority to implement the 2012 Municipal NPDES Stormwater Permit, and any successor permit through Rolling Hills Municipal Code (RHMC) Chapter 8.32 – Storm Water Management and Pollution Control, as well as through other provisions of the municipal code, including RHMC Chapter 1.08 General Penalty, the California Constitution, Section 13002 of the California Water Code.

While the City's legal authority remains in effect, it is advisable to revise Chapter 8.32 to align with the provisions of the Regional Stormwater Permit to provide clarity as to the requirements and the City's authority to enforce them. In addition, the City Attorney will need to prepare an updated statement of legal authority for submittal to the LA Water Board with the City's annual report due on December 15, 2022.

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[1] Regional Phase I MS4 NPDES Permit. Order No. R4-2021-0105. NPDES Permit No. CAS004004 Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for MS4 Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties.

DISCUSSION:

At the direction of City staff, McGowan Consulting performed a review and prepared a draft revision of RHMC Chapter 8.32 for consistency and alignment with the technical and regulatory requirements in the Regional Stormwater Permit. While the changes in the Regional Stormwater Permit over the previous permit did not necessitate the addition of new sections in the RHMC Chapter 8.32, there were terminology changes and more nuanced changes to the requirements in the permit which resulted in proposed changes to most sections in the chapter. A summary of notable changes proposed to the RHMC Chapter 8.32 for consistency with the Regional Stormwater Permit follows:

8.32.040 Definitions

Updates existing definitions and adds key regulatory definitions applicable to development projects, such as “Biofiltration”, “Bioretention”, “Low Impact Development”, “Natural Drainage Systems”, and “Priority Development Projects”.

8.32.090 Requirements for construction activities

Specifies that evidence of coverage under applicable permits, including the statewide construction general permit for sites disturbing one acre or more, shall be provided to the City prior to issuance of building or grading permits.

Reduces specificity of requirements for construction best management practices at sites disturbing one acre or more and instead refers to requirements in the statewide construction general permit for required best management practices.

8.32.095 Planning and Land Development Program Requirements for New Development and Redevelopment Projects

Lists the types of new and redevelopment projects categorized as Priority Development Projects subject to the stormwater retention/performance requirements of the Municipal NPDES permit.

Provides that development projects may be conditioned to conserve natural areas, protect slopes and channels, minimize impervious areas, and divert roof runoff and surface flows to vegetated areas before discharge unless the diversion would result in slope instability.

Specifies that prior to the issuance of grading, building or construction permits, applicable post construction stormwater mitigation plans for Priority Development Projects, including site design elements and placement of stormwater control measures, shall be included on project plans and submitted along with detailed sizing calculations for structural or treatment control measures for review and approval by the City.

Allows for alternative stormwater mitigation measures on Priority Development Projects when a demonstration is made that it is technically infeasible to retain the stormwater quality design volume onsite.

Provides that Priority Development Projects disturbing one acre or more of area must demonstrate that hydromodification control criteria are met in addition to meeting low impact

development (LID) requirements, while projects disturbing less than one acre may comply with hydromodification requirements by implementing LID requirements.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff recommends that the Planning Commission:

1. Take public comments;
2. Discuss the proposed amendments to Chapter 8.32; and
3. Adopt the resolution recommending that the City Council adopt the proposed amendments as presented.

ATTACHMENTS:
2022-18_PC_Resolution_StormwaterOrdinance.pdf
Exhibit_A_PW_NPDES_MS4_RHMC_Chapter_8.32_Stormwater(FinalDraft2).pdf
PW_NPDES_MS4_RHMC_Chapter_8.32_Stormwater(FinalDraft2)redline.pdf

RESOLUTION NO. 2022-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING CHAPTER 8.32 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING STORM WATER MANAGEMENT AND POLLUTION CONTROL

WHEREAS, the Federal Clean Water Act (33 U.S.C. Sections 1251, et seq.) provides for the regulation and reduction of pollutants discharged into the waters of the United States by extending National Pollutant Discharge Elimination System (hereinafter "NPDES") requirements to storm water and dry weather runoff discharge into storm drain systems; and

WHEREAS, storm water and dry weather runoff flows from individual properties in the City into natural drainage courses and storm drains owned by other agencies prior to reaching surface waters also known as receiving waters; and

WHEREAS, the City of Rolling Hills is a co-permittee under the Municipal NPDES Permit authorized by the Federal Clean Water Act. As a co-permittee, the City is required to maintain adequate legal authority within its respective jurisdiction to control pollutant discharges and to require the use of control measures to prevent or reduce the discharge of pollutants to achieve water quality standards; and

WHEREAS, in order to control, in a cost-effective manner, the quantity and quality of storm water and dry weather runoff to the maximum extent practicable, the adoption of reasonable regulations is essential; and

WHEREAS, on July 23, 2021, the Los Angeles Regional Water Quality Control Board (LA Water Board) adopted the Regional Municipal NPDES Stormwater Permit, which became effective on September 11, 2021, to replace the previous 2012 Municipal NPDES Stormwater Permit. As a permittee, the City is required to establish and maintain adequate legal authority to control pollutant discharges into the municipal separate storm sewer system (MS4) and to enforce the provisions of the Regional Stormwater Permit as applicable within the City's jurisdiction; and

WHEREAS, the City desires to amend the Rolling Hills Municipal Code ("RHMC") to keep it in compliance with the Regional Municipal NPDES Stormwater Permit; and

WHEREAS, the proposed ordinance (the "Ordinance") amends the RHMC to address storm water management and pollution control.

NOW, THEREFORE, the Planning Commission of the City of Rolling Hills does hereby resolve, determine, find, and order as follows:

Section 1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution**.**

Section 2. CEQA. The Planning Commission finds that adoption of the proposed ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the adoption of this ordinance is exempt from CEQA because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).)

Section 3. **Rolling Hills Municipal Code**. The Ordinance's amendments to Chapter 8.32 of the Rolling Hills Municipal Code are consistent with, and in furtherance of, the City's intent to protect and enhance the quality of watercourses, water bodies, and wetlands within the City in a manner consistent with the Federal Clean Water Act, the California Porter-Cologne Water Quality Control Act and the Municipal NPDES Permit; and provide the City with the legal authority necessary to implement and enforce the requirements contained in 40 CFR § 122.26(d)(2)(i)(A—F) and in the Municipal NPDES Permit to the extent they are applicable in the City of Rolling Hills.

Section 4. **Recommendation**. Based on the foregoing recitals and findings, the Planning Commission hereby recommends that the City Council approve and adopt the proposed ordinance and code amendments that are attached as Exhibit "A" hereto and incorporated herein by reference.

Section 5. **Certification.** The Planning Commission Chair shall sign and the Secretary shall attest to the adoption of this Resolution.

Section 6. **Effective Date.** This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF OCTOBER, 2022.

_____
BRAD CHELF, CHAIRMAN

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

Any action challenging the final decision of the City made as a result of the meeting on this application must be filed within the time limits set forth in Section 17.54.070 of the Rolling Hills Municipal Code and Civil Procedure Section 1094.6.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Resolution No. 2022-18 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING CHAPTER 8.32 TO THE ROLLING HILLS MUNICIPAL CODE REGARDING STORM WATER MANAGEMENT AND POLLUTION CONTROL

was approved and adopted at a regular meeting of the Planning Commission on October 18, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

and in compliance with the laws of California was posted at the following:

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

EXHIBIT A

CHAPTER 8.32 STORM WATER MANAGEMENT AND POLLUTION CONTROL

Chapter 8.32 STORM WATER MANAGEMENT AND POLLUTION CONTROL[1]

8.32.010 Title.

This chapter shall be known as the "City of Rolling Hills Storm Water Management and Pollution Control Ordinance."

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.020 Findings.

A. The Federal Clean Water Act (33 U.S.C. Sections 1251, et seq.) provides for the regulation and reduction of pollutants discharged into the waters of the United States by extending National Pollutant Discharge Elimination System (hereinafter "NPDES") requirements to storm water and dry weather runoff discharge into storm drain systems.

B. Storm water and dry weather runoff flows from individual properties in the City into natural drainage courses and storm drains owned by other agencies prior to reaching surface waters also known as receiving waters.

C. The City of Rolling Hills is a co-permittee under the Municipal NPDES Permit authorized by the Federal Clean Water Act. As a co-permittee, the City is required to maintain adequate legal authority within its respective jurisdiction to control pollutant discharges and to require the use of control measures to prevent or reduce the discharge of pollutants to achieve water quality standards.

D. In order to control, in a cost-effective manner, the quantity and quality of storm water and dry weather runoff to the maximum extent practicable, the adoption of reasonable regulations, as set forth herein, is essential.

E. The City of Rolling Hills is a unique, low density residential community where development consists of single-family residential homes on large estate-size lots; the only nonresidential development in the City consists of City administration buildings, a fire station, water reservoirs, and a public school campus.

F. All roadways in the City are privately owned and maintained by the Rolling Hills Community Association. The City of Rolling Hills does not own or operate a municipal separate storm sewer system. Natural drainage courses within the City are located on private property.

G. Properties with geologic instability throughout the City and the hillside topography of the entire community make it difficult and in some instances hazardous for property owners to have storm water retention on site if such retention will result in absorption of water in slide planes.

H. All the properties within the City limits are under the constraints and limitations of CC&Rs of the Rolling Hills Community Association.

[1]Editor's note(s)—Ord. No. 334, § 3(Exh. A), adopted June 24, 2013, amended ch. 8.32 in its entirety to read as herein set out. Former ch. 8.32, §§ 8.32.010—8.32.110, pertained to storm water and urban runoff pollution control, and derived from Ord. No. 267, § 1(part), adopted 1996; Ord. No. 284, §§ 1—6, adopted 2001; Ord. No. 289-U, §§ 1—8, 10—15, adopted 2002.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.030 Purpose and intent.

A. The purpose of this chapter is to comply with the Federal Clean Water Act, the California Porter-Cologne Water Quality Control Act, and the Municipal NPDES Permit by:

1. Reducing pollutants in storm water discharge to the maximum extent practicable;

2. Regulating illicit connections and illicit discharges and thereby reducing the level of contamination of storm water and dry weather runoff into receiving waters; and

3. Regulating non-storm water discharges to the storm sewer system.

B. The intent of this chapter is to:

1. Protect and enhance the quality of watercourses, water bodies, and wetlands within the City in a manner consistent with the Federal Clean Water Act, the California Porter-Cologne Water Quality Control Act and the Municipal NPDES Permit;

2. Provide the City with the legal authority necessary to implement and enforce the requirements contained in 40 CFR § 122.26(d)(2)(i)(A—F) and in the Municipal NPDES Permit to the extent they are applicable in the City of Rolling Hills; and

3. Set forth compliance measures for the construction and operation of storm water mitigation measures required for certain "New Development" and "Redevelopment", and other projects (as further defined herein) as prescribed in the current version of the Municipal NPDES Permit approved by the Regional Water Quality Control Board-Los Angeles Region, and on file in the office of the City Clerk of this City. This chapter authorizes the City Manager or his/her designee to serve as an authorized enforcement officer to define and adopt applicable Best Management Practices (BMPs) and other storm water pollution control measures, to grant emergency self-waivers, as necessary, and to cite infractions and to impose fines pursuant to this chapter. Except as otherwise provided herein, the authorized enforcement officer shall administer, implement, and enforce the provisions of this section.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.040 Definitions.

Except as specifically provided herein, any term used in this chapter shall be defined as that term defined in the current Municipal NPDES Permit, or if it is not specifically defined in the Municipal NPDES Permit, then as such term is defined in the Federal Clean Water Act, as amended, and/or the regulations promulgated thereunder. The following definitions apply to this chapter only:

"Area susceptible to runoff" means any surface directly exposed to precipitation or in the path of runoff caused by precipitation.

"Authorized enforcement officer" means the City Manager or his or her designee.

"Best Management Practices (BMPs)" means practices or physical devices or systems designed to prevent or reduce pollutant loading from storm water or non-storm water discharges to receiving waters, or designed to reduce the volume of storm water or non-storm water discharged to the receiving water. Examples of BMPs may include public education and outreach, proper planning of development projects, and proper sludge- or waste-handling and disposal, among others.

“Biofiltration” is a low impact development (LID) BMP that reduces stormwater pollutant discharges by intercepting rainfall on vegetative canopy, and through incidental infiltration and/or evapotranspiration, and filtration. Incidental infiltration is an important factor in achieving the required pollutant load reduction. Biofiltration BMPs include bioretention systems with an underdrain and bioswales.

“Bioretention” is an LID BMP that reduces stormwater runoff by intercepting rainfall on vegetative canopy, and through evapotranspiration and infiltration. The bioretention system typically includes a minimum 2-foot top layer of a specified soil and compost mixture underlain by a gravel-filled temporary storage pit dug into the *in-situ* soil. As defined in the Municipal NPDES Permit, a bioretention BMP may be designed with an overflow drain but may not include an underdrain. When a bioretention BMP is designed or constructed with an underdrain it is regulated as a biofiltration BMP.

"City" means the City of Rolling Hills.

"Construction" means any construction or demolition activity, clearing, grading, grubbing, excavation, or any other activities that result in soil disturbance. Construction includes structure teardown and demolition. It does not include routine maintenance activities required to maintain the integrity of structures by performing minor repair and restoration work, original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety (including fire prevention); clearing and grubbing of vegetation for landscape maintenance and fire prevention which is not associated with a larger construction project; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. See "Routine Maintenance" definition below.

"Construction General Permit" means the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Board, which authorizes the discharge of stormwater from construction activities under certain conditions.

"Control" means to minimize, reduce, eliminate, or prohibit by technological, legal, contractual or other means, the discharge of pollutants from an activity or activities.

"Development" means any construction, rehabilitation, redevelopment or reconstruction of any public or private residential project or mass grading for future construction. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

"Directly Adjacent" means situated within two hundred feet of the contiguous zone required for the continued maintenance, function, and structural stability of the environmentally sensitive area.

"Director" means the City Manager or his or her designee.

"Discharge" means when used without qualification the "discharge of a pollutant."

"Discharging directly" means outflow from a drainage conveyance system that is composed entirely or predominantly of flows from the subject, property, development, subdivision, or industrial facility, and not commingled with the flows from adjacent lands.

"Discharge of a Pollutant" means: any addition of any "pollutant" or combination of pollutants to "waters of the United States" from any "point source" or, any addition of any pollutant or combination of pollutants to the waters of the "contiguous zone" or the ocean from any point source other than a vessel or other floating craft which is being used as a means of transportation. The term discharge includes additions of pollutants into waters of the United States from: surface runoff which is collected or channeled by man; discharges through pipes, sewers, or other conveyances owned by a State, municipality, or other person which do not lead to a treatment works; and discharges through pipes, sewers, or other conveyances, leading into privately owned treatment works.

"Discretionary project" is defined in the same manner as Section 15357 of the Guidelines For Implementation Of The California Environmental Quality Act contained in Title 14 of the California Code Of

Regulations, as amended, and means a project which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a particular activity, as distinguished from situations where the City merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

"Disturbed Area" means an area that is altered as a result of clearing, grading, and/or excavation, unless solely for the purposes of landscape maintenance or fire prevention.

"Good housekeeping practices" means common practices related to the storage, use or cleanup of materials, performed in a manner that minimizes the discharge of pollutants. Examples include, but are not limited to, purchasing only the quantity of materials to be used at a given time, use of alternative and less environmentally harmful products, cleaning up spills and leaks, and storing materials in a manner that will contain any leaks or spills.

"Illicit connection" means any human-made conveyance that is connected to the storm drain system without a permit, excluding roof-drains and other similar type connections. Examples include channels, pipelines, conduits, inlets or outlets that are connected directly to the storm drain system.

"Illicit discharge" means any discharge to the storm drain system that is prohibited under local, state or federal statutes, ordinances, codes or regulations. The term illicit discharge includes all non-storm water discharges except authorized non-storm water discharges; conditionally exempt non-storm water discharges; and non-storm water discharges resulting from natural flows specifically identified in the Municipal NPDES Permit.

"Infiltration" means the downward entry of water into the surface of the soil.

"Inspection" means entry and the conduct of an on-site review of structures and devices on a property, at reasonable times, to determine compliance with specific municipal or other legal requirements. The steps involved in performing an inspection, include, but are not limited to:

1. Pre-inspection documentation research;
2. Request for entry;
3. Interview of property owner, resident and/or occupant(s);
4. Property walk-through;
5. Visual observation of the condition of property;
6. Examination and copying of records as required;
7. Sample collection (if necessary or required);
8. Exit discussion (to discuss preliminary evaluation) as appropriate; and
9. Report preparation, and if appropriate, recommendations for coming into compliance.

"Low Impact Development (LID)" means implementation of systems and practices that use or mimic natural processes to: 1) infiltrate and recharge, 2) evapotranspire and/or 3) harvest and use precipitation near to where it falls to earth.

"Material" means any substance including, but not limited to: garbage and debris; lawn clippings, leaves and other vegetation; biological and fecal waste; sediment and sludge; oil and grease; gasoline; paints, solvents, cleaners and any fluid or solid containing chemicals.

"Municipal NPDES Permit" means the "Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties" (Order No. R4-2021-0105), NPDES Permit No. CAS004004, effective September 11, 2021, issued by the California Regional Water Quality Control Board—Los Angeles Region, and any successor permit to that permit.

"Municipal separate storm sewer system" or "MS4" means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains):

1. Owned or operated by a state, city, town borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to waters of the United States;
2. Designed or used for collecting or conveying storm water;
3. Which is not a combined sewer; and
4. Which is not part of a Publicly Owned Treatment Works (POTW) as defined in 40 CFR 122.2.

"Natural Drainage Systems" means drainage courses that have not been modified using engineering controls or drainage systems that are tributary to a natural drainage system. Examples of engineering modifications to a drainage course include channelization, armoring with concrete, and application of riprap. The clearing or dredging of a natural drainage system does not constitute a “modification” for purposes of this definition.

"New development" means land disturbing activities; structural development, including construction or installation of a building or structure, creation of impervious surfaces; and land subdivision. "New development” is not land disturbing activities solely involving landscaping or fire prevention.

"Non-storm water discharge" means any discharge into the MS4 or from the MS4 into a receiving water that is not composed entirely of storm water.

"NPDES" or "National Pollutant Discharge Elimination System" means the national program for issuing, modifying, and revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Clean Water Act Section 307, 402, 318, and 405.

"Pollutant" means those "pollutants" defined in Section 502(6) of the Federal Clean Water Act (33 U.S.C. Section 1362(6)), or incorporated into California Water Code Section 13373. Examples of pollutants include, but are not limited to the following:

1. Commercial and industrial waste (such as fuels, solvents, detergents, plastic pellets, hazardous substances, fertilizers, pesticides, slag, ash and sludge);
2. Metals such as cadmium, lead, zinc, copper, silver, nickel, chromium; and non-metals such as phosphorus and arsenic;
3. Petroleum hydrocarbons (such as fuels, lubricants, surfactants, waste oils, solvents, coolants and grease);
4. Excessive eroded soils, sediment and particulate materials in amounts which may adversely affect the beneficial use of the receiving waters, flora or fauna of the State;
5. Animal wastes (such as discharge from confinement facilities, kennels, pens, recreational facilities, stables and show facilities);
6. Substances having characteristics such as pH less than six or greater than nine, or unusual coloration or turbidity, or excessive levels of fecal coliform, or fecal streptococcus, or enterococcus.

“Priority Development Project” means land development projects subject to the City’s planning and building authority which are required to implement post-construction stormwater control measures to meet the Priority Development Project Structural BMP Performance Requirements of the Municipal NPDES Permit.

"Project" means all development, redevelopment, and land disturbing activities excluding landscaping projects.

"Rain event" means a rainfall event that produces more than 0.1 inch of precipitation in twenty-four hours unless specifically stated otherwise.

“Rainfall Harvest and Use” is an LID BMP system designed to capture runoff and to provide for temporary storage until the harvested water can be used for irrigation or non-potable uses. The harvested water may also be used to replace certain potable water uses such as toilet flushing if the system includes disinfection treatment and is approved for such use by the local building department.

"Redevelopment" includes, but is not limited to: the expansion of a building footprint; addition or replacement of a structure; replacement of impervious surface area that is not part of a routine maintenance activity; and land disturbing activities related to structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

"Regional Board" means the California Regional Water Quality Control Board-Los Angeles Region.

"Routine Maintenance" includes, but is not limited to projects conducted to:

1. Maintain the original line and grade, hydraulic capacity, or original purpose of the facility;
2. Perform as needed restoration work to preserve the original design grade, integrity and hydraulic capacity of flood control facilities;
3. Carry out road shoulder work, regrading dirt or gravel roadways and shoulders and performing ditch cleanouts;
4. Update existing lines and facilities, including the replacement of existing lines with new materials or pipes, to comply with applicable codes, standards, and regulations regardless if such projects result in increased capacity;
5. Repair leaks;
6. Conduct landscaping activities without changing existing or natural grades; and
7. Conduct disking and grubbing for fire prevention.

Routine maintenance does not include construction of new lines or facilities resulting from compliance with applicable codes, standards and regulations. New lines are those that are not associated with existing facilities and are not part of a project to update or replace existing lines.

"Runoff" means any runoff including storm water and dry weather flows from a drainage area that reaches a receiving water body or subsurface. During dry weather it is typically comprised of base flow either contaminated with pollutants or uncontaminated, and nuisance flows.

"Significant Ecological Area" means an area that has been officially designated as having irreplaceable biological resources as part of the Los Angeles County General Plan.

"Simple LID BMP" means a BMP constructed above ground on a single-family residential home that can be readily inspected by a homeowner or inspector. Simple LID BMPs do not require an operation and maintenance plan per the Municipal NPDES Permit. Examples of such BMPs include, but are not limited to, vegetated swales, rain barrels and above ground cisterns, rain gardens, and pervious pavement.

"Site" means the land or water area where any "structure or activity" is physically located or conducted, including adjacent land used in connection with the structure or activity.

"Source control BMP" means any schedule of activities, prohibition of practices, maintenance procedures, managerial practices or operational practices that aim to prevent storm water pollution by reducing the potential for contamination at the source of pollution.

"Storm water" or “stormwater” means storm water runoff and surface runoff and drainage related to precipitation events (pursuant to 40 CFR § 122.26(b)(13); 55 Fed. Reg. 47990, 47996 (Nov. 16, 1990)).

"Structural BMP" means any structural facility designed and constructed to mitigate the adverse impacts of storm water and dry weather runoff pollution. Structural BMPs may include stormwater retention BMPs, treatment control BMPs and source control BMPs(e.g., canopy, structural enclosure).

"Treatment" means the application of engineered systems that use physical, chemical, or biological processes to remove pollutants. Such processes include, but are not limited to, filtration, gravity settling, media adsorption, biodegradation, biological uptake, chemical oxidation and UV radiation.

"Treatment control BMP" means any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological, or chemical process.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.050 Construction and application.

This chapter shall be construed to assure consistency with the requirements of the Federal Clean Water Act and acts amendatory thereof or supplementary thereto, applicable implementing regulations, and the Municipal NPDES Permit, and any amendment, revision or reissuance thereof.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.060 Prohibited activities.

A. Illicit Discharges. It is prohibited to discharge pollutants directly into or cause pollutants to be discharged into natural drainage courses.

B. Littering. No person shall intentionally throw, deposit, place, leave, maintain, keep or permit to be thrown, deposited, placed, left or maintained or kept, any refuse, rubbish, garbage, or any other discarded or abandoned objects, articles or accumulations, on or upon any roadway, driveway, trail, canyon, storm drain, inlet, catch basin conduit or drainage structure, or upon any private plot of land in the City, so that the same might be or become a pollutant. No person shall throw or deposit litter in any fountain, pond, stream or other body of water within the City. This subsection shall not apply to refuse, rubbish or garbage deposited in containers, bags or other appropriate receptacles which are placed in designated locations for regular solid waste pick up and disposal.

C. Disposal of Landscape Debris. It is prohibited to intentionally dispose of leaves, dirt, or other landscape debris into the MS4 or into natural drainage courses.

D. No person shall intentionally dispose of manure or any animal waste into the MS4 or into any natural or modified drainage course.

E. Non-Storm Water Discharges. All non-storm water discharges into the municipal storm sewer system are prohibited unless those flows are: in compliance with and authorized by a separate NPDES Permit; authorized by a conditional waiver or WDRs for agricultural lands; associated with emergency firefighting activities (i.e., flows necessary for the protection of life or property); natural flows as defined in the Municipal NPDES Permit; conditionally exempt non-storm water discharges as defined in accordance with

the Municipal NPDES Permit; or authorized as a temporary non-storm water discharge by USEPA pursuant to sections 104(a) or 104(b) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Prohibited discharges include, but are not limited to:

1. The discharge of runoff from mobile auto washing, steam cleaning, mobile carpet cleaning, and other such mobile commercial and industrial operations (excluding non-commercial car washing by residents and non-profit organizations);
2. Discharges from areas where repair of machinery and equipment, including motor vehicles, which are visibly leaking oil, fluid or antifreeze, is undertaken;
3. Discharges of runoff from areas where materials containing grease, oil, or other hazardous substances (e.g., motor vehicle parts) are stored, and discharges from uncovered receptacles containing hazardous materials;
4. The discharge of swimming pool or spa filter backwash or water from draining of saltwater pools;
5. Discharges of runoff from the washing of toxic materials from paved or unpaved areas;
6. Discharges from the washing out of concrete or cement laden wash water from concrete trucks, pumps, tools, and equipment;
7. Discharges of any pesticide, fungicide, or herbicide, banned by the USEPA or the California Department of Pesticide Regulation;
8. Discharge of any food or food processing wastes;
9. Discharge of any fuel and chemical wastes, animal wastes, garbage, batteries, and other materials that have potential adverse impacts on water quality; and
10. The disposal of hazardous wastes into trash containers that causes a direct or indirect discharge to the municipal storm water system.

F. Discharges in Violation of the Municipal NPDES Permit. Any discharge that would result in or contribute to a violation of the Municipal NPDES Permit, either separately or in combination with other discharges, is prohibited. Liability for any such discharge shall be the responsibility of the person(s) causing or responsible for the discharge, and such person(s) shall defend, indemnify and hold harmless the City from all losses, liabilities, claims or causes of actions in any administrative or judicial action relating to such discharge.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.070 Exempted discharges, or conditionally exempted discharges or designated discharges.

Discharges from those activities specifically identified in, or pursuant to, the Municipal NPDES Permit as being exempted discharges, or conditionally exempted discharges, shall not be considered a violation of this chapter; provided, that any applicable BMPs developed pursuant to the Municipal NPDES Permit are implemented to minimize any adverse impacts from such identified sources and that required conditions outlined in the Municipal NPDES Permit are met prior to discharge.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.080 Good housekeeping provisions.

Owners and occupants of property within the City shall implement Best Management Practices to prevent or reduce the discharge of pollutants to the municipal storm water system to the maximum extent practicable. Treatment and structural Best Management Practices shall be properly operated and maintained to prevent the breeding of vectors. Implementation includes, but is not limited to:

A. Septic Waste. No person shall leave, deposit, discharge, dump or otherwise expose any chemical or septic waste to precipitation.

B. Use of Water. Runoff of water used for irrigation purposes shall be minimized to the maximum extent practicable. Runoff of water from the conditionally exempt washing down of paved areas shall be minimized to the maximum extent practicable. Conditionally exempt non-storm water discharges of roadway/driveway wash water only include those discharges resulting from use of high pressure, low volume spray washing using only potable water with no cleaning agents at an average usage of 0.006 gallons per square feet of impervious area. Conditionally exempt non-storm water discharges of roadway/driveway wash water do not include hosing of any driveway or roadway with a garden hose with a pressure nozzle. If there are pollutants in the area, such as oil or grease spills or leaks, the area shall be cleaned using appropriate dry cleaning methods prior to washing.

C. Storage of Materials, Machinery, and Equipment. Machinery or equipment that is to be repaired or maintained in areas susceptible to or exposed to storm water, shall be placed in a manner so that leaks, spills and other maintenance-related pollutants are not discharged to the MS4.

D. Removal and Disposal of Debris and Oil from Institutional Motor Vehicle Parking Lots. Institutional motor vehicle parking lots one acre or more that are located in areas potentially exposed to storm water shall be inspected at least twice per month and shall have debris and/or oil removed in an effective manner from such parking lots to prevent the discharge of debris or oil to the MS4. Institutional parking lots that are either one acre in size and/or used for heavy vehicle storage, such as construction vehicles, buses, refuse trucks, etc., shall be cleaned at least once per month. Best management practices shall be implemented and maintained to prevent the discharge of gravel and sediment to the MS4 from parking lots with gravel/sediment base.

E. Best Management Practices. Best Management Practices shall be used in areas exposed to storm water for the removal and lawful disposal of all fuels, chemicals, fuel and chemical wastes, animal wastes, garbage, batteries, or other materials which have potential adverse impacts on water quality.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.090 Requirements for construction activities.

A. Each industrial discharger, discharger associated with construction activity, or other discharger described in any general storm water permit addressing such discharges, as may be issued by the U.S. Environmental Protection Agency, the State Water Resources Control Board, or the Regional Board, shall comply with all requirements of such permit. Each discharger identified in an individual NPDES permit shall comply with and undertake all activities required by such permit. Proof of compliance with any such permit may be required in a form acceptable to the Authorized Enforcement Officer prior to the issuance of any grading, building or occupancy permits, or any other type of permit or license issued by the City.

B. Storm water runoff containing sediment, construction materials or other pollutants from the construction site and any adjacent staging, storage or parking areas shall be reduced to the maximum extent practicable. The following shall apply to all construction projects within the City, regardless of project size, and shall be required from the time of land clearing, demolition, or commencement of construction until final approval:

1. Sediment, construction wastes, trash and other pollutants from construction activities shall be reduced to the maximum extent practicable.

2. Structural controls such as sediment barriers, plastic sheeting, detention ponds, filters, berms, and similar controls shall be utilized to the maximum extent practicable in order to minimize the escape of sediment and other pollutants from the site.

3. All excavated soil shall be located on the site in a manner that minimizes the amount of sediment running onto the street, drainage facilities or adjacent properties. Soil piles not actively in use shall be bermed and covered with plastic sheeting or similar materials until the soil is either used or removed from the site.

4. No washing of construction or other vehicles is permitted adjacent to a construction site. No water from the washing of construction vehicle or equipment on the construction site is permitted to run off the construction site and enter the municipal storm water system or natural drainage system.

5. Trash receptacles must be situated at convenient locations on construction sites and must be maintained in such a manner that trash and litter does not accumulate on the site nor migrate off site. Trash receptacles must be covered at the end of each business day and during rain events.

6. Erosion from slopes and channels must be controlled through the effective combination of Best Management Practices.

C. Construction sites where the construction activity covers less than one acre must implement an effective combination of erosion and sediment control BMPs from the Municipal NPDES Permit to prevent erosion and sediment loss, and the discharge of construction wastes.

D. The owner or authorized representative of the owner must certify in a form acceptable to the Director or duly authorized representative that Best Management Practices to control runoff from construction activity at all construction sites will be implemented prior to the issuance of any Building or Grading permit.

E. Construction sites where the construction activity covers one acre or more must adhere to the requirements set forth in the Municipal NPDES Permit and the Construction General Permit. Evidence of coverage under applicable permits, including, but not limited to, the Construction General Permit and State Water Board 401 Water Quality Certification shall be provided to the City prior to issuance of a grading or building permit. A Storm Water Pollution Prevention Plan (SWPPP) for construction sites of one acre or greater shall be developed by a Qualified SWPPP Developer (QSD) consistent with the Construction General Permit requirements.

G. Roadway paving and repair projects must implement at a minimum the BMPs listed in the Municipal NPDES Permit. Roadway projects disturbing an area equal to or greater than one acre in size shall also abide by the Construction General Permit, and implement all necessary BMPs as required for coverage under the Construction General Permit.

8.32.095 Planning and Land Development Program requirements for New Development and Redevelopment projects.

A. The following New Development and Redevelopment projects are required to comply with the Priority Development Project requirements of the Municipal NPDES Permit:

1. New development projects equal to one acre or greater of disturbed area and adding ten thousand square feet or more of impervious surface area (collectively over the entire project site);

2. Redevelopment projects that create and/or replace five thousand square feet or more of impervious surface (collectively over the entire project site) on existing sites of ten thousand square feet or more of impervious surface area;

3. New development and redevelopment projects that create and/or replace five thousand square feet or more of impervious surface (collectively over the entire project site) and support the following uses: parking lots;

4. New development and redevelopment projects that create and/or replace two thousand five hundred square feet or more of impervious area, discharge stormwater that is likely to impact a sensitive biological species or habitat, and are located in or directly adjacent to or are discharging directly to a Significant Ecological Area as identified by the County of Los Angeles Significant Ecological Areas Program.

5. The Priority Development Project Structural BMP Performance Requirements of the municipal NPDES permit are applicable to redevelopment Priority Development Projects as follows:

   (a) Where Redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development the entire Project must be mitigated.

   (b) Where Redevelopment results in an alteration to less than fifty percent of impervious surfaces of a previously existing development only the alteration must be mitigated and not the entire development.

   EXCEPTIONS: The following do not constitute New Development or Redevelopment:

   Routine maintenance activities conducted to maintain original line and grade, hydraulic capacity, original purpose of facility, or emergency redevelopment activity required to protect public health and safety.

B. Roadway construction of ten thousand square feet or more of impervious surface area shall follow USEPA guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets (December 2008 EPA-833-F-08-009) to the maximum extent practicable. Roadway construction projects are exempt from the Priority Development Project Structural BMP Performance Requirements of the municipal NPDES permit.

C. Incorporation of Planning and Land Development Program requirements into Project Plans.

1. New Development and Redevelopment projects are required to control pollutants and runoff volume from the project site. To the extent that the City may lawfully impose conditions, mitigation measures, or other requirements on the development or construction of a single-family home, a single-family home Development or Redevelopment project shall:

   (a) Conserve natural areas;

   (b) Protect slopes and channels;

   (c) Minimize impervious areas;

   (d) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and

   (e) Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

2. Prior to the issuance of any grading, building, or construction permit, an applicant for a Priority Development Project identified in Section 8.32.095(A) of this chapter shall incorporate into the applicant's project plans a Post Construction Storm Water Mitigation Plan which includes site design elements for stormwater management and BMP placement, detailed sizing calculations for structural

BMPs and/or pollutant removal performance for treatment control BMPs necessary to control storm water runoff and pollution from the completed project.

3. Priority Development Project Structural BMP Performance Criteria. Post-construction stormwater control measures are required for all new development and redevelopment projects identified in Section 8.32.095(A) of this chapter unless alternative control measures are approved as provided in the Municipal NPDES Permit. Post-construction stormwater control measures must be implemented to retain on-site the Stormwater Quality Design Volume (SWQDv) from the project site defined as runoff from either:

   (a) Three-quarter-inch, twenty-four-hour rain event; or

   (b) The eighty-fifth percentile, twenty-four-hour rain event, whichever is greater.

   Structural BMPs shall meet the design specifications and on-site retention potential outlined in the Municipal NPDES Permit.

4. For projects unable to retain one hundred percent of the SWQDv on-site due to technical infeasibility as defined in the Municipal NPDES Permit, projects must implement alternative compliance measures in accordance with the Municipal NPDES Permit. To be eligible for alternative compliance measures due to technical infeasibility, the project applicant must submit a site-specific hydrologic and/or design analysis consistent with Technical Infeasibility Demonstration requirements of the municipal NPDES permit conducted and endorsed by a registered professional engineer, geologist, architect, and/or landscape architect for approval by the City. Structural or Treatment Control BMPs (also known as post-construction stormwater control measures or post-construction BMPs) set forth in project plans shall meet the Priority Development Project Structural BMP Performance Requirements of the current Municipal NPDES Permit in the following order of preference:

   (a) On-site infiltration, bioretention and/or rainfall harvest and use;

   (b) Where subpart a. above is infeasible, then on-site biofiltration, off-site groundwater replenishment, and/or offsite retrofit; or

   (c) On-site treatment where a. and b. above are infeasible.

5. Hydromodification Management Requirements.

   (a) Priority Development Projects located within natural drainage systems as defined in Section 8.32.040 of this chapter must implement hydrologic control measures consistent with Hydromodification Management Requirements of the municipal NPDES permit to prevent accelerated downstream erosion and to protect stream habitat in natural drainage systems.

      i. Priority Development Projects disturbing an area less than or equal to one acre may satisfy the hydromodification management requirements of the municipal NPDES permit by meeting the Priority Development Project Structural BMP Performance Requirements of the municipal NPDES permit.

      ii. Priority Development Projects disturbing an area greater than one acre within natural drainage systems must demonstrate that one of the Hydromodification Management Control Criteria in the municipal NPDES permit is met as applicable for the disturbed area of the project or, alternatively, may demonstrate that the hydromodification requirements in the current County of Los Angeles Low Impact Development Manual are met as applicable for the disturbed area of the project.

   (b) Exemptions. The following new development and redevelopment projects are exempt from implementation of hydromodification controls where assessments of downstream channel

conditions and proposed discharge hydrology indicate that adverse hydromodification effects are unlikely:

i. Projects that are replacement, maintenance, or repair of an existing flood control facility, storm drain, or transportation network;

ii. Projects with any increased discharge, directly or through a storm drain, to a sump, lake, area under tidal influence, into a waterway with a one-hundred-year peak flow of twenty-five thousand cubic feet per second or greater, or other receiving water that is not susceptible to impacts of hydromodification; and

iii. Projects that discharge, directly or through a storm drain, into concrete or other engineered channels which discharge into a receiving water that is not susceptible to impacts of hydromodification as described in ii. above.

C. Issuance of Final Approval. As a condition for issuing final approval for New Development or Redevelopment projects identified in Section 8.32.095(A), the Authorized Enforcement Officer shall require property owners or their representative(s) to build all the storm water pollution control Best Management Practices and structural or treatment control BMPs that are shown on the approved project plans and to submit a signed certification statement stating that the site and all structural or treatment control BMPs will be maintained in compliance with the Municipal NPDES Permit and other applicable regulatory requirements including the following words: "SHOULD THE ABOVE REPRESENTATION BE INCORRECT, WE UNDERSTAND AND ACKNOWLEDGE THAT WE ARE RESPONSIBLE FOR THE COST OF CORRECTING ANY DEFICIENCY IN THE PERFORMANCE OF THE ABOVE CONDITION AS WELL AS PAYMENT OF APPLICABLE ADMINISTRATIVE AND/OR CIVIL REMEDIES. WE UNDERSTAND THAT THE CITY WILL RELY ON THE REPRESENTATIONS CONTAINED IN THIS STATEMENT AS HAVING ACHIEVED OUR OBLIGATION FOR COMPLIANCE WITH STORM WATER REQUIREMENTS AND SIGN THIS CERTIFICATION VOLUNTARILY, WITHOUT PURPOSE OF EVASION AND OF OUR OWN FREE WILL AND WITH FULL KNOWLEDGE OF ITS SIGNIFICANCE."

With the exception of Simple LID BMPs (as defined in Section 8.32.040) implemented on lots developed with single family residences, project owners shall provide an operation and maintenance plan, monitoring plan where required, and verification of ongoing maintenance provisions for structural BMPs, Treatment Control BMPs, and Hydromodification Control BMPs including but not limited to: final map conditions, legal agreements, covenants, conditions or restrictions, CEQA mitigation requirements, conditional use permits, and/or other legally binding maintenance agreements. The operation and maintenance plan and maintenance records shall be kept on-site and available for review by the City's authorized enforcement officer upon request.

D. Transfer of Properties Subject to Requirement for Maintenance of Structural and Treatment Control BMPs.

1. The transfer or lease of a property subject to a requirement for maintenance of structural and treatment control BMPs shall include conditions requiring the transferee and its successors and assigns to either (a) assume responsibility for maintenance of any existing structural or treatment control BMP or (b) to replace an existing structural or treatment control BMP with new structural or treatment control BMPs meeting the then current standards of the City and the Municipal NPDES Permit. Such requirement shall be included in any sale or lease agreement or deed for such property. The condition of transfer shall include a provision that the successor property owner or lessee conduct maintenance inspections of all structural or treatment control BMPs at least once a year and retain proof of inspection and proper operation and maintenance.

2. If structural or treatment control BMPs are located within an area proposed for dedication to a public agency, they will be the responsibility of the developer until the dedication is accepted.

E. CEQA. Provisions of this section shall be complementary to, and shall not replace, any applicable requirements for storm water mitigation required under the California Environmental Quality Act.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.100 Enforcement.

A. Violations Deemed a Public Nuisance.

1. Any condition caused or permitted to exist in violation of:

(a) Any of the provisions of this chapter; or

(b) Any failure to comply with any applicable requirement of the Municipal NPDES Permit, an approved Post-Construction Storm Water Mitigation Plan, or effective implementation of a SWPPP with respect to a property; or

(c) Any false certification or verification, or any failure to comply with a certification or verification provided by a project applicant or the applicant's successor in interest; or

(d) Any failure to properly operate and maintain any structural or treatment control BMP on a property in accordance with a SWPPP developed by a QSD and/or Post-Construction Storm Water Mitigation Plan or the Municipal NPDES Permit, is determined to be a threat to the public health, safety and welfare, is declared and deemed a public nuisance, and may be abated or restored by any authorized enforcement officer, and a civil or criminal action to abate, enjoin or otherwise compel the cessation of such nuisance may be brought by the City Attorney.

2. The cost of such abatement and restoration shall be borne by the owner of the property and the cost thereof shall be invoiced to the owner of the property, as provided by law or ordinance for the recovery of nuisance abatement costs.

3. If any violation of this chapter constitutes a seasonal and recurrent nuisance, the City Manager shall so declare. The failure of any person to take appropriate annual precautions to prevent storm water pollution after written notice of a determination under this paragraph shall constitute a public nuisance and a violation of this chapter.

B. Concealment. Causing, permitting, aiding, abetting or concealing a violation of any provision of this chapter shall constitute a violation of such provision.

C. Civil Actions. In addition to any other remedies provided in this section, any violation of this chapter may be enforced by civil action brought by the City. In any such action, the City may seek, as appropriate, any or all of the following remedies:

1. A temporary and/or permanent injunction;

2. Assessment of the violator for the costs of any investigation, inspection or monitoring survey which led to the establishment of the violation, and for the reasonable costs of preparing and bringing legal action under this subsection;

3. Costs incurred in removing, correcting or terminating the adverse effects resulting from violation; and

4. Compensatory damages for loss or destruction to water quality, wildlife, fish and aquatic life.

D. Administrative Enforcement Powers. In addition to the other enforcement powers and remedies established by this chapter, the authorized enforcement officer has the authority to utilize the following administrative remedies:

1. Cease and Desist Orders. When an authorized enforcement officer finds that a discharge has taken place or is likely to take place in violation of this chapter, the officer may issue an order to cease and desist such discharge, or practice, or operation likely to cause such discharge and direct that those

persons not complying shall: (i) comply with the requirement, (ii) comply with a time schedule for compliance, and (iii) take appropriate remedial or preventive action to prevent the violation from recurring.

2. Notice to Clean. Whenever an authorized enforcement officer finds any oil, earth, debris, grass, weeds, dead trees, tin cans, rubbish, refuse, waste or any other material of any kind, in or upon the roadway or trail abutting or adjoining any parcel of land, or upon any parcel of land or grounds, which may result in pollutants entering the MS4 or a non-storm water discharge to the MS4, the officer may give notice to the owner or occupant of the adjacent property to remove such oil, earth, debris, grass, weeds, dead trees, tin cans, rubbish, refuse, waste or other material, in any manner that the officer may reasonably provide. The recipient of such notice shall undertake the activities as described in the notice.

E. Penalties. Violation of this chapter shall be punishable as a misdemeanor, punishable as set forth in Section 1.08.020(A) of this code. Each day that a violation continues shall constitute a separate offense.

F. Permit Revocation. To the extent the City makes a provision of this chapter or any identified BMP a condition of approval to the issuance of a permit or license, any person in violation of such condition is subject to the permit revocation procedures set forth in this code.

G. Remedies. Remedies specified in this chapter are in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided for herein shall be cumulative and not exclusive.

H. Authority to Carry Out Inspections, Conduct Samplings, and Establishing Sampling Devices. The Authorized Enforcement Officer may carry out all inspections, surveillance, and monitoring procedures necessary to determine compliance and noncompliance with the Municipal NPDES Permit, including the prohibition of non-storm water discharges into the MS4 and receiving waters. With the consent of the owner or occupant or pursuant to an inspection warrant, any Authorized Enforcement Officer may establish on any property such devices as necessary to conduct sampling and monitoring activities necessary to determining the concentrations of pollutants in storm water and/or non-storm water runoff. The inspections provided for herein may include but are not limited to:

1. Inspecting efficiency or adequacy of construction or post construction BMPs;

2. Inspection, sampling and testing any area runoff, soils in areas subject to runoff, and or treatment system discharges;

3. Inspection of the integrity of all storm drain and sanitary sewer systems, including the use of smoke and dye tests and video survey of such pipes and conveyance systems;

4. Inspection of all records of the owner, contractor, developer or occupant of public or private property relating to BMP inspections conducted by the owner, contractor, developer or occupant and obtaining copies of such records as necessary; and

5. Identifying points of storm water discharge from the premises whether surface or subsurface and locating any illicit connection or discharge.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.110 No taking.

The provisions of this chapter shall not be construed or operate to deprive any property owner of substantially all of the market value of such owner's property or otherwise constitute an unconstitutional taking without compensation.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

Chapter 8.32 STORM WATER MANAGEMENT AND POLLUTION CONTROL[1]

8.32.010 Title.

This chapter shall be known as the "City of Rolling Hills Storm Water Management and Pollution Control Ordinance."

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.020 Findings.

A. The Federal Clean Water Act (33 U.S.C. Sections 1251, et seq.) provides for the regulation and reduction of pollutants discharged into the waters of the United States by extending National Pollutant Discharge Elimination System (hereinafter "NPDES") requirements to storm water and dry weather runoff discharge into storm drain systems.

B. Storm water and dry weather runoff flows from individual properties in the City into natural drainage courses and storm drains owned by other agencies prior to reaching surface waters also known as receiving waters.

C. The City of Rolling Hills is a co-permittee under the Municipal NPDES Permit authorized by the Federal Clean Water Act. As a co-permittee, the City is required to maintain adequate legal authority within its respective jurisdiction to control pollutant discharges and to require the use of control measures to prevent or reduce the discharge of pollutants to achieve water quality standards.

D. In order to control, in a cost-effective manner, the quantity and quality of storm water and dry weather runoff to the maximum extent practicable, the adoption of reasonable regulations, as set forth herein, is essential.

E. The City of Rolling Hills is a unique, low density residential community where development consists of single-family residential homes on large estate-size lots; the only nonresidential development in the City consists of City administration buildings, a fire station, water reservoirs, and a public school campus.

F. All roadways in the City are privately owned and maintained by the Rolling Hills Community Association. The City of Rolling Hills does not own or operate a municipal separate storm sewer system. Natural drainage courses within the City are located on private property.

G. Properties with geologic instability throughout the City and the hillside topography of the entire community make it difficult and in some instances hazardous for property owners to have storm water retention on site if such retention will result in absorption of water in slide planes.

H. All the properties within the City limits are under the constraints and limitations of CC&Rs of the Rolling Hills Community Association.

[1]Editor's note(s)—Ord. No. 334, § 3(Exh. A), adopted June 24, 2013, amended ch. 8.32 in its entirety to read as herein set out. Former ch. 8.32, §§ 8.32.010—8.32.110, pertained to storm water and urban runoff pollution control, and derived from Ord. No. 267, § 1(part), adopted 1996; Ord. No. 284, §§ 1—6, adopted 2001; Ord. No. 289-U, §§ 1—8, 10—15, adopted 2002.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.030 Purpose and intent.

A. The purpose of this chapter is to comply with the Federal Clean Water Act, the California Porter-Cologne Water Quality Control Act, and the Municipal NPDES Permit by:

1. Reducing pollutants in storm water discharge to the maximum extent practicable;

2. Regulating illicit connections and illicit discharges and thereby reducing the level of contamination of storm water and dry weather runoff into receiving waters; and

3. Regulating non-storm water discharges to the storm sewer system.

B. The intent of this chapter is to:

1. Protect and enhance the quality of watercourses, water bodies, and wetlands within the City in a manner consistent with the Federal Clean Water Act, the California Porter-Cologne Water Quality Control Act and the Municipal NPDES Permit;

2. Provide the City with the legal authority necessary to implement and enforce the requirements contained in 40 CFR § 122.26(d)(2)(i)(A—F) and in the Municipal NPDES Permit to the extent they are applicable in the City of Rolling Hills; and

3. Set forth compliance measures for the construction and operation of storm water mitigation measures required for certain "New Development" and "Redevelopment", and other projects (as further defined herein) as prescribed in the current version of the Municipal NPDES Permit approved by the Regional Water Quality Control Board-Los Angeles Region, and on file in the office of the City Clerk of this City. This chapter authorizes the City Manager or his/her designee to serve as an authorized enforcement officer to define and adopt applicable Best Management Practices (BMPs) and other storm water pollution control measures, to grant emergency self-waivers, as necessary, and to cite infractions and to impose fines pursuant to this chapter. Except as otherwise provided herein, the authorized enforcement officer shall administer, implement, and enforce the provisions of this section.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.040 Definitions.

Except as specifically provided herein, any term used in this chapter shall be defined as that term defined in the current Municipal NPDES Permit, or if it is not specifically defined in the Municipal NPDES Permit, then as such term is defined in the Federal Clean Water Act, as amended, and/or the regulations promulgated thereunder. The following definitions apply to this chapter only:

"Area susceptible to runoff" means any surface directly exposed to precipitation or in the path of runoff caused by precipitation.

"Authorized enforcement officer" means the City Manager or his or her designee.

"Best Management Practices (BMPs)" means practices or physical devices or systems designed to prevent or reduce pollutant loading from storm water or non-storm water discharges to receiving waters, or designed to reduce the volume of storm water or non-storm water discharged to the receiving water. Examples of BMPs may include public education and outreach, proper planning of development projects, and proper sludge- or waste-handling and disposal, among others.

~~"Best management practices (BMPs)" means practices or physical devices or systems designed to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters or designed to reduce the volume of stormwater or non-stormwater discharged to the receiving water.~~

"Biofiltration" is a low impact development (LID) BMP that reduces stormwater pollutant discharges by intercepting rainfall on vegetative canopy, and through incidental infiltration and/or evapotranspiration, and filtration. Incidental infiltration is an important factor in achieving the required pollutant load reduction. Biofiltration BMPs include bioretention systems with an underdrain and bioswales.

"Bioretention" is an LID BMP that reduces stormwater runoff by intercepting rainfall on vegetative canopy, and through evapotranspiration and infiltration. The bioretention system typically includes a minimum 2-foot top layer of a specified soil and compost mixture underlain by a gravel-filled temporary storage pit dug into the *in-situ* soil. As defined in the Municipal NPDES Permit, a bioretention BMP may be designed with an overflow drain but may not include an underdrain. When a bioretention BMP is designed or constructed with an underdrain it is regulated as a biofiltration BMP.

"City" means the City of Rolling Hills.

"Construction" means any construction or demolition activity, clearing, grading, grubbing, excavation, or any other activities that result in soil disturbance. Construction includes structure teardown and demolition. It does not include routine maintenance activities required to maintain the integrity of structures by performing minor repair and restoration work, original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety (including fire prevention); clearing and grubbing of vegetation for landscape maintenance and fire prevention which is not associated with a larger construction project; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. See "Routine Maintenance" definition below.

"Construction General Permit" means the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Board, which authorizes the discharge of stormwater from construction activities under certain conditions~~, Order No. 2009-0009-DWQ (NPDES No. CAS000002), adopted September 2, 2009, and any successor permit to that permit~~.

"Control" means to minimize, reduce, eliminate, or prohibit by technological, legal, contractual or other means, the discharge of pollutants from an activity or activities.

"Development" means any construction, rehabilitation, redevelopment or reconstruction of any public or private residential project or mass grading for future construction. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

"Directly Adjacent" means situated within two hundred feet of the contiguous zone required for the continued maintenance, function, and structural stability of the environmentally sensitive area.

"Director" means the City Manager or his or her designee.

"Discharge" means when used without qualification the "discharge of a pollutant."

"Discharging directly" means outflow from a drainage conveyance system that is composed entirely or predominantly of flows from the subject, property, development, subdivision, or industrial facility, and not commingled with the flows from adjacent lands.

"Discharge of a Pollutant" means: any addition of any "pollutant" or combination of pollutants to "waters of the United States" from any "point source" or, any addition of any pollutant or combination of pollutants to the waters of the "contiguous zone" or the ocean from any point source other than a vessel or other floating craft which is being used as a means of transportation. The term discharge includes additions of pollutants into waters of the United States from: surface runoff which is collected or channeled by man; discharges through pipes,

sewers, or other conveyances owned by a State, municipality, or other person which do not lead to a treatment works; and discharges through pipes, sewers, or other conveyances, leading into privately owned treatment works.

"Discretionary project" is defined in the same manner as Section 15357 of the Guidelines For Implementation Of The California Environmental Quality Act contained in Title 14 of the California Code Of Regulations, as amended, and means a project which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a particular activity, as distinguished from situations where the City merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

"Disturbed Area" means an area that is altered as a result of clearing, grading, and/or excavation, unless solely for the purposes of landscape maintenance or fire prevention.

~~"Environmentally Sensitive Area" ("ESA") means an area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments (California Public Resources Code § 30107.5). Areas subject to storm water mitigation requirements are areas designated as Significant Ecological Areas by the County of Los Angeles (Los Angeles County Significant Areas Study, Los Angeles County Department of Regional Planning (1976) and amendments); an area designated as a Significant Natural Area by the California Department of Fish and Game's Significant Natural Areas Program, provided that area has been field verified by the Department of Fish and Game; an area listed in the Basin Plan as supporting the Rare, Threatened, or Endangered Species (RARE) beneficial use; and an area identified by the City as environmentally sensitive.~~

"Good housekeeping practices" means common practices related to the storage, use or cleanup of materials, performed in a manner that minimizes the discharge of pollutants. Examples include, but are not limited to, purchasing only the quantity of materials to be used at a given time, use of alternative and less environmentally harmful products, cleaning up spills and leaks, and storing materials in a manner that will contain any leaks or spills.

~~"Hillside" means property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty-five percent or greater and where grading contemplates cut or fill slopes.~~

"Illicit connection" means any human-made conveyance that is connected to the storm drain system without a permit, excluding roof-drains and other similar type connections. Examples include channels, pipelines, conduits, inlets or outlets that are connected directly to the storm drain system.

"Illicit discharge" means any discharge to the storm drain system that is prohibited under local, state or federal statutes, ordinances, codes or regulations. The term illicit discharge includes all non-storm water discharges except authorized non-storm water discharges; conditionally exempt non-storm water discharges; and non-storm water discharges resulting from natural flows specifically identified in the Municipal NPDES Permit.

"Infiltration" means the downward entry of water into the surface of the soil.

"Inspection" means entry and the conduct of an on-site review of structures and devices on a property, at reasonable times, to determine compliance with specific municipal or other legal requirements. The steps involved in performing an inspection, include, but are not limited to:

1. Pre-inspection documentation research;
2. Request for entry;
3. Interview of property owner, resident and/or occupant(s);
4. Property walk-through;
5. Visual observation of the condition of property;
6. Examination and copying of records as required;

7. Sample collection (if necessary or required);

8. Exit discussion (to discuss preliminary evaluation) as appropriate; and

9. Report preparation, and if appropriate, recommendations for coming into compliance.

"Low Impact Development (LID)" means ~~building or landscape features designed to retain or filter storm water runoff~~implementation of systems and practices that use or mimic natural processes to: 1) infiltrate and recharge, 2) evapotranspire and/or 3) harvest and use precipitation near to where it falls to earth.

"Material" means any substance including, but not limited to: garbage and debris; lawn clippings, leaves and other vegetation; biological and fecal waste; sediment and sludge; oil and grease; gasoline; paints, solvents, cleaners and any fluid or solid containing chemicals.

"Municipal NPDES Permit" means the "Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties"~~y, Except Those Discharges Originating from the City of Long Beach MS4"~~ (Order No. R4-2021~~12-0175~~0105), NPDES Permit No. CAS00400~~41~~, effective ~~December 28, 2012~~September 11, 2021, issued by the California Regional Water Quality Control Board—Los Angeles Region, and any successor permit to that permit.

"Municipal separate storm sewer system" or "MS4" means a conveyance or system of conveyances (~~consisting of~~including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains):

1. Owned or operated by a state, city, town borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, storm water, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to waters of the United States;

2. Designed or used for collecting or conveying storm water;

3. Which is not a combined sewer; and

4. Which is not part of a Publicly Owned Treatment Works (POTW) as defined in 40 CFR 122.2.

"Natural Drainage Systems" means ~~all~~ drainage courses that have not been modified using engineering controls or drainage systems that are tributary to a natural drainage system. Examples of engineering modifications to a drainage course include channelization, armoring with concrete, and application of riprap. The clearing or dredging of a natural drainage system does not constitute a "modification" for purposes of this definition~~drainages that have not been improved (e.g., channelized or armored with concrete, shotcrete, or rip-rap) or drainage systems that are tributary to a natural drainage system~~.

"New development" means land disturbing activities; structural development, including construction or installation of a building or structure, creation of impervious surfaces; and land subdivision. "New development" is not land disturbing activities solely involving landscaping or fire prevention.

"Non-storm water discharge" means any discharge into the MS4 or from the MS4 into a receiving water that is not composed entirely of storm water.

"NPDES" or "National Pollutant Discharge Elimination System" means the national program for issuing, modifying, and revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Clean Water Act Section 307, 402, 318, and 405.

"Pollutant" means those "pollutants" defined in Section 502(6) of the Federal Clean Water Act (33 U.S.C. Section 1362(6)), or incorporated into California Water Code Section 13373. Examples of pollutants include, but are not limited to the following:

1. Commercial and industrial waste (such as fuels, solvents, detergents, plastic pellets, hazardous substances, fertilizers, pesticides, slag, ash and sludge);
2. Metals such as cadmium, lead, zinc, copper, silver, nickel, chromium; and non-metals such as phosphorus and arsenic;
3. Petroleum hydrocarbons (such as fuels, lubricants, surfactants, waste oils, solvents, coolants and grease);
4. Excessive eroded soils, sediment and particulate materials in amounts which may adversely affect the beneficial use of the receiving waters, flora or fauna of the State;
5. Animal wastes (such as discharge from confinement facilities, kennels, pens, recreational facilities, stables and show facilities);
6. Substances having characteristics such as pH less than six or greater than nine, or unusual coloration or turbidity, or excessive levels of fecal coliform, or fecal streptococcus, or enterococcus.

"Priority Development Project" means land development projects subject to the City's planning and building authority which are required to implement post-construction stormwater control measures to meet the Priority Development Project Structural BMP Performance Requirements of the Municipal NPDES Permit.

"Project" means all development, redevelopment, and land disturbing activities excluding landscaping projects.

"Rain event" means a rainfall event that produces more than 0.1 inch of precipitation in twenty-four hours unless specifically stated otherwise.

"Rainfall Harvest and Use" is an LID BMP system designed to capture runoff and to provide for temporary storage until the harvested water can be used for irrigation or non-potable uses. The harvested water may also be used to replace certain potable water uses such as toilet flushing if the system includes disinfection treatment and is approved for such use by the local building department.

"Redevelopment" ~~means, land-disturbing activity that results in the creation, addition, or replacement of ten thousand square feet or more of impervious surface on existing single family dwelling and accessory structures or the creation, addition, or replacement of five thousand square feet or more of impervious surface area on an already developed site for non-single family projects. Redevelopment~~ includes, but is not limited to: the expansion of a building footprint; addition or replacement of a structure; replacement of impervious surface area that is not part of a routine maintenance activity; and land disturbing activities related to structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

"Regional Board" means the California Regional Water Quality Control Board-Los Angeles Region.

"Routine Maintenance" includes, but is not limited to projects conducted to:

1. Maintain the original line and grade, hydraulic capacity, or original purpose of the facility;
2. Perform as needed restoration work to preserve the original design grade, integrity and hydraulic capacity of flood control facilities;
3. Carry out road shoulder work, regrading dirt or gravel roadways and shoulders and performing ditch cleanouts;

4. Update existing lines and facilities, including the replacement of existing lines with new materials or pipes, to comply with applicable codes, standards, and regulations regardless if such projects result in increased capacity;

5. Repair leaks;

6. Conduct landscaping activities without changing existing or natural grades; and

7. Conduct disking and grubbing for fire prevention.

Routine maintenance does not include construction of new lines or facilities resulting from compliance with applicable codes, standards and regulations. New lines are those that are not associated with existing facilities and are not part of a project to update or replace existing lines.

"Runoff" means any runoff including storm water and dry weather flows from a drainage area that reaches a receiving water body or subsurface. During dry weather it is typically comprised of base flow either contaminated with pollutants or uncontaminated, and nuisance flows.

"Significant Ecological Area" means an area that ~~is determined to possess an example of biotic resources that cumulatively represent biological diversity, for the purposes of protecting biotic diversity~~has been officially designated as having irreplaceable biological resources~~,~~ as part of the Los Angeles County General Plan. ~~Areas are designated as SEAs, if they possess one or more of the following criteria:~~

~~1. The habitat of rare, endangered, and threatened plant and animal species;~~

~~2. Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind, or are restricted in distribution on a regional basis;~~

~~3. Biotic communities, vegetative associations, and habitat of plant and animal species that are either one of a kind or are restricted in distribution in Los Angeles County;~~

~~4. Habitat that at some point in the life cycle of a species or group of species, serves as a concentrated breeding, feeding, resting, migrating grounds and is limited in availability either regionally or within Los Angeles County;~~

~~5. Biotic resources that are of scientific interest because they are either an extreme in physical/geographical limitations, or represent an unusual variation in a population or community;~~

~~6. Areas important as game species habitat or as fisheries;~~

~~7. Areas that would provide for the preservation of relatively undisturbed examples of natural biotic communities in Los Angeles County; and~~

~~8. Special areas.~~

"Simple LID BMP" means a BMP constructed above ground on a single-family residential home that can be readily inspected by a homeowner or inspector. Simple LID BMPs do not require an operation and maintenance plan per the Municipal NPDES Permit. Examples of such BMPs include, but are not limited to, vegetated swales, rain barrels and above ground cisterns, rain gardens, and pervious pavement.

"Site" means the land or water area where any "structure or activity" is physically located or conducted, including adjacent land used in connection with the structure or activity.

"Source control BMP" means any schedule of activities, prohibition of practices, maintenance procedures, managerial practices or operational practices that aim to prevent storm water pollution by reducing the potential for contamination at the source of pollution.

"Storm water" or "stormwater" means storm water runoff and surface runoff and drainage related to precipitation events (pursuant to 40 CFR § 122.26(b)(13); 55 Fed. Reg. 47990, 47996 (Nov. 16, 1990)).

"Structural BMP" means any structural facility designed and constructed to mitigate the adverse impacts of storm water and dry weather runoff pollution ~~(e.g. canopy, structural enclosure)~~. Structural BMPs may include ~~both~~ stormwater retention BMPs, treatment control BMPs and source control BMPs(e.g., canopy, structural enclosure).

"Treatment" means the application of engineered systems that use physical, chemical, or biological processes to remove pollutants. Such processes include, but are not limited to, filtration, gravity settling, media adsorption, biodegradation, biological uptake, chemical oxidation and UV radiation.

"Treatment control BMP" means any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological, or chemical process.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.050 Construction and application.

This chapter shall be construed to assure consistency with the requirements of the Federal Clean Water Act and acts amendatory thereof or supplementary thereto, applicable implementing regulations, and the Municipal NPDES Permit, and any amendment, revision or reissuance thereof.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.060 Prohibited activities.

A. Illicit Discharges. It is prohibited to discharge pollutants directly into or cause pollutants to be discharged ~~pollutants~~ into natural drainage courses.

B. Littering. No person shall intentionally throw, deposit, place, leave, maintain, keep or permit to be thrown, deposited, placed, left or maintained or kept, any refuse, rubbish, garbage, or any other discarded or abandoned objects, articles or accumulations, on or upon any roadway, driveway, trail, canyon, storm drain, inlet, catch basin conduit or drainage structure, or upon any private plot of land in the City, so that the same might be or become a pollutant. No person shall throw or deposit litter in any fountain, pond, stream or other body of water within the City. This subsection shall not apply to refuse, rubbish or garbage deposited in containers, bags or other appropriate receptacles which are placed in designated locations for regular solid waste pick up and disposal.

C. Disposal of Landscape Debris. It is prohibited to intentionally dispose of leaves, dirt, or other landscape debris into the MS4 or into natural drainage courses.

D. No person shall intentionally dispose of manure or any animal waste into the MS4 or into any natural or modified drainage course.

E. Non-Storm Water Discharges. All non-storm water discharges into the municipal storm sewer system are prohibited unless those flows are: in compliance with and authorized by a separate NPDES Permit; ~~pursuant to a discharge exemption by the Regional Board, the regional board's executive officer, or the State Water Resources Control Board~~ authorized by a conditional waiver or WDRs for agricultural lands; associated with emergency firefighting activities (i.e., flows necessary for the protection of life or property); natural flows as defined in the Municipal NPDES Permit; conditionally exempt non-storm water discharges as defined in accordance with the Municipal NPDES Permit; or authorized as a temporary non-storm water discharge by USEPA pursuant to sections 104(a) or 104(b) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Prohibited discharges include, but are not limited to:

1. The discharge of runoff from mobile auto washing, steam cleaning, mobile carpet cleaning, and other such mobile commercial and industrial operations (excluding non-commercial car washing by residents and non-profit organizations);
2. Discharges from areas where repair of machinery and equipment, including motor vehicles, which are visibly leaking oil, fluid or antifreeze, is undertaken;
3. Discharges of runoff from areas where materials containing grease, oil, or other hazardous substances (e.g., motor vehicle parts) are stored, and discharges from uncovered receptacles containing hazardous materials;
4. The discharge of ~~chlorinated/brominated~~ swimming pool ~~water~~ or spa ~~and~~ filter backwash or water from draining of saltwater pools;
5. Discharges of runoff from the washing of toxic materials from paved or unpaved areas;
6. Discharges from the washing out of concrete or cement laden wash water from concrete trucks, pumps, tools, and equipment;
7. Discharges of any pesticide, fungicide, or herbicide, banned by the USEPA or the California Department of Pesticide Regulation;
8. Discharge of any food or food processing wastes;
9. Discharge of any fuel and chemical wastes, animal wastes, garbage, batteries, and other materials that have potential adverse impacts on water quality; and
10. The disposal of hazardous wastes into trash containers that causes a direct or indirect discharge to the municipal storm water system.

F. Discharges in Violation of the Municipal NPDES Permit. Any discharge that would result in or contribute to a violation of the Municipal NPDES Permit, either separately or in combination with other discharges, is prohibited. Liability for any such discharge shall be the responsibility of the person(s) causing or responsible for the discharge, and such person(s) shall defend, indemnify and hold harmless the City from all losses, liabilities, claims or causes of actions in any administrative or judicial action relating to such discharge.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.070 Exempted discharges, or conditionally exempted discharges or designated discharges.

Discharges from those activities specifically identified in, or pursuant to, the Municipal NPDES Permit as being exempted discharges, or conditionally exempted discharges, shall not be considered a violation of this chapter; provided, that any applicable BMPs developed pursuant to the Municipal NPDES Permit are implemented to minimize any adverse impacts from such identified sources and that required conditions outlined in the Municipal NPDES Permit are met prior to discharge.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.080 Good housekeeping provisions.

Owners and occupants of property within the City shall implement Best Management Practices to prevent or reduce the discharge of pollutants to the municipal storm water system to the maximum extent practicable. Treatment and structural Best Management Practices shall be properly operated and maintained to prevent the breeding of vectors. Implementation includes, but is not limited to:

A. Septic Waste. No person shall leave, deposit, discharge, dump or otherwise expose any chemical or septic waste to precipitation.

B. Use of Water. Runoff of water used for irrigation purposes shall be minimized to the maximum extent practicable. Runoff of water from the conditionally exempt washing down of paved areas shall be minimized to the maximum extent practicable. Conditionally exempt non-storm water discharges of roadway/driveway wash water only include those discharges resulting from use of high pressure, low volume spray washing using only potable water with no cleaning agents at an average usage of 0.006 gallons per square feet of impervious ~~sidewalk~~ area. Conditionally exempt non-storm water discharges of roadway/driveway wash water do not include hosing of any driveway or roadway with a garden hose with a pressure nozzle. If there are pollutants in the area, such as oil or grease spills or leaks, the area shall be cleaned using appropriate dry cleaning methods prior to washing.

C. Storage of Materials, Machinery, and Equipment. Machinery or equipment that is to be repaired or maintained in areas susceptible to or exposed to storm water, shall be placed in a manner so that leaks, spills and other maintenance-related pollutants are not discharged to the MS4.

D. Removal and Disposal of Debris and Oil from Institutional Motor Vehicle Parking Lots. Institutional motor vehicle parking lots ~~with more than twenty-five parking spaces~~one acre or more that are located in areas potentially exposed to storm water shall be inspected at least twice per month and shall have debris and/or oil removed in an effective manner ~~regularly~~ from such parking lots to prevent the discharge of debris or oil to the MS4. Institutional parking lots that are either one acre in size and/or used for heavy vehicle storage, such as construction vehicles, buses, refuse trucks, etc., shall be cleaned at least once per month. Best management practices shall be implemented and maintained to prevent the discharge of gravel and sediment to the MS4 from parking lots with gravel/sediment base.

E. Best Management Practices. Best Management Practices shall be used in areas exposed to storm water for the removal and lawful disposal of all fuels, chemicals, fuel and chemical wastes, animal wastes, garbage, batteries, or other materials which have potential adverse impacts on water quality.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.090 Requirements for construction activities.

A. Each industrial discharger, discharger associated with construction activity, or other discharger described in any general storm water permit addressing such discharges, as may be issued by the U.S. Environmental Protection Agency, the State Water Resources Control Board, or the Regional Board, shall comply with all requirements of such permit. Each discharger identified in an individual NPDES permit shall comply with and undertake all activities required by such permit. Proof of compliance with any such permit may be required in a form acceptable to the Authorized Enforcement Officer prior to the issuance of any grading, building or occupancy permits, or any other type of permit or license issued by the City.

B. Storm water runoff containing sediment, construction materials or other pollutants from the construction site and any adjacent staging, storage or parking areas shall be reduced to the maximum extent practicable. The following shall apply to all construction projects within the City, regardless of project size, and shall be required from the time of land clearing, demolition, or commencement of construction until final approval:

1. Sediment, construction wastes, trash and other pollutants from construction activities shall be reduced to the maximum extent practicable.

2. Structural controls such as sediment barriers, plastic sheeting, detention ponds, filters, berms, and similar controls shall be utilized to the maximum extent practicable in order to minimize the escape of sediment and other pollutants from the site.

3. All excavated soil shall be located on the site in a manner that minimizes the amount of sediment running onto the street, drainage facilities or adjacent properties. Soil piles not actively in use shall be bermed ~~or~~ and covered with plastic sheeting or similar materials until the soil is either used or removed from the site.

4. No washing of construction or other vehicles is permitted adjacent to a construction site. No water from the washing of construction vehicle or~~f~~ equipment on the construction site is permitted to run off the construction site and enter the municipal storm water system or natural drainage system.

5. Trash receptacles must be situated at convenient locations on construction sites and must be maintained in such a manner that trash and litter does not accumulate on the site nor migrate off site. Trash receptacles must be covered at the end of each business day and during rain events.

6. Erosion from slopes and channels must be controlled through the effective combination of Best Management Practices.

C. Construction sites where the construction activity covers less than one acre must implement an effective combination of erosion and sediment control BMPs from the Municipal NPDES Permit to prevent erosion and sediment loss, and the discharge of construction wastes.

D. The owner or authorized representative of the owner must certify in a form acceptable to the Director or duly authorized representative that Best Management Practices to control runoff from construction activity at all construction sites will be implemented prior to the issuance of any Building or Grading permit.

E. Construction sites where the construction activity covers one acre or more must adhere to the requirements set forth in the Municipal NPDES Permit and the Construction General Permit. Evidence of coverage under applicable permits, including, but not limited to, the Construction General Permit and State Water Board 401 Water Quality Certification shall be provided to the City prior to issuance of a grading or building permit. A Storm Water Pollution Prevention Plan (SWPPP) for construction sites of one acre or greater shall be developed by a Qualified SWPPP Developer (QSD) consistent with the ~~Municipal NPDES~~Construction General Permit requirements. ~~The SWPPP must include all elements required by the Construction General Permit. SWPPPs must be prepared in accordance with their calculated risk level per the Construction General Permit. Such plans must be submitted to the City for review and approval prior to the issuance of building or grading permits.~~

~~F. BMPs selected for erosion and sediment control shall be detailed in the SWPPP. BMPs shall be selected from the Municipal NPDES Permit, as applicable, and, at a minimum, shall include those BMPs specified in Attachments C, D, and E of the Construction General Permit based on the project risk level. Selected BMPs must be selected, designed, implemented, and maintained in accordance with the BMP technical standards presented in the latest version of the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbook for Construction; or Caltrans Stormwater Quality Handbook, Construction Site Best Management Practices Manual and addenda.~~

G. Roadway paving and repair projects must implement at a minimum the BMPs listed in the Municipal NPDES Permit. Roadway ~~paving or repair~~ projects disturbing an area equal to or greater than one acre in size shall also abide by the Construction General Permit, and implement all necessary BMPs as required for coverage under the Construction General Permit.

8.32.095 Planning and Land Development Program requirements for New Development and Redevelopment projects.

A. The following New Development and Redevelopment projects are required to comply with the Priority Development Project requirements ~~of Part VIII.F. of the~~ Municipal NPDES Permit:

1. New ~~D~~development projects~~, including the construction of new single family residential homes,~~ equal to one acre or greater of disturbed area and adding ~~more than~~ ten thousand square feet or more of impervious surface area (collectively over the entire project site);

2. ~~Parking lots with five thousand square feet or more of impervious area or with twenty-five or more parking spaces;~~ Redevelopment projects that create and/or replace five thousand square feet or more of impervious surface (collectively over the entire project site) on existing sites of ten thousand square feet or more of impervious surface area;

3. New development and redevelopment projects that create and/or replace five thousand square feet or more of impervious surface (collectively over the entire project site) and support the following uses: parking lots~~Single family hillside residential developments or redevelopments~~;

4. New development and redevelopment projects that create and/or replace two thousand five hundred square feet or more of impervious area, discharge stormwater that is likely to impact a sensitive biological species or habitat, and are located in or directly adjacent to or are discharging directly to a Significant Ecological Area as identified by the County of Los Angeles Significant Ecological Areas Program.~~Redevelopment projects in subject categories that meet Redevelopment thresholds (pursuant to the Municipal NPDES Permit), which include:~~

5. The Priority Development Project Structural BMP Performance Requirements of the municipal NPDES permit are applicable to redevelopment Priority Development Projects as follows:

   ~~(a) Land-disturbing activities which create, add, or replace ten thousand square feet or more of impervious surface area on lots developed with single family dwellings and/or accessory structures; and~~

   ~~(b) Land-disturbing activities which create, add, or replace five thousand square feet or more of impervious surface area on an already developed site excluding lots developed with single family dwellings and accessory structures.~~

   (a~~c~~) Where Redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development~~, and the existing development was not subject to post-development storm water quality control requirements,~~ the entire Project must be mitigated.

   (b~~d~~) Where Redevelopment results in an alteration to less than fifty percent of impervious surfaces of a previously existing development~~, and the existing development was not subject to post-development storm water quality control requirements,~~ only the alteration must be mitigated~~,~~ and not the entire development.

   EXCEPTIONS: The following do not constitute New Development or Redevelopment:

   ~~1.~~ Routine maintenance activities conducted to maintain original line and grade, hydraulic capacity, original purpose of facility, or emergency redevelopment activity required to protect public health and safety.

   ~~2. Discretionary permit projects or phased project applications which have been deemed complete by February 8, 2013, and which have not received an extension of time.~~

   ~~3. Discretionary permit projects with a valid vesting tentative map.~~

B~~5~~. Roadway construction ~~with~~ of ten thousand square feet or more of impervious surface area shall follow USEPA guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets (December 2008

EPA-833-F-08-009) to the maximum extent practicable. Roadway construction projects are exempt from the Priority Development Project Structural BMP Performance Requirements of the municipal NPDES permit.

~~6. Any New Development or Redevelopment project located in or directly adjacent to or discharging directly into a Significant Ecological Area (as defined herein), where the development will:~~

~~(a) Discharge storm water that is likely to impact a sensitive biological species or habitat; and~~

~~(b) Create two thousand five hundred square feet or more of impervious surface area.~~

~~EXCEPTIONS: The following do not constitute New Development or Redevelopment:~~

~~1. Routine maintenance activities conducted to maintain original line and grade, hydraulic capacity, original purpose of facility, or emergency redevelopment activity required to protect public health and safety.~~

~~2. Discretionary permit projects or phased project applications which have been deemed complete by February 8, 2013, and which have not received an extension of time.~~

~~3. Discretionary permit projects with a valid vesting tentative map.~~

C~~B~~. Incorporation of Planning and Land Development Program requirements into Project Plans.

1. New Development and Redevelopment projects are required to control pollutants and runoff volume from the project site ~~by minimizing the impervious surface area and controlling runoff through infiltration, bioretention, and/or rainfall harvest and use, in accordance with the standards set forth in the Municipal NPDES Permit~~. To the extent that the City may lawfully impose conditions, mitigation measures, or other requirements on the development or construction of a single-family home, a single-family home Development or Redevelopment project shall:

   (a) Conserve natural areas;

   (b) Protect slopes and channels;

   (c) Minimize impervious areas;

   (d) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and

   (e) Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

2. Prior to the issuance of any grading, building, or construction permit, ~~A~~an applicant for a ~~New Development or a Redevelopment~~Priority Development Project identified in Section 8.32.095(A) of this chapter shall incorporate into the applicant's project plans a Post Construction Storm Water Mitigation Plan which includes ~~those~~ site design elements for stormwater management and BMP placement, detailed sizing calculations for structural ~~Best Management Practices~~BMPs and/or pollutant removal performance for treatment control BMPs necessary to control storm water runoff and pollution from the completed project. ~~Structural or Treatment Control BMPs (including, as applicable, post-construction Treatment Control BMPs) set forth in project plans shall meet the design standards set forth in the current Municipal NPDES Permit.~~

3. ~~To the extent that the City may lawfully impose conditions, mitigation measures, or other requirements on the development or construction of a single-family home in a hillside area, a single-family hillside home Development or Redevelopment project shall implement mitigation measures to:~~

~~(a) Conserve natural areas;~~

~~(b) Protect slopes and channels;~~

~~(c) Provide storm drain system stenciling and signage;~~

~~(d) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and~~

~~(e) Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.~~

~~4. New Development/Redevelopment~~Priority Development Project Structural BMP Performance Criteria.~~:~~ Post-construction stormwater ~~control BMPs to mitigate stormwater pollution~~control measures are required for all new development and redevelopment projects identified in Section 8.32.095(A) of this chapter unless alternative control measures are ~~allowed~~ approved as provided in the Municipal NPDES Permit. Post-construction stormwater control measures~~BMPs~~ must be implemented to retain on-site the Stormwater Quality Design Volume (SWQDv) from the project site~~,~~ defined as runoff from either:

(a) Three-quarter-inch, twenty-four-hour rain event; or

(b) The eighty-fifth percentile, twenty-four-hour rain event, ~~as determined from the Los Angeles County eighty-fifth percentile precipitation isohyetal map,~~ whichever is greater.

Structural BMPs shall meet the design specifications and on-site retention potential outlined in the Municipal NPDES Permit.

4. For projects unable to retain one hundred percent of the SWQDv on-site due to technical infeasibility as defined in the Municipal NPDES Permit, projects must implement alternative compliance measures in accordance with the Municipal NPDES Permit. To be eligible for alternative compliance measures due to technical infeasibility, the project applicant must submit a site-specific hydrologic and/or design analysis consistent with Technical Infeasibility Demonstration requirements of the municipal NPDES permit conducted and endorsed by a registered professional engineer, geologist, architect, and/or landscape architect for approval by the City. Structural or Treatment Control BMPs (also known as post-construction stormwater control measures or post-construction BMPs) set forth in project plans shall meet the Priority Development Project Structural BMP Performance Requirements of the current Municipal NPDES Permit in the following order of preference:

(a) On-site infiltration, bioretention and/or rainfall harvest and use;

(b) Where subpart a. above is infeasible, then on-site biofiltration, off-site groundwater replenishment, and/or offsite retrofit; or

(c) On-site treatment where a. and b. above are infeasible.

~~Single family hillside home development projects are exempt from the New Development/Redevelopment Project Performance Criteria of the Municipal NPDES Permit unless they create, add or replace ten thousand square feet of impervious surface area.~~

5. Hydromodification ~~Control Criteria~~Management Requirements.

(a) ~~All non-exempt New Development and Redevelopment~~Priority Development P~~p~~rojects located within natural drainage systems as defined in Section 8.32.040 of this chapter must implement hydrologic control measures consistent with Hydromodification Management Requirements of the municipal NPDES permit to prevent accelerated downstream erosion and to protect stream habitat in natural drainage systems. ~~Projects exempt from hydromodification controls are listed in the Municipal NPDES Permit.~~

i. Priority Development Projects disturbing an area less than or equal to one acre may satisfy the hydromodification management requirements of the municipal NPDES permit by

meeting the Priority Development Project Structural BMP Performance Requirements of the municipal NPDES permit.

ii. Priority Development Projects disturbing an area greater than one acre within natural drainage systems must demonstrate that one of the Hydromodification Management Control Criteria in the municipal NPDES permit is met as applicable for the disturbed area of the project or, alternatively, may demonstrate that the hydromodification requirements in the current County of Los Angeles Low Impact Development Manual are met as applicable for the disturbed area of the project.

(b) Exemptions. The following new development and redevelopment projects are exempt from implementation of hydromodification controls where assessments of downstream channel conditions and proposed discharge hydrology indicate that adverse hydromodification effects are unlikely: ~~The following New Development and Redevelopment projects must include one, or a combination of, hydromodification control BMPs, Low Impact Development (LID) strategies, or stream and riparian buffer restoration measures:~~

i. Projects that are replacement, maintenance, or repair of an existing flood control facility, storm drain, or transportation network;

ii. Projects with any increased discharge, directly or through a storm drain, to a sump, lake, area under tidal influence, into a waterway with a one-hundred-year peak flow of twenty-five thousand cubic feet per second or greater, or other receiving water that is not susceptible to impacts of hydromodification; and

iii. Projects that discharge, directly or through a storm drain, into concrete or other engineered channels which discharge into a receiving water that is not susceptible to impacts of hydromodification as described in ii. above.

~~iv. LID BMPs implemented on single family home projects are sufficient to comply with Hydromodification criteria.~~

~~i. Projects on single family lots that create, add, or replace ten thousand square feet or more of impervious surface area are required to implement LID BMPs in accordance with parts B.1 through B.4 of this Section. Single family homes implementing such BMPs will satisfy the hydromodification control requirements of the Municipal NPDES Permit.~~

~~ii. Projects on non-single family lots disturbing an area greater than one acre but less than fifty acres within natural drainage systems must demonstrate one of the following:~~

~~a. The project has been designed to retain on-site, through infiltration, evapotranspiration, and/or harvest and use, the storm water volume from the runoff of the ninety-fifth percentile, twenty-four-hour storm; or~~

~~b. The runoff flow rate, volume, velocity, and duration for the post-development condition do not exceed the pre-development condition for the two-year, twenty-four-hour rainfall event; or~~

~~c. The erosion potential (Ep) in the receiving water channel will approximate one, as determined by a Hydromodification Analysis Study and the equation presented in Attachment J of the Municipal NPDES Permit, or other approved equations.~~

C. Issuance of Final Approval. As a condition for issuing final approval for New Development or Redevelopment projects identified in Section 8.32.095(A), the Authorized Enforcement Officer shall require property owners or their representative(s) to build all the storm water pollution control Best Management Practices and

structural or treatment control BMPs that are shown on the approved project plans and to submit a signed certification statement stating that the site and all structural or treatment control BMPs will be maintained in compliance with the Municipal NPDES Permit and other applicable regulatory requirements including the following words: "SHOULD THE ABOVE REPRESENTATION BE INCORRECT, WE UNDERSTAND AND ACKNOWLEDGE THAT WE ARE RESPONSIBLE FOR THE COST OF CORRECTING ANY DEFICIENCY IN THE PERFORMANCE OF THE ABOVE CONDITION AS WELL AS PAYMENT OF APPLICABLE ADMINISTRATIVE AND/OR CIVIL REMEDIES. WE UNDERSTAND THAT THE CITY WILL RELY ON THE REPRESENTATIONS CONTAINED IN THIS STATEMENT AS HAVING ACHIEVED OUR OBLIGATION FOR COMPLIANCE WITH STORM WATER REQUIREMENTS AND SIGN THIS CERTIFICATION VOLUNTARILY, WITHOUT PURPOSE OF EVASION AND OF OUR OWN FREE WILL AND WITH FULL KNOWLEDGE OF ITS SIGNIFICANCE."

With the exception of Simple LID BMPs (as defined in Section 8.32.040) implemented on lots developed with single family residences, project owners shall provide an operation and maintenance plan, monitoring plan where required, and verification of ongoing maintenance provisions for ~~LID practices~~structural BMPs, Treatment Control BMPs, and Hydromodification Control BMPs including but not limited to: final map conditions, legal agreements, covenants, conditions or restrictions, CEQA mitigation requirements, conditional use permits, and/or other legally binding maintenance agreements. The operation and maintenance plan and maintenance records shall be kept on-site and available for review by the City's authorized enforcement officer~~,~~ upon request. ~~These maintenance records must be kept on site for treatment BMPs implemented on single family residences.~~

D. Transfer of Properties Subject to Requirement for Maintenance of Structural and Treatment Control BMPs.

1. The transfer or lease of a property subject to a requirement for maintenance of structural and treatment control BMPs shall include conditions requiring the transferee and its successors and assigns to either (a) assume responsibility for maintenance of any existing structural or treatment control BMP or (b) to replace an existing structural or treatment control BMP with new structural or treatment control ~~measures or~~ BMPs meeting the then current standards of the City and the Municipal NPDES Permit. Such requirement shall be included in any sale or lease agreement or deed for such property. The condition of transfer shall include a provision that the successor property owner or lessee conduct maintenance inspections of all structural or treatment control BMPs at least once a year and retain proof of inspection and proper operation and maintenance.

2. If structural or treatment control BMPs are located within an area proposed for dedication to a public agency, they will be the responsibility of the developer until the dedication is accepted.

E. CEQA. Provisions of this section shall be complementary to, and shall not replace, any applicable requirements for storm water mitigation required under the California Environmental Quality Act.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.100 Enforcement.

A. Violations Deemed a Public Nuisance.

1. Any condition caused or permitted to exist in violation of:

(a) Any of the provisions of this chapter; or

(b) Any failure to comply with any applicable requirement of the Municipal NPDES Permit, an approved Post-Construction Storm Water Mitigation Plan, or effective implementation of a~~n approved~~ SWPPP with respect to a property; or

(c) Any false certification or verification, or any failure to comply with a certification or verification provided by a project applicant or the applicant's successor in interest; or

(d) Any failure to properly operate and maintain any structural or treatment control BMP on a property in accordance with a~~n approved~~ SWPPP developed by a QSD and/or Post-Construction Storm Water Mitigation Plan or the Municipal NPDES Permit, is determined to be a threat to the public health, safety and welfare, is declared and deemed a public nuisance, and may be abated or restored by any authorized enforcement officer, and a civil or criminal action to abate, enjoin or otherwise compel the cessation of such nuisance may be brought by the City Attorney.

2. The cost of such abatement and restoration shall be borne by the owner of the property and the cost thereof shall be invoiced to the owner of the property, as provided by law or ordinance for the recovery of nuisance abatement costs.

3. If any violation of this chapter constitutes a seasonal and recurrent nuisance, the City Manager shall so declare. The failure of any person to take appropriate annual precautions to prevent storm water pollution after written notice of a determination under this paragraph shall constitute a public nuisance and a violation of this chapter.

B. Concealment. Causing, permitting, aiding, abetting or concealing a violation of any provision of this chapter shall constitute a violation of such provision.

C. Civil Actions. In addition to any other remedies provided in this section, any violation of this chapter may be enforced by civil action brought by the City. In any such action, the City may seek, as appropriate, any or all of the following remedies:

1. A temporary and/or permanent injunction;

2. Assessment of the violator for the costs of any investigation, inspection or monitoring survey which led to the establishment of the violation, and for the reasonable costs of preparing and bringing legal action under this subsection;

3. Costs incurred in removing, correcting or terminating the adverse effects resulting from violation; and

4. Compensatory damages for loss or destruction to water quality, wildlife, fish and aquatic life.

D. Administrative Enforcement Powers. In addition to the other enforcement powers and remedies established by this chapter, the authorized enforcement officer has the authority to utilize the following administrative remedies:

1. Cease and Desist Orders. When an authorized enforcement officer finds that a discharge has taken place or is likely to take place in violation of this chapter, the officer may issue an order to cease and desist such discharge, or practice, or operation likely to cause such discharge and direct that those persons not complying shall: (i) comply with the requirement, (ii) comply with a time schedule for compliance, and (iii) take appropriate remedial or preventive action to prevent the violation from recurring.

2. Notice to Clean. Whenever an authorized enforcement officer finds any oil, earth, debris, grass, weeds, dead trees, tin cans, rubbish, refuse, waste or any other material of any kind, in or upon the roadway or trail abutting or adjoining any parcel of land, or upon any parcel of land or grounds, which may result in pollutants entering the MS4 or a non-storm water discharge to the MS4, the officer may give notice to the owner or occupant of the adjacent property to remove such oil, earth, debris, grass, weeds, dead trees, tin cans, rubbish, refuse, waste or other material, in any manner that the officer may reasonably provide. The recipient of such notice shall undertake the activities as described in the notice.

E. Penalties. Violation of this chapter shall be punishable as a misdemeanor, punishable as set forth in Section 1.08.020(A) of this code. Each day that a violation continues shall constitute a separate offense.

F. Permit Revocation. To the extent the City makes a provision of this chapter or any identified BMP a condition of approval to the issuance of a permit or license, any person in violation of such condition is subject to the permit revocation procedures set forth in this code.

G. Remedies. Remedies specified in this chapter are in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided for herein shall be cumulative and not exclusive.

H. Authority to Carry Out Inspections, Conduct Samplings, and Establishing Sampling Devices. The Authorized Enforcement Officer may carry out all inspections, surveillance, and monitoring procedures necessary to determine compliance and noncompliance with the Municipal NPDES Permit, including the prohibition of non-storm water discharges into the MS4 and receiving waters. With the consent of the owner or occupant or pursuant to an inspection warrant, any Authorized Enforcement Officer may establish on any property such devices as necessary to conduct sampling and monitoring activities necessary to determining the concentrations of pollutants in storm water and/or non-storm water runoff. The inspections provided for herein may include but are not limited to:

1. Inspecting efficiency or adequacy of construction or post construction BMPs;
2. Inspection, sampling and testing any area runoff, soils in areas subject to runoff, and or treatment system discharges;
3. Inspection of the integrity of all storm drain and sanitary sewer systems, including the use of smoke and dye tests and video survey of such pipes and conveyance systems;
4. Inspection of all records of the owner, contractor, developer or occupant of public or private property relating to BMP inspections conducted by the owner, contractor, developer or occupant and obtaining copies of such records as necessary; and
5. Identifying points of storm water discharge from the premises whether surface or subsurface and locating any illicit connection or discharge.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)

8.32.110 No taking.

The provisions of this chapter shall not be construed or operate to deprive any property owner of substantially all of the market value of such owner's property or otherwise constitute an unconstitutional taking without compensation.

(Ord. No. 334, § 3(Exh. A), 6-24-2013)