City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

AGENDA | **CITY COUNCIL** | **CITY OF ROLLING HILLS**
Regular Council Meeting | **Monday, February 08, 2021** | **7:00 PM**

SUPPLEMENTAL

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

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

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

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

Or dial (669) 900-9128

meeting ID: 872 2717 5757 passcode: 780609

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

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

Next Resolution No. 1272 Next Ordinance No. 371

SUPPLEMENTAL
(Item 6.A.)

1. **CALL TO ORDER**

2. **ROLL CALL**

PLEDGE OF ALLEGIANCE

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

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

4.A. MINUTES - REGULAR MEETING OF JANUARY 25, 2021.
RECOMMENDATION: Approve as presented.
2021-01-25_CCMinutes_v2.docx

4.B. PAYMENT OF BILLS.
RECOMMENDATION: Approve as presented.
Check Voucher Register - Council Report Expenditures from 2-8-2021.pdf

4.C. CAL RECYCLE 2019 ANNUAL REPORT.
RECOMMENDATION: Receive and file.
EARJurisdictionSummary.pdf

4.D. Â UPDATED FY 2020-2021 CITY COUNCIL COMMITTEE ASSIGNMENTS.
RECOMMENDATION: Receive and file.
20-21 Committee Assignments_2021-02-8.pdf

4.E. PLANNING AND COMMUNITY SERVICES DEPARTMENT RECORDS MANAGEMENT UPDATE.
RECOMMENDATION: Approve as presented.
PLANNING PROJECT LIST OF DIGITIZED FILES 02.08.21.pdf

5. **COMMISSION ITEMS**
NONE.

6. **PUBLIC HEARINGS**

6.A. CONSIDER ORDINANCE NO. 369, AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (RANCHO DEL MAR HOUSING OPPORTUNITY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE AFFORDABLE HOUSING AND AMENDING SECTION 17.08.010 OF CHAPTER 17.08 (ESTABLISHMENT OF ZONES

AND BOUNDARIES) TO IDENTIFY THE OVERLAY ON THE ZONING MAP AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND CONSIDER RESOLUTION NO. 1270 OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, ADOPTING GENERAL PLAN AMENDMENT NO. 2020-01 TO THE CIT OF ROLLING HILLS GENERAL PLAN, AN AMENDMENT TO THE GENERAL PLAN TO ADOPT THE LAND USE ELEMENT AMENDMENT AND LAND USE POLICY MAP AMENDMENT; AND APPROVING THE NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: 1) Open public hearing, take public testimony, close public hearing; and

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

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

Reso 1270 Land Use and Map.pdf
RDMO Ordinance and Map.pdf
CEQA.pdf
SUPPLEMENTAL City Council Resolution 1270 Land Use Element Amendment.pdf

7. OLD BUSINESS

7.A. PENINSULA CITIES JOINT LETTERs TO STATE REPRESENTATIVES OPPOSING SENATE BILL 9 AND SENATE BILL 10.

RECOMMENDATION: Continue to work with Peninsula cities.

7.B. RECEIVE AND FILE EVACUATION ROUTE SURVEY RESULTS, RESULTS ANALYSIS AND RECOMMENDED ACTIONS.

RECOMMENDATION: Staff recommends the City Council receive a report on Evacuation Route Survey results, results analysis, and recommended actions for to support wildfire mitigation.

Evacuation Survey Results.pdf
Evacuation Survey Analysis updated 020121.docx

8. NEW BUSINESS

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

RECOMMENDATION:

It is recommended that the City Council receive and file the Fiscal Year 2019-20 Annual Financial Statements and associated audit letters.

Finance-Budget-Audit Notes 01-25-21.pdf
General Fund Fiscal Year 2019-20 Revenues & Expenditures - Final Budget Vs. Audited Actual.pdf
Rolling Hills Audit Communication Letter.pdf
Rolling Hills Audited Financial Statements FY 2019-20.pdf
Rolling Hills Report on Internal Controls.pdf

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

10. MATTERS FROM STAFF

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

Receive and file as presented.

4th Quarter Closed Code Cases.pdf
4th Quarter Open Code Chronological by date.pdf
4th Quarter Open Code Alphabetical 1.21.21.pdf

10.B. UPDATE ON WATER QUALITY MONITORING IN THE SEPULVEDA CANYON. (VERBAL REPORT)
RECOMMENDATION: Receive and file.

11. CLOSED SESSION
NONE.

12. ADJOURNMENT

Next regular meeting: Monday, FEBRUARY 22, 2020 at 7:00 p.m.

Zoom access:

https://us02web.zoom.us/j/87227175757?pwd=VzNES3Q2NFprRk5BRmdUSktWb0hmUT09 Or dial (669) 900-9128, meeting ID: 872 27175757, passcode: 780609

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

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

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

ensure accessibility and accommodation for your review of this agenda and attendance at this meeting.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.A
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

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

SUBJECT: **MINUTES - REGULAR MEETING OF JANUARY 25, 2021.**

DATE: **February 08, 2021**

BACKGROUND:
NONE.

DISCUSSION:
NONE.

FISCAL IMPACT:
NONE.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
2021-01-25_CCMinutes_v2.docx

MINUTES OF A
REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, JANUARY 25, 2020

1. CALL TO ORDER

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

Mayor Pieper presiding.

2. ROLL CALL

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

3. OPEN AGENDA-PUBLIC COMMENT WELCOME

There were no public comments.

4. CONSENT CALENDAR

A. MINUTES: 1) REGULAR MEETING OF JANUARY 11, 2021

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

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

B. PAYMENT OF BILLS

C. REPUBLIC SERVICES RECYCLING TONNAGE REPORT FOR DECEMBER 2020.

D. REPUBLIC SERVICES 2021 CLEAN-UP SCHEDULE.

E. FINANCIAL STATEMENTS FOR THE QUARTER ENDING DECEMBER 31, 2020.

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

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

5. COMMISSION ITEMS

NONE.

6. PUBLIC HEARINGS

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

Planning and Community Services Director Meredith Elguira and Housing Consultant Barry Miller presented the agenda item.

Questions and comments regarding 6th cycle unit requirements, density, rezoning the entire site, design standards, number of market rate units vs. affordable units, Conditional Use Permit, legal requirements to allow market rate housing, emergency shelter, site lease, revisions to the resolution language to reflect the City is being required to provide the rezoning, the possibility of reversing the rezoning in the future and litigations against the state.

MOTION: It was moved by Mayor Pro Tem Dieringer and seconded by Councilmember Wilson to continue the public hearing to the next regular meeting of the City Council as written in the staff report.

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

7. OLD BUSINESS

A. CONSIDER EASTFIELD UTILITY UNDERGROUNDING PROJECT ASSESSMENT DISTRICT INITIATION OF PROPERTY OWNERS VOTING PROCESS.

City Manager Jeng presented the agenda item with the assistance of Jeff Cooper, Assessment Engineer, and Brian Forbath, Bond Counsel.

Residents and Councilmembers commented and questioned elevated project cost, holding off on the project, exploring alternatives, project scope, rate of increase throughout the years, bid process, other undergrounding projects, construction and administration timing, City bidding the project, additional construction costs, clarification on the resolution language and transparency.

MOTION: It was moved by Councilmember Mirsch and seconded by Mayor Pro Tem Dieringer to adopt Resolution 1268 and Resolution 1269 as presented.

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

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

City Manager Jeng presented the agenda item with the assistance of Kathleen McGowan, Stormwater Consultant.

Councilmembers commented and questioned impacts of no water flow, potential impacts of next storms, possible relief to join the EWMP and other regulations.

MOTION: It was moved by Mayor Pro Tem Dieringer and seconded by Councilmember Mirsch to approve staff's recommendation.

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

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

City Manager Jeng presented the agenda item.

MOTION: It was moved by Councilmember Black and seconded by Mayor Pro Tem Dieringer to waive full reading and adopt ordinance of the City Council of the City of Rolling Hills adding Chapter 8.40 (Smoking Prohibited); and finding the same exempt from CEQA.

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

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

Planning and Community Services Director Elguira presented the agenda item.

MOTION: It was moved by Councilmember Mirsch and seconded by Councilmember Wilson to waive full reading and adopt the ordinance of the City Council.

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

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

Planning and Community Services Director Elguira presented the agenda item.

MOTION: It was moved by Councilmember Mirsch and seconded by Councilmember Black to waive full reading and adopt the ordinance as written.

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

8. NEW BUSINESS

NONE.

9. MATTERS FROM THE CITY COUNCIL AND MEETING ATTENDANCE REPORTS

NONE.

10. MATTERS FROM STAFF

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

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

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

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

Agenda Items 10A, 10B, 10C and 10D were delayed until the next meeting.

11.

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

Mayor Pro Tem Dieringer briefly discussed SB 9 and SB 10 and their impacts to local zoning.

Staff to bring back at the next meeting either 1) a joint letter with the Peninsula cities opposing SB 9 and SB 10 or 2) the City's own letter opposing SB 9 and SB 10.

11. CLOSED SESSION

NONE.

12. ADJOURNMENT

Hearing no further business before the City Council, Mayor Pieper adjourned the meeting at 9:51 PM. Next regular meeting: Monday, February 8, 2021 at 7:00 p.m. via City's website's **link** at: **https://www.rolling-hills.org/government/agenda/index.php**

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

Respectfully submitted,

_____

Elaine Jeng, P.E.
Acting City Clerk

Approved,

_____

Jeff Pieper
Mayor

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.B
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

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

SUBJECT: **PAYMENT OF BILLS.**

DATE: **February 08, 2021**

BACKGROUND:
NONE.

DISCUSSION:
NONE.

FISCAL IMPACT:
NONE.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Check Voucher Register - Council Report Expenditures from 2-8-2021.pdf

CITY OF ROLLING HILLS

02/08/21 Check Run

	Check No.	Check Date	Payee	Description	Amount
	26818	01/25/21	Daily Breeze	December 2020 Classified Advertising	$ 2,396.12
	26819	01/25/21	File Keepers LLC	Box/File Delivery & Retrieval	304.04
	26819	01/25/21	File Keepers LLC	August 2020 Document Scanning	2,433.83
	26819	01/25/21	File Keepers LLC	September 2020 Document Scanning	4,497.67
	26820	01/25/21	The Gas Company	Gas usage 12/08/20 TO 01/08/21	248.07
	26821	01/25/21	John L. Hunter & Associates	Machado Lake Trash/Santa Monica Debris Reports	213.75
	26822	01/25/21	Konica Minolta Business Solutions	12/11/20 to 01/10/21 Monthly Maintenance Fees	331.55
	26823	01/25/21	McGowan Consulting	December 2020 Stormwater Consulting Services	3,119.60
	26824	01/25/21	Rincon Consultants, Inc.	December 2020 Safety Element Update Services	3,957.25
	26825	02/08/21	Delta Dental	Dental Insurance February 2021	681.71
	26826	02/08/21	Everbridge Inc	Mass Notification & Consulting	4,171.00
	26827	02/08/21	Executive Suite Services	December 2020 - Janitorial Services	1,360.00
	26828	02/08/21	First Call Staffing, Inc	Gen Office Temp K Orler	1,088.00
	26829	02/08/21	Forum Info-Tech	December 2020 RH Cloud Hosting	292.50
	26830	02/08/21	County of Los Angeles	December 2020 Animal Housing Costs	115.29
	26831	02/08/21	LA County Sheriff's Department	Sheriff Services 12/01/20 to 12/31/20	31,324.59
	26832	02/08/21	League of California Cities	Membership Dues Calendar 2020	1,313.00
	26833	02/08/21	Rogers, Anderson, Malody & Scott, LLP	Accounting Services December 2020	7,558.00
	26834	02/08/21	Standard Insurance Company	February 2021 Life Insurance	178.27
	26835	02/08/21	Vision Service Plan	Vision Care Insurance February 2021	108.85
	26836-26839		Void	Void	-
	26840	02/08/21	Abila	Accounting Software 3 months	560.44
	26841	02/08/21	Alan Palermo Consulting	Prof. Services January 2021- CIP Project Mgmnt	4,080.00
	26842	02/08/21	Best, Best & Krieger	January 2021 General, Code ,Land Use, Litigation	19,926.00
	26843	02/08/21	Blueprint Service	Printing	75.56
	26844	02/08/21	California Water Service Co.	Water Usage 12/25/20 to 01/24/21	771.48
	26845	02/08/21	Cox Communications	Phone and Internet Service 01/26/21 TO 02/25/21	342.93
	26846	02/08/21	CSG	Environmental Review Oct, Nov & Dec 2020	27,750.00
	26847	02/08/21	Forum Info-Tech, INC./Level Cloud	January 2021 RH Cloud Hosting/IT	3,538.45
	26848	02/08/21	Los Angeles County Public Works	November 20 Permits and Inspections	9,048.84
	26849	02/08/21	Palos Verdes Security	CCTV Lease 01/01/21 to 02/28/21	168.00
	26850	02/08/21	Race Communications	Internet Service	3,699.79
	26851	02/08/21	SCAG	Dues for Fiscal Year 2020-21	285.00
	26852	02/08/21	Southern California Edison	Electricity Usage 12/18/20 to 01/20/21	293.40
	26853	02/08/21	Warriner Associates	Contract Arborist	400.00
	ACH	01/27/21	CALPERS	December 2020 Retirement	2,231.64
	ACH	01/27/21	CALPERS	December 2020 Retirement	6,340.62
*	PR LINK	01/29/21	PR LINK - PAYROLL PROCESSING	Payroll Processing Fee	61.00
*	PR LINK	01/29/21	PR LINK - PAYROLL & PR TAXES	Pay Period - January 13 to January 26, 2021	15,133.29
					$ 160,399.53
					145,205.24

I, Elaine Jeng, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of $160,399.53 for the payment of above items.

02/05/2021

Elaine Jeng, P.E., City Manager

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.C
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **ELAINE JENG, CITY MANAGER**

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

SUBJECT: **CAL RECYCLE 2019 ANNUAL REPORT.**

DATE: **February 08, 2021**

BACKGROUND:
CalRecycle annual report describes the municipality's activities in meeting the requirements of the Integrated Waste Management Act (AB939) and the Per Capita Disposal Measurement Act of 2008 (SB1016). The annual report includes the numbers used to calculate a per capita disposal rate plus all the required supporting documentation and attachment of any required documentation to support changes to those numbers.

The Electronic Annual Report (EAR) is CalRecycle's required format to file cities' annual waste diversion program reports from an Internet-connected computer. Each year a letter is sent to jurisdictions announcing that the EAR is available. Annual reports are due August 1. The 2019 EAR was released on June 15, 2020. Disposal facility data that is used to calculate disposal rates has been delayed due to the transition to new REcycling and Disposal Reporting System per AB901. Can REcycle intends to provide ample time for review and EAR submission without any penalties for late submission. The 2019 EAR for Rolling Hills was submitted and accepted in October 2020.

DISCUSSION:
In April 2020, the City Council approved a new solid waste service contract with Republic Services. In the new contract, the diversion requirement was reduced from 50% to 30%. A few members of the City Council inquired the impacts of the reduced percentage with respect to meeting state mandates.

CalRecycle measures compliance using the annual per capita disposal rate. This rate is the measurement of the amount of waste disposed in pounds (lbs) into the landfill by each person per day. Per capital disposal is the reported disposal divided by jurisdiction population (residents) or in some cases jurisdiction industry employment (employees) to obtain disposal by individual. CalRecycle set the jurisdiction's target and Rolling Hills' target per capita disposal rate is 16.70 lbs per person per day. In 2019, the City's per capita disposal rate was 7.8 lbs per person per day, well under the compliance rate of 16.70 lbs per person per day.

On January 14, 2021, staff received a notification from CalRecycle that the City's 2019 EAR was reviewed and determined to be complete. No further information is needed by CalRecycle. The 2019 EAR is included with this report.

FISCAL IMPACT:
Republic Services provides a third party vendor to complete the City's annual report. For the past six years, Republic Services used the services of MDM Analytics. The last report MDM Analytics filed on behalf of the City was the 2018 annual report. For the 2019 annual report, due to change of staffing in Republic Services and the City, MDM Analytics was not engaged by Republic Services; the report was completed by city staff. Going forward, Republic Services will continue to provide a third party vendor to complete the City's annual report as required by Republic Services' contract with the city. The preparation of the 2019 annual report is included in the adopted FY 2020-2021 adopted budget.

RECOMMENDATION:
Receive and file.

ATTACHMENTS:
EARJurisdictionSummary.pdf

Annual Report Summary: **Rolling Hills (2019)**

This Annual Report Summary is an official record of your CalRecycle Electronic Annual Report submission, except for your Venue/Event section information, which is contained in a separate report. You may reach that section from the Electronic Annual Report's left navigation bar.

Before submitting your report to CalRecycle, please take the time to review everything on this page to confirm it is complete and correct. If you need to modify some information, close this window to return to the Electronic Annual Report to make your corrections. Then, preview the report again.

Summary Generated On: Thursday, February 4, 2021, 9:22:44 AM

Summary

Jurisdiction: Rolling Hills
Report Year Filed: 2019
Report Status: Supervisor Reviewed

Submitted Information

Date Report Submitted: Tuesday, October 13, 2020

Report Submitted By:
Meredith Elguira (melguira@cityofrh.net)

Jurisdiction Contact

Jurisdiction Contact: Meredith Elguira
Address: 2 Portuguese Bend Rd, Rolling Hills, CA 90274
Phone Number: (310) 377-1521
Fax Number:
Email Address: melguira@cityofrh.net
Update Contact Info: https://www2.calrecycle.ca.gov/Forms/LGCentral/ReportingEntityContactChange/

Disposal Rate Calculation

Definition of Terms

Reporting-Year Disposal Amount (tons) – defaults to the total tonnage disposed in the Reporting-Year by a jurisdiction as reported to the Disposal Reporting System (DRS). Disposal contains all jurisdiction waste that was disposed in CA landfills, transformation facilities, and exported out-of-state, except for declared disaster debris disposal and disposal in Class II facilities. Any changes will require you submit a Reporting Year Disposal Modification Certification Sheet (PDF). See User's Guide or contact LAMD representative if uncertain.

Disposal Reduction Credits - the EAR calculator will subtract these credits from your requested total in the Reporting-Year Disposal Amount field. Requesting credits will require you submit a Reporting Year Disposal Modification Certification Sheet (PDF). Descriptions of these credits can be found on that sheet. See EAR User's Guide or contact LAMD representative if uncertain.

Reporting-Year Transformation Waste (tons) – defaults to the total tonnage of waste sent in the Reporting-Year by a jurisdiction to a CalRecycle-permitted
transformation facility as reported to the Disposal Reporting System (DRS). Transformation is factored into the Per Capita rate only, and is not deductible. To eliminate the Per Capita credit for transformation tonnage, change the Reporting-Year Transformation Waste (tons) number to 0.00.

Reporting-Year Population – January 1st estimate of the number of inhabitants occupying a jurisdiction in the Reporting-Year as prepared by the California Department of Finance (DOF)

Reporting-Year Employment – the estimate of the annual average number of employees by jurisdiction in the Reporting-Year as prepared by the California Employment Development Department (EDD).

Additional Definitions - for additional definitions and/or acronym descriptions, see the LGCentral Glossary.

Annual Report Summary: **Rolling Hills (2019)**

Green Material ADC (tons):		0.00
Reporting-Year Disposal Amount (tons):		2,738.76
Disposal Reduction Credits (Reported):		
Disaster Waste (tons):	0.00	
Medical Waste (tons):	0.00	
Regional Diversion Facility Residual Waste (tons):	0.00	
C & D Waste (tons):	0.00	
Class II Waste (tons):	0.00	
Out of State Export (Diverted) (tons):	0.00	
Other Disposal Amount (tons):	0.00	
Total Disposal Reduction Credit Amount (tons):		0.00
Total Adjusted Reporting-Year Disposal Amount (tons):		2,738.76
Reporting-Year Transformation Waste (tons):		48.60

Reporting Entity	Quarter	Destination Facility	Transformation Ton
Los Angeles	3	Southeast Resource Recovery Facility	6.27
Los Angeles	4	Southeast Resource Recovery Facility	42.33

Reporting-Year Population:	1,892
Reporting-Year Employment:	246

Reporting-Year Calculation Results (Per Capita)

	Population		Employment	
	Target	Annual	Target	Annual
Disposal Rate without Transformation (pounds/person/day):		7.9		61.0
Transformation Rate (pounds/person/day):	3.3	0.1	20.5	1.1
The Calculated Disposal Rate (pounds/person/day)	16.7	7.8	102.3	59.9

As of January 1, 2020, the use of green material as alternative daily cover (ADC) will be considered disposal in terms of measuring a jurisdiction's annual 50 percent per capita disposal rate.

	Population		Employment	
	Target	Annual	Target	Annual
Calculated Disposal Rate w/out Green Material ADC:		7.8		59.9
Green Material ADC Rate:		0.0		0.0
Disposal Rate with Green Material ADC:		7.8		59.9

Calculation Factors

If either 1. Alternative disposal or 2. Deductions to DRS boxes are checked, please complete, and sign the Reporting Year Disposal Modification Certification Sheet (PDF) and save to your computer. You may enter the data and save the Disposal Modification Form to you rcomputer. Then either upload the sheet and supporting documentation using the Document Upload Section before submitting your report, or mail, e-mail or FAX to CalRecycle within 7 business days of submitting your report. If you are only claiming report-year disposal deductions for waste transported to a certified Transformation facility, you do not need to fill out the certification request.

If 3. Green Material ADC (AB 1594) box is checked: Pursuant to Public Resources Code (PRC) Section 41781.3 [(AB) 1594 (Williams, Chapter 719, Statutes of 2014)], beginning in the 2017 EAR jurisdictions are required to include information on plans to address how green material that is being used as ADC will be diverted. Jurisdictions can review disposal facilities that assigned green material ADC and the amount by using the Transported Solid Waste Map on the CalRecycle website.
More information and brief instructions for using the inflow/outflow map is available on CalRecycle's Green Material Used as Alternative Daily Cover (ADC) webpage.

- [x] 1. Alternative disposal tonnage
- [ ] 2. Deductions to DRS disposal tonnage
- [ ] 3. Green Material ADC (AB1594)

2019 Rolling Hills Green Material ADC (tons): 0.00

Please describe in the box below the jurisdiction's plans to divert green material that is being used as ADC.

NOTE: Beginning with report year 2020, jurisdictions, as a result of not being able to claim diversion for the use of green material as ADC, that are not meeting the requirements of Section 41780, will be required to answer these additional questions:

- Identify and address barriers to recycling green material and,
- If sufficient capacity at facilities that recycle green material is not expected to be operational before the jurisdiction's next review pursuant to Section 41825, include a plan to address those barriers that are within the control of the local jurisdiction.

Although you will be able to submit your electronic Annual Report without completing a disposal modification form, your Annual Report will not be deemed complete until it is completed and received by CalRecycle. Contact your LAMD representative for details.

Questions and Responses

Rural Petition for Reduction in Requirements

Rural Petition For Reduction

1. **Question:**

   Was your jurisdiction granted a Rural Petition for Reduction by CalRecycle? See Jurisdictions with an Approved Petition for Rural Reduction
   For more information regarding Rural Petition For Reduction, go to Rural Solid Waste Diversion Home Page.

   Response:

   No.

Disposal Rate Accuracy

Disposal Rate Accuracy

1. **Question:**

   Are there extenuating circumstances pertaining to your jurisdiction's disposal rate that CalRecycle should consider, as authorized by the Public Resources Code Section 41821(c)? If you wish to attach additional information to your annual report, please send those items or electronic files to your LAMD representative; include a brief description of those files below. If so, please use the space below to tell CalRecycle.

   Response:

   No.

Planning Documents Assessment

Source Reduction and Recycling Element (SRRE)

1. **Question:**

   Does the SRRE need to be revised?

   Response:

   No.

Household Hazardous Waste Element (HHWE)

2. **Question:**

   Does the HHWE need to be revised?

   Response:

   No.

Non-Disposal Facility Element (NDFE)

3. **Question:**

   Describe below any changes in the use of nondisposal facilities, both existing and planned (e.g., is the jurisdiction using a different facility within or outside of the jurisdiction, has a facility closed, is a new one being planned).

   Response:

   N/A

Non-Disposal Facility Element (NDFE)

4. **Question:**

   Are there currently any nondisposal facilities that require a solid waste facility permit located (or planned to be sited) in your jurisdiction that are not identified in your NDFE?

   Response:

   No.

Areas of Concern / Conditional Approvals

Areas of concern

1. **Question:**

   Did CalRecycle require your jurisdiction to address any areas of concern when determining the adequacy of your solid waste planning documents, or any of their elements?

   Response:

   No.

Conditional approvals

2. **Question:**

   Did CalRecycle give conditional approval to any of your solid waste planning documents, or any of their elements?

   Response:

   No.

Additional Information

Additional Information

1. **Question:**

   Is there anything else you would like to tell CalRecycle about unique or innovative efforts by your jurisdiction to reduce waste generation and increase diversion, about your jurisdiction's public education efforts, or about specific obstacles to reaching your jurisdiction's diversion goal? If you wish to attach additional information to your annual report, please use the “Document Management” button below to upload additional files or you can send them directly to your LAMD representative. Please include a brief description of those files in the text box below.

   Response:

   Yes. The City is not requiring $750 deposit to be returned to haulers if they meet the submittal of proper documentation of recycled materials.

   Construction and Debris Demolition requirements are included in the local newsletter distributed to all residents of the City.

Annual Report Summary: **Rolling Hills (2019)**

Hauler Information

Parent Company:	Red Rock Environmental Group		
Hauler Name:	Red Rock Environmental Group (Caglia Environmental) - Rolling Hills		
Franchise Hauler:	No		
Activities	Curbside Organics Hauler - Residential,Curbside Recycling Hauler - Residential,Solid Waste Hauler - Commercial,Solid Waste Hauler - Residential,		
Notes:			
New Hauler:	No	**Contract End Date:**	

Parent Company:	Republic Services		
Hauler Name:	Allied Waste Services of North America LLC - Rolling Hills		
Franchise Hauler:	No		
Activities	Curbside Organics Hauler - Residential,Curbside Recycling Hauler - Residential,Solid Waste Hauler - Residential,		
Notes:			
New Hauler:	No	**Contract End Date:**	06/30/2020

The hauler information is correct.

SRRE and HHWE Diversion Programs

Detailed information for Mandatory Commercial Recycling (MCR) in code 2030 and Mandatory Commercial Organics Recycling (MORe) in code 3035 can be found at the end of this section.

1010-SR-BCM (Backyard and On-Site Composting/Mulching)

Current Status: SO - Selected and Ongoing	Program Start Year: 1990	Existed before 1990: Yes
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No

Jurisdiction Notes:

1030-SR-PMT (Procurement)

Current Status: SO - Selected and Ongoing	Program Start Year: 1996	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: Yes

Jurisdiction Notes:

1050-SR-GOV (Government Source Reduction Programs)

Current Status: SO - Selected and Ongoing	Program Start Year: 1992	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: Yes

Jurisdiction Notes:		
2000-RC-CRB (Residential Curbside)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1995	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Selected Program Details: Uncoated corrugated cardboard and paper bags | Office paper (white & colored ledger, computer paper, other office paper) | Metal | Plastic 1-2 | Plastic 3-7 | Newspaper | Misc. paper or paperboard – clean | Glass | Single-family residences | Mixed Waste Processing at MRF		
Jurisdiction Notes:		
2010-RC-DRP (Residential Drop-Off)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1990	Existed before 1990: Yes
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Jurisdiction Notes:		
2020-RC-BYB (Residential Buy-Back)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1990	Existed before 1990: Yes
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Jurisdiction Notes:		
2030-RC-OSP (Commercial On-Site Pickup)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2005	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
2050-RC-SCH (School Recycling Programs)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2005	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
2060-RC-GOV (Government Recycling Programs)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1990	Existed before 1990: Yes

	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: Yes
Jurisdiction Notes:		
2070-RC-SNL (Special Collection Seasonal (regular))		
Current Status: SO - Selected and Ongoing	Program Start Year: 1995	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Jurisdiction Notes:		
2080-RC-SPE (Special Collection Events)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2005	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
3000-CM-RCG (Residential Curbside Greenwaste Collection)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1995	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Selected Program Details: Single-family residences | Green Waste		
Jurisdiction Notes:		
3010-CM-RSG (Residential Self-haul Greenwaste)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2005	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
3035-CM-COR (Commercial Organics Recycling)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2016	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
3060-CM-GOV (Government Composting Programs)		

Current Status: AO - Alternative and Ongoing	Program Start Year: 2000	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: Yes
Jurisdiction Notes:		
3070-CM-OTH (Other Composting)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1998	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
4050-SP-WDW (Wood Waste)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1990	Existed before 1990: Yes
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Jurisdiction Notes:		
4060-SP-CAR (Concrete/Asphalt/Rubble)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1998	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Jurisdiction Notes:		
5000-ED-ELC (Electronic (radio ,TV, web, hotlines))		
Current Status: SO - Selected and Ongoing	Program Start Year: 1995	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: Yes
Jurisdiction Notes:		
5010-ED-PRN (Print (brochures, flyers, guides, news articles))		
Current Status: SO - Selected and Ongoing	Program Start Year: 1995	Existed before 1990: Yes
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: Yes
Jurisdiction Notes: Christmas tree pick, green waste, bulk item and e-waste program advertised on local newsletter and flyer.		
5020-ED-OUT (Outreach (tech assistance, presentations, awards, fairs, field trips))		

Current Status: SO - Selected and Ongoing	Program Start Year: 1995	Existed before 1990: Yes
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: Yes
Jurisdiction Notes:		
5040-ED-OTH (Other Public Education)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2005	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
6010-PI-EIN (Economic Incentives)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2005	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
6020-PI-ORD (Ordinances)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1993	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: Yes
Selected Program Details: C & D ordinance		
Jurisdiction Notes: Established an ordinance requiring $750 deposit for Construction and Demolition Debris Permit.		
7000-FR-MRF (MRF)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2009	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		
7040-FR-ADC (Alternative Daily Cover)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 1995	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		

9000-HH-PMF (Permanent Facility)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2005	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		

9010-HH-MPC (Mobile or Periodic Collection)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1995	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Jurisdiction Notes:		

9030-HH-WSE (Waste Exchange)		
Current Status: SI - Selected and Implemented	Program Start Year: 1995	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Jurisdiction Notes:		

9040-HH-EDP (Education Programs)		
Current Status: SO - Selected and Ongoing	Program Start Year: 1995	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: Yes
		Owned or Operated: No
Jurisdiction Notes:		

9045-HH-EWA (Electronic Waste)		
Current Status: AO - Alternative and Ongoing	Program Start Year: 2005	Existed before 1990: No
	Report Year Diversion Tons: 0	Selected in SRRE: No
		Owned or Operated: No
Jurisdiction Notes:		

Mandatory Commercial Recycling (MCR)

This detailed information was entered in the 2030 code noted above in the SRRE and HHWE Diversion Programs.

EDUCATION AND OUTREACH

Note: Regional Agencies should address education and outreach for individual members.

1. Describe education and outreach methods for the reporting year for electronic, print and direct contact, including those done by the jurisdiction and by the hauler(s).

There are no commercial businesses or multifamily buildings in the city.

2. If applicable, please describe any challenges encountered in implementing education and outreach for the jurisdiction's commercial recycling program. If not applicable, enter N/A.

MONITORING
Note:

- ***Regional Agencies should use the text boxes to list the totals in each field for individual members.***
- ***Reporting Jurisdictions that cannot separate businesses and multifamily data should provide an explanation in the applicable text box.***
- ***Reporting Jurisdictions that have an unknown number for any of the numeric fields must input a '0' into the data field and provide an explanation in the corresponding box below.***

Thresholds:
It is acceptable to use the 2019 MORe definition of 4 cy/week of trash/recycling/organics (the MORe FAQs webpage FAQ 'General' #18) also for MCR regulated businesses, if that is easier for reporting.

1. Total number of covered businesses: 0

Explanation: Use does not exist

2. Total number of covered businesses NOT recycling: 0

Explanation: Use does not exist

3. Total number of covered multifamily complexes: 0

Explanation: Use does not exist

4. Total number of covered multifamily complexes NOT recycling: 0

Explanation: Use does not exist

5. What was done to inform those not recycling about the law and how to recycle? If the jurisdiction has an enforcement program for the Mandatory Commercial Recycling program then please provide information about what enforcement was conducted.

N/A

6. If applicable, please describe any challenges encountered in implementing monitoring related to the jurisdiction's commercial recycling program. If not applicable, enter N/A.

N/A

7. Provide the amount of recyclable material that is being diverted by covered businesses/multifamily complexes: 0
Tons

If this tonnage information is not available, please enter 0 and explain why:

Explanation: Do not exist

Mandatory Commercial Organics Recycling (MORe)

- **Detailed information for Education and Outreach, and Monitoring, may have been entered in the 3035 code noted above in the SRRE and HHWE Diversion Programs.**
- **A Rural City, County, or Regional Agency with an exemption per AB 1826 Exemptions, completion of each of the Mandatory Commercial Organics Recycling (MORe) questions is optional.**
- **A Rural County/Regional Agency, is required to answer the first 2 questions on the 'Infrastructure and Barriers' tab Per AB 876 (McCarty, Chapter 593, Statutes of 2015).**

IDENTIFICATION OF COVERED BUSINESSES/MULTIFAMILY COMPLEXES

1. Please describe the methodology used to identify covered businesses and multifamily complexes.

There are no commercial, industrial, or institutional sectors.

2. If any of this data is not available, please explain why it is not available and how you are addressing gathering the data and when it will be available?

No commercial or institutional sectors in the City.

EDUCATION AND OUTREACH (all years)

1. Describe education and outreach methods SPECIFIC TO AB 1826 for the reporting year for electronic, print and direct contact, including those done by the jurisdiction and by the hauler(s).

There are no commercial, industrial, or institutional sectors.

2. If applicable, please describe any challenges encountered in implementing education and outreach for the jurisdiction's organic recycling program. If not applicable, enter N/A.

N/A

MONITORING

Note:

- ***Regional Agencies should use the text boxes to list the totals in each field for individual members.***
- ***Reporting Jurisdictions that cannot separate businesses and multifamily data should provide an explanation in the applicable text box.***
- ***Reporting Jurisdictions that have an unknown number for any of the numeric fields must input a '0' into the data field and provide an explanation in the corresponding box below.***

- ***Exemptions:***
  How to report exemptions for MORe monitoring tab in the EAR:
  1. Include number of exempted businesses in the total of regulated businesses.
  2. Do not include number of exempted businesses in "not recycling" column. The jurisdiction granted an exemption so the business is not considered out of compliance.
  Note: If a jurisdiction chooses to report this differently, they must explain this in the explanation field(s).

  3. If Exemptions were granted by the jurisdiction, please provide each number of exemptions granted and describe the reasons why the exemptions were granted on the 'Enforcement, Self-Haul Requirements, and Exemptions' tab of the Mandatory Commercial Organics Recycling (MORe) section of the EAR.

- ***Thresholds:***
  1. Jurisdictions are not required to report different numbers for MCR and MORe. It is acceptable to use the 2019 MORe definition of 4 cy/week of trash/recycling/organics also for MCR regulated entities, if that is easier for reporting.
  2. Reminder that the 2019 threshold for MORe (4 cy/week of trash/recycling/organics) has been on the MORe FAQs webpage (FAQ 'General' #18) since the program began. If a jurisdiction needs assistance please contact your LAMD liaison.

1. Total number of covered businesses: 0

Explanation: No commercial or industrial uses

2. Total number of covered businesses NOT recycling organics: 0

Explanation: No commercial or industrial uses

3. Total number of covered multifamily complexes: 0

Explanation: No multifamily uses

4. Total number of covered multifamily complexes NOT recycling green waste, landscape and pruning waste, and nonhazardous wood waste: 0

Explanation: No multifamily uses

5. What was done to inform those not recycling about the law and how to recycle? If the jurisdiction has an enforcement program for the Mandatory Commercial Organics Recycling program then please provide information about what enforcement was conducted.

No commercial use

6. If applicable, please describe any challenges encountered in implementing monitoring related to the jurisdiction's commercial organics recycling program. If not applicable, enter N/A.

N/A

7. Provide the amount of organic material that is being diverted by covered businesses/multifamily complexes: 0 Tons

If this tonnage information is not available, please enter 0 and explain why:

Explanation: No commercial or multifamily uses

INFRASTRUCTURE AND BARRIERS

These questions are pursuant to AB 876 (McCarty, Chapter 593, Statutes of 2015), and AB 1826 Chesbro (Chapter 727, Statutes of 2014).

Per AB 876, Questions #1, #1a, and #2, are to be reported for the entire County or Regional Agency (RA), including all cities within their boundaries. If a regional agency does not consist of all of the jurisdictions in a county, CalRecycle recommends that the county coordinate with the RA(s) and discuss how they want to compile their data. For example, it would be best if the data were for the county as a whole and not broken out by RA. In the EAR, regional agencies and the county should report the same data and explain that the data is for the county as a whole.

Per AB 1826, #3-13 are to be answered by all non-rural/exempted reporting jurisdictions for progress achieved in implementing their commercial organics waste recycling program. *Beginning with the 2017 report year, the AB 876 (Organics Management Infrastructure Planning) Calculator now has additional lines to show users how much of the county's/regional agency's organic waste stream is comprised of food waste. Of all the fractions of the organics waste stream, food is the most difficult to process. Chip and Grind facilities are limited to processing green material which expressly excludes food waste [(14 CCR Sections (a)(10) and (a)(21.)]. Therefore, if a jurisdiction's organics capacity planning primarily relies on Chip & Grind, there is a shortfall of food waste capacity. Only a limited number of all composting facilities are permitted to take food waste; contact your hauler or facility operator to find out whether they are permitted to take food waste, or if they have plans to expand their permit to accept food waste in the future. In-vessel digesters are still fairly uncommon, but many of these do accept food waste. Additionally, do not overlook food waste reduction and edible food rescue programs in your planning.*

1. Please provide an estimate of the amount of organic waste, in cubic yards or tons, that will be disposed by the entire county (unincorporated and incorporated areas) or regional agency over a 15-year period ("Over a 15-year period," means how many tons of organic waste will be disposed of in one single year 15 years from now, *not* the cumulative total of 15 years).

Please indicate which unit of measurement you are reporting in for this question and the rest of this report tab.

a. Please provide an estimate of the additional organic waste recycling facility capacity, that will be needed to process the amount of organic waste identified in #1 above.

2. Please identify areas for new or expanded organic waste recycling facilities capable of safely meeting the additional organic waste recycling facility capacity need identified in #1a above. If the answer to #1a is less than #1, please be sure to explain why, e.g. note that there is currently unused capacity that can be utilized, and/or note that since there is tangible planning for new or expanded facilities now, that in 15 years, the needed capacity will be available. These details can be further clarified in #4 - #7 below.

3. Please provide the names of existing organic waste recycling facilities within a reasonable distance from your major population centers, and the available capacity at each facility to accept your jurisdiction's organic materials, including food waste. Note: CalRecycle strongly encourages counties and regional agencies to collaborate with cities and special districts within their boundaries, and communicate with haulers and with organics facility operators servicing those entities, in order to understand available capacity and to minimalize double counting at facilities used by multiple jurisdictions. Listed capacities should be specific to the amount of capacity available to your jurisdiction.

Answer Box below: Consider the following when answering question #3:

i. Differentiate between facilities currently being used and potential facilities.
ii. Make it clear which facility is being listed by including its SWIS #. If no SWIS number is available, give details about the name, address and type of facility.
iii. Available capacity may be calculated by subtracting a facility's current throughput from its maximum capacity to process organic materials; however, maximum capacity should be discussed with the facility operator.
iv. Do not include ranges of greater than 10,000 tons.

Republic Services hauls collected residential to either Falcon Transfer Station (10 miles) or the American Waste Transfer Facility (15.5 miles). From those facilities the processed green waste is hauled to various land applications.

4. Please identify existing organic waste recycling facilities within the jurisdiction that may be suitable for potential expansion, and/or existing solid waste facilities within the jurisdiction that may be suitable for colocation with organic waste processing facilities.

N/A

5. Please describe any efforts underway to develop new private or public regional organic waste recycling facilities, the anticipated timeline for completion, the types of feedstocks these facilities may accept, and the potential available organic material capacity at those facilities for your county or regional agency's organic waste, including food.

N/A

6. Please provide a list of closed or abandoned sites that may be available for new organic waste recycling facilities.

N/A

7. Please describe other non-disposal opportunities (on-site composting, food waste to animal feed, etc.) available to covered entities in the jurisdiction.

City uses chipped green waste on common areas and for landscaping.

8. Please describe the jurisdiction's efforts to reduce food waste at the source and increase edible food recovery (e.g. promoting source reduction, expanding food donation, incentivizing partnerships with local food recovery organizations, changes in local government and school programs to reduce and/or donate surplus edible food).

N/A

9. Describe local zoning codes that allow organic waste processing facilities and local permit requirements for siting a new organic waste recycling facility within the jurisdiction.

N/A

10. Please describe any local incentives available for developing new organic waste recycling facilities within the jurisdiction (e.g. economic incentives, workforce training, permit fee waivers etc.)

N/A

11. Describe any local efforts by the jurisdiction or its partners to promote local markets for processed organic material (e.g. jurisdiction purchase of recycled organic products, compost giveaways to residents, promotion of sustainable landscaping, or education and outreach about recycled organic products).
N/A

12. Describe any waste and recycling service-rate adjustments implemented or planned in the jurisdiction, how they target the diversion of organic waste, and/or fund organic recycling infrastructure development.

1. Did the jurisdiction make a rate adjustment this year, or in prior years, for garbage or organics rates related to AB 1826 (or in anticipation of SB 1383) Implementation?
2. Is this planned in the future, if so what year?
3. Did the jurisdiction go through a Prop 218 Process?

N/A

13. Any other barriers? No

Indicate all known barriers to siting or expanding organic waste recycling facilities in the jurisdiction, such as lack of suitable parcels, zoning issues, economic issues, lack of local markets for finished products, environmental justice issues or the known opposition of community groups, regulatory agencies or public officials, or other impediments. If there are identified barriers that are within the jurisdiction's control, please provide a summary of the jurisdiction's plan to remedy the barriers that are under its control.
N/A

ENFORCEMENT, SELF-HAUL REQUIREMENTS, AND EXEMPTIONS
The following elements do not need to be implemented as part of the jurisdiction's organic waste recycling program; however, if the jurisdiction implements any of these, then the jurisdiction is required to report on any efforts related to these provisions.

1. Has the jurisdiction implemented any enforcement measures for covered businesses (including multifamily) that are not in compliance? If so, please describe.
Commercial and multifamily uses do not exist.

2. Has the jurisdiction implemented any certification requirements for self-haulers? If so, please describe.
City does not have certification however, the City collects $750 deposit and the deposit is forfeited by haulers fail to submit proper documentation or recycle materials to the City.

3. Have any exemptions been granted? Exemptions noted in the law include;

i. Lack of sufficient space to provide additional bins,
ii. Current business practices already result in a significant reduction in its organic waste (can be revoked 2020),
iii. The business does not generate at least one-half cubic yard of organic waste per week,
iv. Limited term exemptions,
v. Unforeseen events,

If exemptions were granted by the jurisdiction;

i. Please provide the number of exemptions granted,
ii. Describe the reasons why the exemptions were granted,
iii. Guidance on how to report exemptions for MORe monitoring tab in the EAR:
   1. Include number of exempted businesses in the total of regulated businesses
   2. Do not include number of exempted businesses in "not recycling" column. The jurisdiction granted an exemption so the business is not considered out of compliance.

Note—If a jurisdiction chooses to report this differently, they must explain this in the explanation field(s) of the 'Monitoring' tab or the 3035-CM-COR Diversion Program Code monitoring fields.

Total Number of Business Exemptions: 0
Total Number of Multi-Family Exemptions: 0

N/A

ADDITIONAL INFORMATION

Is there anything else you would like to tell CalRecycle about unique or innovative efforts by your jurisdiction to reduce organic waste generation and increase diversion, about your jurisdiction's public education efforts, or about specific obstacles to reaching your jurisdiction's implementation of an organic recycling program?
The City is not requiring $750 deposit to be returned to haulers if they meet the submittal of proper documentation of recycled materials.

Construction and Debris Demolition requirements are included in the local newsletter distributed to all residents of the City.

Brief description of additional information files, including calculation data for infrastructure planning.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.D
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **ELAINE JENG, CITY MANAGER**

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

SUBJECT: **UPDATED FY 2020-2021 CITY COUNCIL COMMITTEE ASSIGNMENTS.**

DATE: **February 08, 2021**

BACKGROUND:
At the January 11, 2021 City Council meeting, the City Council eliminated the long standing Fire Fuel Reduction Ad Hoc Subcommittee of the City Council and added a Fire Fuel Reduction Committee of the City Council. Members of the Fire Fuel Reduction Ad Hoc Subcommittee comprising of Mayor Pro Tem Dieringer and Councilmember Leah Mirsch, became the members of the Fire Fuel Reduction Committee.

DISCUSSION:
NONE

FISCAL IMPACT:
NONE.

RECOMMENDATION:
Staff recommends that the City Council receive and file the updated FY20-21 City Council Committee Assignments.

ATTACHMENTS:
20-21 Committee Assignments_2021-02-8.pdf

CITY OF ROLLING HILLS CITY COUNCIL
COMMITTEE ASSIGNMENTS
2020/2021

1. OFFICIAL COMMITTEES/BOARDS

COMMITTEE LIAISON	BLACK	DIERINGER	MIRSCH	PIEPER	WILSON
a. CALIFORNIA CONTRACT CITIES ASSOCIATION		D			A
b. LEAGUE OF CA CITIES		D			A
c. SOUTH BAY CITIES COUNCIL OF GOVERNMENTS		D			
d. LA SANITATION DISTRICT NO. 5		A			D
e. VECTOR CONTROL DISTRICT					
f. SMBRC - WATERSHED ADVISORY COUNCIL (RALPH SCHMOLLER-D)					
g. PEN. REG. LAW ENFORCEMENT COM./PUBLIC SAFETY		D			D
h. PENINSULA CITIES MAYORS' COMMITTEE		A			D
i. LOS ANGELES COUNTY CITY SELECTION COMMITTEE		A			D
j. SOUTHERN CALIFORNIA ASSOC. OF GOVERNMENTS (SCAG)		A			D

2. CITY COUNCIL COMMITTEES (STANDING)

COMMITTEE	BLACK	DIERINGER	MIRSCH	PIEPER	WILSON
a. PERSONNEL			X		X
b. FINANCE/BUDGET/AUDIT	X			X	
c. PLANNING COMMISSION LIAISON			X		
d. EMERGENCY SERVICES/DISASTER PREPAREDNESS		X			X
e. TENNIS CLUB LIAISON				X	
f. CABALLEROS LIAISON			X		
g. INSURANCE COMMITTEE (CJPIA)		D		A	
h. WOMEN'S COMMUNITY CLUB LIAISON			X		
i. TRAFFIC COMMISSION REPRESENTATIVE					X
j. SOLID WASTE/RECYCLING			X		X
k. CITY/ASSOCIATION LIAISON				X	
l. UNDERGROUND UTILITY			X	X	
j. FIRE FUEL REDUCTION		X	X		

3. AD HOC SUBCOMMITTEES (FYI ONLY)

COMMITTEE	BLACK	DIERINGER	MIRSCH	PIEPER	WILSON
a. HOUSING AD HOC SUBCOMMITTEE				X	X

D = Delegate A = Alternate X = Representative

Feb, 08, 2021

P:\COMMITTEES\Committee Assignments\20-21 Committee Assignments_2021-02-8

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.E
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **STEPHANIE GRANT , ADMINISTRATIVE CLERK**

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

SUBJECT: **PLANNING AND COMMUNITY SERVICES DEPARTMENT RECORDS MANAGEMENT UPDATE.**

DATE: **February 08, 2021**

BACKGROUND:
The City is continuing its efforts to digitize its records to make it easier for residents and other stakeholders to access Planning files. Staff and walk-in applicants/residents are now able to access digital records of scanned files.

DISCUSSION:
As of January 2021, the Planning and Community Services Department has scanned and catalogued approximately 85% of its records. The attachment provides a list of projects that have been digitized and boxed ready to be shredded.

FISCAL IMPACT:
The cost of records management is covered under FY 20/21 Budget.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
PLANNING PROJECT LIST OF DIGITIZED FILES 02.08.21.pdf

Box #	Street No.	Street Name (List Field)	Year Approved
1	1	Acacia Lane	2010
1	1	Acacia Lane	1983
1	1	Acacia Lane	1994
1	1	Acacia Lane	2005
1	1	Acacia Lane	2009
1	1	Acacia Lane	2008
1	1	Acacia Lane	2008
1	2	Acacia Lane	1986
1	3	Acacia Lane	1989
1	3	Acacia Lane	2018
1	7	Acacia Lane	2016
1	7	Acacia Lane	1998
2	1	Appaloosa Lane	2016
2	2	Appaloosa Lane	2013
2	2	Appaloosa Lane	2011
2	2	Appaloosa Lane	2008
2	3	Appaloosa Lane	2015
3	3	Appaloosa Lane	2004
3	4	Appaloosa Lane	2019
3	5	Appaloosa Lane	1993
3	5	Appaloosa Lane	1993
3	1	Lower Blackwater Canyon Road	2016
3	1	Lower Blackwater Canyon Road	1993
3	1	Lower Blackwater Canyon Road	2012
3	1	Lower Blackwater Canyon Road	N/A
3	2	Lower Blackwater Canyon Road	
3	2	Lower Blackwater Canyon Road	
3	2	Lower Blackwater Canyon Road	
3	3	Lower Blackwater Canyon Road	
3	5	Lower Blackwater Canyon Road	1998
3	5	Lower Blackwater Canyon Road	2005
4	5	Lower Blackwater Canyon Road	2016
4	7	Lower Blackwater Canyon Road	1977
4	7	Lower Blackwater Canyon Road	1993
4	7	Lower Blackwater Canyon Road	1982
4	7	Lower Blackwater Canyon Road	1996
4	7	Lower Blackwater Canyon Road	1998
4	7	Lower Blackwater Canyon Road	
4	7	Upper Blackwater Canyon Road	2018
4	8	Upper Blackwater Canyon Road	1980
4	8	Upper Blackwater Canyon Road	1981
4	9	Upper Blackwater Canyon Road	1990
4	10	Upper Blackwater Canyon Road	1990
4	10	Upper Blackwater Canyon Road	1994
4	11	Upper Blackwater Canyon Road	
5	11	Upper Blackwater Canyon Road	2019
5	12	Upper Blackwater Canyon Road	2000
5	12	Upper Blackwater Canyon Road	2001
5	12	Upper Blackwater Canyon Road	
5	12 1/2	Upper Blackwater Canyon Road	Denied 1990
5	15	Upper Blackwater Canyon Road	Denied 1988
5	20	Upper Blackwater Canyon Road	
5	20	Upper Blackwater Canyon Road	1982
5	20	Upper Blackwater Canyon Road	1994
5	1	Bowie Road	1993
5	1	Bowie Road	1993
5	1	Bowie Road	2006

6	6	Bowie Road	Denied 1962
6	6	Bowie Road	
6	8	Bowie Road	1997
6	9	Bowie Road	1998
6	10	Bowie Road	2016
6	11	Bowie Road	1978
6	11	Bowie Road	2019
6	18	Bowie Road	2005
6	3	Buckboard Lane	1977
6	3	Buckboard Lane	1965
6	4	Buckboard Lane	1963
6	5	Buckboard Lane	Denied
6	7	Buckboard Lane	1977
6	1	Buckboard Trail	1961
6	1	Buckboard Trail	2019
6	4	Buckboard Lane	2014
6	4	Buckboard Lane	denied
6	0	Buggy Whip Drive	2014
7	25	Crest Road West	2018
7	1	Buggy Whip Drive	1996
7	1	Buggy Whip Drive	1976
7	4	Buggy Whip Drive	NEW OWNER - Extension granted
7	4	Buggy Whip Drive	1997
7	5	Buggy Whip Drive	2015
7	5	Buggy Whip Drive	2012
8	7	Buggy Whip Drive	2011
8	8	Buggy Whip Drive	1997
8	8	Buggy Whip Drive	1984
8	8	Buggy Whip Drive	1982
8	8	Buggy Whip Drive	1987
8	9		
8	10	Buggy Whip Drive	1994
8	10	Buggy Whip Drive	1994
8	10	Buggy Whip Drive	1977
8	14	Buggy Whip Drive	1976
8	14	Buggy Whip Drive	denied
8	14	Buggy Whip Drive	denied
8	15	Buggy Whip Drive	2013
8	16	Buggy Whip Drive	2014
8	17	Buggy Whip Drive	1990
8	18	Buggy Whip Drive	1979
8	19	Buggy Whip Drive	2013
8	20	Buggy Whip Drive	1987
8	20	Buggy Whip Drive	1992
8	25	Buggy Whip Drive	1991
8	25	Buggy Whip Drive	2010
8	27	Buggy Whip Drive	
9	1	Caballeros Road	
9	6	Caballeros Road	2005
9	7	Caballeros Road	1982
9	7	Caballeros Road	2010
9	8	Caballeros Road	1990
9	9	Caballeros Road	1991
	1	Maverick Lane	1990
9	9	Caballeros Road	2-year extension granted 2009
9	9	Caballeros Road	1998
9	9	Caballeros Road	2000
9	11	Caballeros Road	2002
9	13	Caballeros Road	1966
10	14	Caballeros Road	2019
10	16	Caballeros Road	2019
10	17	Caballeros Road	Denied
10	17	Caballeros Road	1986
10	17	Caballeros Road	2014

10	17	Caballeros Road	2001
10	18	Caballeros Road	2002
10	19	Caballeros Road	1998
10	19	Caballeros Road	2019
	8	Maverick Lane	
10	20	Caballeros Road	2016
10	21	Caballeros Road	2017
10	22	Caballeros Road	2002
10	23	Caballeros Road	2008
10	24	Caballeros Road	project suspended 2010
10	24	Caballeros Road	2012
10	24	Caballeros Road	2011
10	25	Caballeros Road	withdrawn
10	25	Caballeros Road	
10	25	Caballeros Road	
11	26	Caballeros Road	
11	26	Caballeros Road	denied
11	26	Caballeros Road	
11	28	Caballeros Road	2003
11	28	Caballeros Road	1990
	30	Caballeros Road	2009
11	30	Caballeros Road	
11	32	Caballeros Road	1963
11	32	Caballeros Road	1961
11	2	Chesterfield Road	1965
11	2	Chesterfield Road	1971
11	2	Chesterfield Road	2018
11	4	Chesterfield Road	1964
11	5	Chesterfield Road	2017
11	6	Chesterfield Road	2012
11	6	Chesterfield Road	1988
11	7	Chesterfield Road	1979
11	7	Chesterfield Road	1979
11	8	Chesterfield Road	1980
11	8	Chesterfield Road	1963
11	8	Chesterfield Road	denied
11	8	Chesterfield Road	1980
11	10	Chesterfield Road	1981
11	35	Crest Road West	1994
11	0	Chestnut Lane	2013
11	0	Chestnut Lane	1995
11	0	Chestnut Lane	2012
11	0	Chestnut Lane	2013
12	0	Chestnut Lane	2007
			2009
12	35	Crest Road West	1992
12	2	Chestnut Lane	1971
12	2	Chestnut Lane	2004
12	4	Chestnut Lane	2002
12	5	Chestnut Lane	1979
12	5	Chestnut Lane	1979
			1990
12	6	Chestnut Lane	1977
12	1	Chuckwagon Road	2020
12	1	Chuckwagon Road	2017
12	2	Chuckwagon Road	2011
			2014
12	2	Chuckwagon Road	2019
12	3	Chuckwagon Road	2013
12	5	Chuckwagon Road	2004
13	5	Chuckwagon Road	1978
13	7	Chuckwagon Road	1968
13	9	Chuckwagon Road	2014
13	11	Chuckwagon Road	2006

13	11	Chuckwagon Road	2001
13	14	Chuckwagon Road	1965
13	18	Chuckwagon Road	1990
13	20	Chuckwagon Road	1980
13	20	Chuckwagon Road	1975
13	21	Chuckwagon Road	2000
13	23	Chuckwagon Road	2019
13	24	Chuckwagon Road	1988
13	24	Chuckwagon Road	1974
13	25	Chuckwagon Road	1985
13	26	Chuckwagon Road	1967
13	29	Chuckwagon Road	1972
13	31	Chuckwagon Road	1998
13	31	Chuckwagon Road	1988
13	31	Chuckwagon Road	2000
14	32	Chuckwagon Road	1997
14	33	Chuckwagon Road	1986
14	37	Chuckwagon Road	1961
14	33	Chuckwagon Road	1994
14	35	Chuckwagon Road	1991
	35	Chuckwagon Road	1962
14	37	Chuckwagon Road	2001
14	37	Chuckwagon Road	2017
14	37	Chuckwagon Road	2016
14	38	Chuckwagon Road	1977
14	40	Chuckwagon Road	1993
14	40	Chuckwagon Road	2005
14	40	Chuckwagon Road	1982
14	44	Chuckwagon Road	2005
14	44	Chuckwagon Road	1987
15	8	Cinchring Road	2002
15		Cinchring Road	
15	2	Cinchring Road	2002
15	2	Cinchring Road	2004
15	5	Cinchring Road	2019
15	6	Cinchring Road	1989
15	10	Cinchring Road	2015
15	12	Cinchring Road	1969
15	13	Cinchring Road	1985
15	14	Cinchring Road	1963
15	14	Cinchring Road	1962
15	15	Cinchring Road	1988
15	16	Cinchring Road	2004
15	vacant lot		
16	26	Cinchring Road	2018
16	26	Cinchring Road	2013
16	1	Crest Road East	1998
16	1	Crest Road East	1996
16	1	Crest Road East	2010
16	1	Crest Road East	2009 2010/ withdrawn
16	1	Crest Road East	2007
16	5	Crest Road East	1965
16	6	Crest Road East	1976
16	7	Crest Road East	none
16	7	Crest Road East	1987
17	7	Crest Road East	2015
17	11	Crest Road East	1965
17	12	Crest Road East	1985
17	18	Crest Road East	2003
17	18	Crest Road East	1999
17	22	Crest Road East	1999
17	22	Crest Road East	2000

17	22	Crest Road East	2006
17	22	Crest Road East	2004
18	23	Crest Road East	2016
18	26	Crest Road East	1975
18	14	Crest Road East	1963
18	29	Crest Road East	2015
18	29	Crest Road East	2015
18	30	Crest Road East	1982
18	30	Crest Road East	1982
18	30	Crest Road East	1995
18	33	Crest Road East	Denied 1988
19	72	Saddleback Road	Denied 1976
19	72	Saddleback Road	Denied 1976
19	4	Chestnut Lane	1978
19	38	Crest Road East	1985
19	51	Crest Road East	
19	55	Crest Road East	1980
19	60	Crest Road East	
19	25	Buggy Whip Drive	Denied 1987
19	62	Crest Road East	1989
19	63	Crest Road East	1978
19	63	Crest Road East	1978
19	63	Crest Road East	Denied 1980
19	63	Crest Road East	1978
19	63	Crest Road East	1985
19	15	Crest Road East	1966
19	63	Crest Road East	2003
19	63	Crest Road East	2002
20	71	Crest Road East	2016
20	73	Crest Road East	1993
20	24	Outrider Road	2016
20	83	Crest Road East	1977
20	83	Crest Road East	2010
20	85	Crest Road East	1969
20	86	Crest Road East	1983
20	87	Crest Road East	1979
20	87	Crest Road East	1968
20	87	Crest Road East	1972
20	87	Crest Road East	1984
20	87	Crest Road East	2006
20	91	Crest Road East	1999
21	92	Crest Road East	1980
21	92	Crest Road East	no reso 1976
21	92	Crest Road East	1970
21	92	Crest Road East	1991
21	2	Crest Road West	1961
21	3	Crest Road West	1999
21	5	Crest Road West	1986
21	5	Crest Road West	2008
21	67	Crest Road East	
21	3	Crest Road West	1995
21	1	Crest Road West	2019
21	9	Crest Road West	1988
21	9	Crest Road West	1989
21	10	Crest Road West	2016
21	10	Crest Road West	1993
21	10	Crest Road West	1992
21	10	Crest Road West	2016
22	11	Crest Road West	Jun-19
22	12	Crest Road West	2007
22	14	Crest Road West	1967
22	14	Crest Road West	May-19
22	15	Crest Road West	Dec-18
22	16	Crest Road West	1999

22	16	Crest Road West	2010
22	16	Crest Road West	1992
22	16	Crest Road West	2003
22	16	Crest Road West	2010
22	25	Crest Road West	2014
22	25	Crest Road West	2019
22	27	Crest Road West	1981
22	29	Crest Road West	1971
22	29	Crest Road West	Denied 1975
22	29	Crest Road West	Denied 1973
22	33	Crest Road West	Oct-18
23	35	Crest Road West	1984
23	35	Crest Road West	1978
23	35	Crest Road West	1974
23	35	Crest Road West	Denied 1989
23	35	Crest Road West	1996
23	37	Crest Road West	1986
23	37	Crest Road West	1981
23	38	Crest Road West	2005
23	38	Crest Road West	1995
23	38	Crest Road West	1996
24	38	Crest Road West	1998
24	38	Crest Road West	1984
24	38	Crest Road West	Denied 1980
24	16	Crest Road West	1964
24	38	Crest Road West	1963
24	39	Crest Road West	1988
24	39	Crest Road West	no reso
24	39	Crest Road West	denied
24	0	Eastfield Drive	1988
24	1	Eastfield Drive	1972
24	1	Buggy Whip Drive	1993
24	1	Buggy Whip Drive	1995
24	1	Buggy Whip Drive	1995
25	6	Eastfield Drive	1990
25	5	Eastfield Drive	1998
25	3	Eastfield Drive	2016
25	3	Eastfield Drive	1963
25	3	Eastfield Drive	1971
25	38	Crest Road West	1960
25	38	Crest Road West	1962
25	1	Buggy Whip Drive	1997
25	11	Eastfield Drive	2004
26	11	Eastfield Drive	1997
26	10	Eastfield Drive	1999
26	9	Eastfield Drive	2007
26	7	Eastfield Drive	2002
26	12	Eastfield Drive	2008
26	13	Eastfield Drive	1965
26	13	Eastfield Drive	1972
26	15	Eastfield Drive	2000
26	15	Eastfield Drive	2003
26	15	Eastfield Drive	1977
26	15	Eastfield Drive	1996
26	15	Eastfield Drive	2005
27	16	Eastfield Drive	1999
27	16	Eastfield Drive	1983
27	18	Eastfield Drive	2005
27	18	Eastfield Drive	1998
27	18	Eastfield Drive	1996
27	18	Eastfield Drive	2006
27	19	Eastfield Drive	1989
27	19	Eastfield Drive	1973
27	20	Eastfield Drive	2005

27	20	Eastfield Drive	2005
27	20	Eastfield Drive	2003
27	21	Eastfield Drive	1986
27	22	Eastfield Drive	1993
28	23	Eastfield Drive	1989
28	26	Eastfield Drive	2017
28	27	Eastfield Drive	Denied
28	28	Eastfield Drive	1985
28	28	Eastfield Drive	
28	31	Eastfield Drive	1976
28	39	Eastfield Drive	1968
28	40	Eastfield Drive	2004
28	40	Eastfield Drive	2005
28	40	Eastfield Drive	Approved 2007/08/09 - Never
28	41	Eastfield Drive	1969
28	41	Eastfield Drive	1987
28	44	Eastfield Drive	1987
28	46	Eastfield Drive	2016
28	49	Eastfield Drive	2013
28	50	Eastfield Drive	1977
28	50	Eastfield Drive	1996
29	52	Eastfield Drive	1979
29	52	Eastfield Drive	1974
29	56	Eastfield Drive	1991
29	56	Eastfield Drive	2003
29	60	Eastfield Drive	2010
29	60	Eastfield Drive	1999
29	60	Eastfield Drive	2001
29	64	Eastfield Drive	1985
29	64	Eastfield Drive	1987
29	64	Eastfield Drive	1989
29	63	Eastfield Drive	1964
29	66	Eastfield Drive	
29	67	Eastfield Drive	2010
29	69	Eastfield Drive	1990
29	69	Eastfield Drive	1964
30	73	Eastfield Drive	1967
30	75	Eastfield Drive	1969
30	76	Eastfield Drive	2010
30	75	Eastfield Drive	1977
30	76	Eastfield Drive	1994
30	77	Eastfield Drive	1976
30	77	Eastfield Drive	1962
30	77	Eastfield Drive	1990
30	79	Eastfield Drive	1976
30	85	Eastfield Drive	2014
30	2	El Concho Lane	2018
30	3	El Concho Lane	1970
30	6	El Concho Lane	1961
30	2	Eucalyptus Lane	1982
30	2	Eucalyptus Lane	1976
30	2	Eucalyptus Lane	1980 Denied
30	3	Eucalyptus Lane	2004
30	3	Eucalyptus Lane	2007
30	4	Eucalyptus Lane	1984
30	4	Eucalyptus Lane	1985
30	1	Flying Mane Lane	1961
30	1	Flying Mane Road	1969
30	2	Flying Mane Road	1990
31	3	Flying Mane Road	1991
31	5	Flying Mane Road	1994
31	6	Flying Mane Road	1991
31	7	Flying Mane Road	1991

31	7	Flying Mane Road	1991
31	10	Flying Mane Road	1991
31	11	Flying Mane Road	1968
31	11	Flying Mane Road	1962 (expired)
31	1	Georgeff Road	1990
			1990
			1991
31	1	Georgeff Road	1987
31	1	Georgeff Road	1986
31	1	Georgeff Road	1986
31	1	Georgeff Road	1997
32	1	Buckboard Lane	2015
32	1	Georgeff Road	2015
32	3	Georgeff Road	1964
32	4	Georgeff Road	1979
32	4	Georgeff Road	Denied in 1986
32	9	Georgeff Road	1976
32	9	Georgeff Road	2006
32	11	Georgeff Road	?? 1987
32	11	Georgeff Road	1984
32	12	Georgeff Road	1963
32	14	Georgeff Road	1989
32	14	Georgeff Road	????
32	15	Georgeff Road	1992
32	15	Georgeff Road	1969
32	15	Georgeff Road	2019
32	16	Georgeff Road	2013
33	16	Georgeff Road	2007
33	16	Georgeff Road	2006
33	17	Georgeff Road	2008
33	17	Georgeff Road	1981
33	19	Georgeff Road	2008
33	22	Georgeff Road	1975 forfeited
33	22	Georgeff Road	2014
33	25	Georgeff Road	1963
33	1	Hackamore Road	1993
33	4	Hackamore Road	2014
33	8	Hackamore Road	1977
33	8	Hackamore Road	1977
33	8	Hackamore Road	2008
33	2	Hillside Lane	1969
33	3	Hillside Lane	1989
33	3	Hillside Lane	1985
33	3	Hillside Lane	1985
33	5	Hillside Lane	2013
34	5	Hillside Lane	2005
34	5	Hillside Lane	2000
34	5	Hillside Lane	1990
34	1	Hummingbird Lane	1974
34	1	Johns Canyon Road	1989
34	#1-#6	Chestnut Lane	1977 Neg. Declaration
34	1	Johns Canyon Road	2002
34	2 (Orig. had	Johns Canyon Road	2019
34	3	Johns Canyon Road	2002 Denied
34	3	Johns Canyon Road	2000
34	3	Johns Canyon Road	1980
34	5	Johns Canyon Road	2012
35	9	Johns Canyon Road	2018
35	9	Johns Canyon Road	2019
35	9	Johns Canyon Road	1976
35	10	Johns Canyon Road	1973
35	11	Johns Canyon Road	1976
35	12	Johns Canyon Road	1993
35	12	Johns Canyon Road	1979

35	12	Johns Canyon Road	2013
35	13	Johns Canyon Road	1976
35	17	Johns Canyon Road	1971 Denied
35	1	Maverick Lane	1991
35	1	Maverick Lane	1989
35	1	Maverick Lane	1994
35	1	Maverick Lane	1996
35	6	Maverick Lane	1961
35	6	Maverick Lane	1990
35	6	Maverick Lane	2015
35	7	Maverick Lane	1991
			1992
35	7	Maverick Lane	1996
35	7	Maverick Lane	1997
36	7	Maverick Lane	1994 Denied
			1994
36	8	Maverick Lane	2000
36	14	Caballeros Road	2012
36	14	Caballeros Road	2008
36	14	Caballeros Road	2010
36	3	Meadowlark Lane	2013
36	6	Meadowlark Lane	2012
36	6	Meadowlark Lane	1995
37	6	Meadowlark Lane	2017
37	9	Maverick Lane	1998
37	9	Maverick Lane	2003
37	1	Meadowlark Lane	1979
37	1	Meadowlark Lane	1972
37	1	Meadowlark Lane	2005
37	2	Meadowlark Lane	1988
37	3	Meadowlark Lane	2012
37	1	Middleridge Lane North	Granting a 2 year ext. 2019
37	1	Middleridge Lane North	2018
38	3	Middleridge Lane North	2003
38	3	Middleridge Lane North	1978
38	3	Middleridge Lane North	2018
38	3	Middleridge Lane North	1974
38	3	Middleridge Lane North	1974
38	6	Middleridge Lane North	2002 granted Mod. & Ext. to a previously approved
38	11	Middleridge Lane North	1990
38	17	Middleridge Lane North	2006
38	17	Middleridge Lane North	2003
38	17	Middleridge Lane North	2016
38	19	Middleridge Lane North	1988
38	21	Middleridge Lane North	1999
38	22	Middleridge Lane North	1992
38	22	Middleridge Lane North	2007
39	23	Middleridge Lane North	2015
39	1	Middleridge Lane South	2015
39	2	Middleridge Lane South	2014
39	2	Middleridge Lane South	2014
39	3	Middleridge Lane South	1992
39	3	Middleridge Lane South	2001
39	3	Middleridge Lane South	2001
39	4	Middleridge Lane South	1990
39	6	Middleridge Lane South	1979
39	6	Middleridge Lane South	1979
40	6	Middleridge Lane South	1998

40	6	Middleridge Lane South	2000
40	7	Middleridge Lane South	1976
40	9	Middleridge Lane South	2013
40	11	Middleridge Lane South	1968
40	17	Middleridge Lane South	1983
40	17	Middleridge Lane South	1973
40	26	Middleridge Lane South	1981
40	26	Middleridge Lane South	2018
40	27	Middleridge Lane South	1999
40	29	Middleridge Lane South	2011
41	29	Middleridge Lane South	2000
41	29	Middleridge Lane South	1996
41	33	Middleridge Lane South	2005
41	1	Morgan Lane	1992
41	2	Morgan Lane	1989
41	3	Morgan Lane	1989
41	3	Morgan Lane	2009
41	4	Morgan Lane	Denied 1989
41	4	Morgan Lane	1989
41	5	Morgan Lane	1987
41	6	Morgan Lane	1990
41	7	Morgan Lane	Denied 1994
41	8	Morgan Lane	1988
41	0	Open Brand Road	1989
41	1	Open Brand Road	Approved but Withdrawn
42	1	Open Brand Road	1968
42	2	Open Brand Road	1977
42	4	Open Brand Road	Denied 1993
42	6	Open Brand Road	1977
42	6	Open Brand Road	2003
42	7	Open Brand Road	1989
42	9	Open Brand Road	1965
42	9	Open Brand Road	1994
42	1	Outrider Road	1976
42	2	Outrider Road	1979
42	2	Outrider Road	2005
42	3	Outrider Road	1973
42	4	Outrider Road	1962
42	5	Outrider Road	1989
42	5	Outrider Road	1974
42	5	Outrider Road	1991
42	6	Outrider Road	1963
42	6	Outrider Road	Denied 1993
42	6	Outrider Road	1987
42	7	Outrider Road	2009
42	7	Outrider Road	1965
42	8	Outrider Road	1979
42	8	Outrider Road	2001
43	11	Outrider Road	2011
43	12	Outrider Road	1995
43	12	Outrider Road	1997
43	13	Outrider Road	1961
43	13	Outrider Road	2016
43	13	Outrider Road	2009
43	13	Outrider Road	2015
43	14	Outrider Road	2000
43	16	Outrider Road	1978

43	20	Outrider Road	2015
43	20	Outrider Road	2015
43	20/22	Outrider Road	1989
43	20/22	Outrider Road	1986
43	20	Outrider Road	1994
43	24	Outrider Road	1991
43	7	Cinchring Road	1964
44	7	Packsaddle Road West	1975
44	7	Packsaddle Road West	2001
44	3	Packsaddle Road East	2001
44	3	Packsaddle Road East	2008
44	3	Packsaddle Road East	2001
44	6	Packsaddle Road East	Denied 1994
44	6	Packsaddle Road East	1961
44	6	Packsaddle Road East	Denied 2004
44	6	Packsaddle Road East	2003
44	7	Packsaddle Road East	1993
44	7	Packsaddle Road East	2005
44	9	Packsaddle Road East	1996
45	9	Packsaddle Road East	2008
45	11	Packsaddle Road East	1989
45	3	Packsaddle Road West	1977
45	1	Packsaddle Road East	1998
45	1	Packsaddle Road East	Denied 1998
45	2	Packsaddle Road East	1976
45	2	Packsaddle Road East	1991
45	2	Packsaddle Road East	1997
45	2720	Palos Verdes Drive North	1988
45	2724	Palos Verdes Drive North	2001
45	2740	Palos Verdes Drive North	1975
45	2862	Palos Verdes Drive North	1992
45	2864	Palos Verdes Drive North	2013
46	2864	Palos Verdes Drive North	2013
46	2864	Palos Verdes Drive North	1990/1992
46	2900	Palos Verdes Drive North	2010
46	2910	Palos Verdes Drive North	2018
46	2950	Palos Verdes Drive North	1977
46	2950	Palos Verdes Drive North	2017
46	2960	Palos Verdes Drive North	2012
46	2	Pheasant Lane	1987
46	0	Pine Tree Lane	2009
47	2	Pheasant Lane	2011
47	1	Pine Tree Lane	2015
47	1	Pine Tree Lane	2015
47	2	Pine Tree Lane	1985
47	3	Pine Tree Lane	2007
47	3	Pine Tree Lane	1976
47	3	Pine Tree Lane	1979
47	4	Pine Tree Lane	2001
47	5	Pine Tree Lane	2004
47	5	Pine Tree Lane	2007
47	5	Pine Tree Lane	2016
48	5	Pine Tree Lane	2017

48	4	Pine Tree Lane	1980
48	4	Pine Tree Lane	1980
48	7	Pine Tree Lane	1972
48	7	Pine Tree Lane	1994
48	10	Pine Tree Lane	1998
48	10	Pine Tree Lane	2005
48	16	Pine Tree Lane	2017
49	16	Pine Tree Lane	2013
49	18	Pine Tree Lane	2005
49	1	Pinto Road	2003
49	2	Pinto Road	1976
49	2	Pinto Road	1979
49	2	Pinto Road	1979
49	2	Pinto Road	1963
49	3	Pinto Road	1964
49	7	Portuguese Bend Road	2001
49	10	Poppy Trail	2003
49	2	Portuguese Bend Road	1992
49	6	Portuguese Bend Road	2014
49	7	Portuguese Bend Road	2001
49	9	Portuguese Bend Road	2012
50	6	Portuguese Bend Road	2013
50	9	Portuguese Bend Road	1962
50	10	Portuguese Bend Road	1977
50	10	Portuguese Bend Road	2003
50	10	Portuguese Bend Road	2001
50	13	Portuguese Bend Road	2012
50	14	Portuguese Bend Road	1972
50	14	Portuguese Bend Road	1997 Denied 1997
50	14	Portuguese Bend Road	2005
50	18	Portuguese Bend Road	2003
50	18	Portuguese Bend Road	2004
50	20	Portuguese Bend Road	1997
51	20	Portuguese Bend Road	1993 Approved Extension
51	20	Portuguese Bend Road	1993
51	21	Portuguese Bend Road	1978
51	22	Portuguese Bend Road	1991
51	23	Portuguese Bend Road	1996
51	23	Portuguese Bend Road	2004
51	23	Portuguese Bend Road	2002
51	24	Portuguese Bend Road	1986
51	24	Portuguese Bend Road	1986
51	25	Portuguese Bend Road	1997
51	25	Portuguese Bend Road	2007 / Ext. 2009
51	25	Portuguese Bend Road	2005
52	25	Portuguese Bend Road	2005
52	25	Portuguese Bend Road	2005
52	28	Portuguese Bend Road	1976
52	28	Portuguese Bend Road	Denied 1988
52	28	Portuguese Bend Road	2000 / Approving exten. Of 1999 approval
52	29	Portuguese Bend Road	1999 approval for Ext & Mod. To Reso 98-21
52	29	Portuguese Bend Road	1997

52	31	Portuguese Bend Road	1979
52	32	Portuguese Bend Road	1972
52	32	Portuguese Bend Road	1982
52	38	Portuguese Bend Road	2018
53	38	Portuguese Bend Road	2014
			2014
			2016
53	38	Portuguese Bend Road	2014
53	40	Portuguese Bend Road	1997
53	40	Portuguese Bend Road	1976
53	40	Portuguese Bend Road	2008
53	42	Portuguese Bend Road	1991/1992
			Revoked 1992
54	42	Portuguese Bend Road	Denied 1992
54	44	Portuguese Bend Road	2005
54	44	Portuguese Bend Road	1977
54	44	Portuguese Bend Road	2013
54	52	Portuguese Bend Road	1970
54	53	Portuguese Bend Road	1972
54	54	Portuguese Bend Road	1981
54	61	Portuguese Bend Road	1976
54	61	Portuguese Bend Road	Denied 1976
54	71	Portuguese Bend Road	1965
54	63	Portuguese Bend Road	1972
54	2	Possum Ridge Road	1976
54	4	Possum Ridge Road	1961
54	6	Possum Ridge Road	1988
54	6	Possum Ridge Road	1989
			1990
54	6	Possum Ridge Road	2003
54	8	Possum Ridge Road	1988
54	8	Possum Ridge Road	1998
55	8	Possum Ridge Road	2005
55	10	Possum Ridge Road	1986
55	2	Quail Ridge Road North	1984
55	5	Quail Ridge Road North	1990
55	7	Quail Ridge Road North	1982
55	7	Quail Ridge Road North	2005
55	2	Quail Ridge Road South	1993
55	2	Quail Ridge Road South	1978
55	2	Quail Ridge Road South	1961
55	2	Quail Ridge Road South	1999
55	3	Quail Ridge Road North	1983
55	3	Quail Ridge Road South	1988
55	7	Quail Ridge Road South	1982
55	1	Ranchero Road	2018
55	8	Williamsburg Lane	1968
55	7	Reata Lane	1967
55	8	Reata Lane	1972
55	4	Ringbit Road East	1973
55	6	Ringbit Road East	1970
55	6	Ringbit Road East	1972
55	7	Ringbit Road East	2012

55	7	Ringbit Road East	2019
55	8	Ringbit Road East	1975
55	12	Ringbit Road East	2010
56	7	Quail Ridge Road South	Denied 2003
56	13	Cinchring Road	Denied 1984
56	23	Chuckwagon Road	Denied 1980
56	14	Poppy Trail	Denied 1981
56	2862	Palos Verdes Drive North	Denied 1969
56	11	Chuckwagon Road	2006
56	11	Cinchring Road	1991
56	38	Portuguese Bend Road	Withdrawn
56	1	Ringbit Road West	1990
56	1	Ringbit Road West	Denied 1976
56	3	Ringbit Road West	1979
56	3	Ringbit Road West	1977
56	4	Ringbit Road West	2000
56	6	Ringbit Road West	1995
56	5	Ringbit Road West	1961
56	5	Ringbit Road West	2010
57	6	Ringbit Road West	1996
57	6	Ringbit Road West	1999
57	6	Ringbit Road West	1992
57	58	Eastfield Drive	Denied 1989
57	58	Eastfield Drive	1990
57	59	Eastfield Drive	1963
57	6	Ringbit Road West	Denied 1991
			Denied 1997
58	6	Roadrunner Road	1976
58	11	Roadrunner Road	1967
58	16	Roadrunner Road	2007
58	3	Runningbrand Road	1979
58	3	Runningbrand Road	1979
58	2	Saddleback Road	1963
58	2	Saddleback Road	1964
58	10	Saddleback Road	1969
58	10	Saddleback Road	1990
58	6	Saddleback Road	2016
58	6	Saddleback Road	Denied 2012
58	26	Saddleback Road	1964
58	33	Saddleback Road	1969
58	34	Saddleback Road	1989
59	12	Saddleback Road	2009
59	22	Saddleback Road	2007
59	11	Saddleback Road	2017
			2019
59	11	Saddleback Road	2018
59	34	Saddleback Road	2016
59	34	Saddleback Road	2018
59	35	Saddleback Road	1986
59	35	Saddleback Road	1977
60	35	Saddleback Road	1979
60	36	Saddleback Road	1991
60	38	Saddleback Road	2012
60	45	Saddleback Road	1985

60	46	Saddleback Road	2010
60	48	Saddleback Road	1991
60	49	Saddleback Road	1996
60	49	Saddleback Road	1995
60	52	Saddleback Road	1980
60	52	Saddleback Road	1978
60	64	Saddleback Road	1990
60	68	Saddleback Road	1985
60	68	Saddleback Road	1986
61	68	Saddleback Road	1998
61	68	Saddleback Road	1990
61	74	Saddleback Road	1989
61	85	Saddleback Road	1984
61	88	Saddleback Road	19778
61	92	Saddleback Road	2008
61	92	Saddleback Road	2010
61	92	Saddleback Road	1982
61	1	Sagebrush Lane	2001
61	1	Sagebrush Lane	2008
61	1	Sagebrush Lane	2008
61	80	Saddleback Road	2002
62	5	Sagebrush Lane	2003
62	4	Sagebrush Lane	1995
62	5	Sagebrush Lane	Not approved for single lot repair See ZC 657
62	5	Sagebrush Lane	2003
62	5	Sagebrush Lane	1997
62	4	Sagebrush Lane	1994
62	5	Sagebrush Lane	2006
63	5	Sagebrush Lane	2005
63	6	Sagebrush Lane	2006
63	1	Southfield Drive	2004
63	2	Southfield Drive	2005
63	2	Southfield Drive	
63	3	Southfield Drive	1965
63	3	Southfield Drive	1983
63	5	Southfield Drive	Denied 1990
63	7	Southfield Drive	2010
63	7	Southfield Drive	2016
64	10	Southfield Drive	1994
64	12	Southfield Drive	2004
64	12	Southfield Drive	2005
64	13	Southfield Drive	2001
64	14	Southfield Drive	1973
64	14	Southfield Drive	1990
64	13	Southfield Drive	1992
64	17	Southfield Drive	1992
64	22	Southfield Drive	1968
64	1	Spur Lane	1973
64	3	Spur Lane	1964
64	4	Spur Lane	1962
64	4	Storm Hill Lane	2000
64	4	Storm Hill Lane	2000

65	4	Storm Hill Lane	1992
65	7	Storm Hill Lane	1993
			1995
65	1 or 3	Wagon Lane	1971
65	1 or 3	Wagon Lane	1972
65	5	Wagon Lane	2010
65	6	Wagon Lane	1992
65	9	Wagon Lane	2000
65	1	Wideloop Road	2000
65	3	Wideloop Road	1961
65	5	Wideloop Road	1998
65	7	Wideloop Road	Denied 1996
65	7	Wideloop Road	1978
65	7	Wideloop Road	1980
65	9	Wideloop Road	1965
65	9	Wideloop Road	Denied 1988
65	9	Wideloop Road	1979
65	11	Wideloop Road	1985
65	15	Wideloop Road	2005
66	17	Wideloop Road	2002
66	18	Wideloop Road	1967
66	18	Wideloop Road	1977
66	2	Williamsburg Lane	1975
66	2	Williamsburg Lane	1986
66	2	Williamsburg Lane	1995
66	3	Williamsburg Lane	1982
66	5	Williamsburg Lane	1990
66	6	Williamsburg Lane	1993
66	7	Williamsburg Lane	1977
66	7	Williamsburg Lane	1987
66	8	Williamsburg Lane	
66	8	Williamsburg Lane	2014
66	9	Williamsburg Lane	1993
66	10	Williamsburg Lane	2007
66	10	Williamsburg Lane	1993
66	12	Williamsburg Lane	? If so 1965
66	12	Williamsburg Lane	1966
66	16	Williamsburg Lane	1977
66	3	Wrangler Road	1976
66	3	Wrangler Road	1975
66	3	Wrangler Road	1975
67	67	Portuguese Bend Road	
67	73	Portuguese Bend Road	
67	71	Portuguese Bend Road	1985
67	44	Portuguese Bend Road	1963
67	6	Outrider Road	1994
67	7	Ringbit Road East	2012
67	69	Portuguese Bend Road	1989
67	10	Pine Tree Lane	2005
67	20	Upper Blackwater Canyon Road	2006
67	3	Pinto Road	1984
67	16	Crest Road East	2018
67	68	Eastfield Drive	2018
67	2	Middleridge Lane South	2018
67	10	Middleridge Lane South	2018
			2015
			2016
67	8	Outrider Road	2007
68	5	Packsaddle Road East	2018

68	1	Reata Lane	2013
			2012
			2004
			2003
68	4	Ringbit Road West	2015
68		Saddleback Road	1968
68	3	Roundup Road	2019
68	2	Roadrunner Road	2018
68	11	Saddleback Road	2019
68	2950	Palos Verdes Drive North	2019
68	7	Quail Ridge Road South	2018
68	2	Southfield Drive	2006
			2017
68	7	Maverick Lane	
68	3	Southfield Drive	1980
68	30	Portuguese Bend Road	
68	15	Eastfield Drive	
68	6	Saddleback Road	
68	2	Southfield Drive	
68	6	Runningbrand Road	
68	15	Caballeros Road	
68	38	Portuguese Bend Road	2019
68	25	Portuguese Bend Road	2003
			2004
			2016
68	85	Crest Road East	2018
68	4	Portuguese Bend Road	2016
68	18	Poppy Trail	2020
68	3	Morgan Lane	2019
68	1	Open Brand Road	2019
			2019
			2019
			2019
			2018
			1996
68	5	Middleridge Lane North	2004
			1996
68	71	Eastfield Drive	2018
			2019
68	74	Eastfield Drive	2020
			2011
			2004
69	76	Eastfield Drive	1994
			2012
			2010
			2002
			2002
			2001
69	85	Eastfield Drive	1996
69	15	Georgeff Road	2016
			2015
			2014
			2010
			2008
69	2	Georgeff Road	2019
69	26	Georgeff Road	2014
			2013
69	12	Johns Canyon Road	1993
			2015
			2013
69	11	Southfield Drive	2007
			2008
			2008
			2008

69	10	Southfield Drive	1993
			2003
			2003
			2002
69	7	Southfield Drive	2016
			2004
69	1	Southfield Drive	2017
69	7	Wideloop Road	2016
			2015
			2015
69	1	Wideloop Road	2015
69	11	Wagon Lane	2012
			2011
69	6	Wagon Lane	2015
69	8	Wagon Lane	2015
69	7	Poppy Trail	2004
69	5	Wagon Lane	1998
69	1	Wagon Lane	2017
			2016
69	6	Sagebrush Lane	
69	7	Storm Hill Lane	
69	17	Wideloop Road	2005
			2005
69	6	Williamsburg Lane	1991
69	9	Crest Road West	1991
69	5	Hillside Lane	Expired 2012
69	4	Hillside Lane	2014
			1997
69	23	Georgeff Road	2019
69	20	Georgeff Road	1997
69	20	Georgeff Road	2016
			2013
			2011
			1997
69	27	Georgeff Road	2004
			2007
			2012
			2012
			2016
			2017
			2018
69	16	Georgeff Road	2017
69	2	Buckboard Lane	2005
69	10	Georgeff Road	2019
			2004
70	12	Georgeff Road	2015
70	4	Georgeff Road	2013
70	4	Johns Canyon Road	2017
			2011
70	1	Johns Canyon Road	2017
70	17	Johns Canyon Road	2013
70	11	Poppy Trail	2010
70	6	Poppy Trail	2018
70	10	Poppy Trail	Neg. Env. Decl 2001
			2017
			2010
70	16	Pine Tree Lane	2016
			1994
			2002
70	6	Pine Tree Lane	2011
70	4	Pine Tree Lane	1993

70	1	Pine Tree Lane	2014
70	2	Pine Tree Lane	2009
			2009
			2007
70	5	Pine Tree Lane	2004
70	3	Pine Tree Lane	2004
			2010
70	4	Pine Tree Lane	2015
70	11	Outrider Road	2011
			1997
70	12	Outrider Road	
70	13	Outrider Road	1960
70	9	Outrider Road	2003
70	14	Outrider Road	2012
70	18	Outrider Road	2005
70	2	Outrider Road	1979
70	7	Open Brand Road	2006
			2005
70	1	Outrider Road	1993
70	2	Open Brand Road	
70	3	Open Brand Road	2014
			2014
70	4	Open Brand Road	
70	6	Morgan Lane	2004
70	7	Morgan Lane	
70	5	Morgan Lane	2016
			2015
			2014
70	8	Morgan Lane	2010
70	4	Morgan Lane	2003
70	3	Morgan Lane	
70	71	Portuguese Bend Road	
70	63	Portuguese Bend Road South	
70	62	Portuguese Bend Road	
71	70	Portuguese Bend Road South	
71	64	Portuguese Bend Road	
71	68	Portuguese Bend Road	1990
71	28	Portuguese Bend Road	2015
			2014
71	22	Portuguese Bend Road	2017
			2016
71	19	Portuguese Bend Road	2012
71	13	Portuguese Bend Road	2009
			2014
			1968
71	14	Portuguese Bend Road	2005
71	15	Portuguese Bend Road	2014
			2018
71	16	Portuguese Bend Road	2013 & 2014
			2014
			2011
71	5	El Concho Lane	2019
			2010
71	2	Eucalyptus Lane	2011
71	3	Eucalyptus Lane	2015
			2013
			2007
71	4	Eucalyptus Lane	2013
			2011
71	6	Eucalyptus Lane	2011
			2006

71	4	El Concho Lane	2019
			2009
71	3	Flying Mane Road	2001
71	1	Flying Mane Lane	1995
71	5	Flying Mane Lane	2015/finaled 2017
			2013
71	8	Flying Mane Road	2006
			2005
71	3	Flying Mane Lane	2017
71	32	Portuguese Bend Road	2014
71	20	Outrider Road	2019
			2018
			2015
			2014
			2006
71	16	Pine Tree Lane	2018
71	1,5,6	Sagebrush Lane	2010
71	2	Saddleback Road	
71	22	Saddleback Road	2015
71	34	Saddleback Road	2015
			2016
			2016
71	26	Saddleback Road	
71	35	Saddleback Road	2010
71	36	Saddleback Road	
71	38	Saddleback Road	2012
			2014
71	46	Saddleback Road	2013
			2012
71	48	Saddleback Road	2018
71	49	Saddleback Road	
72	45	Saddleback Road	
72	1	Sagebrush Lane	2010
			2008
			2007
72	5	Sagebrush Lane	
72	19	Southfield Drive	2005
			2002
72	4	Spur Lane	
72	4	Storm Hill Lane	
72	1	Spur Lane	
72	2	Spur Lane	2012
72	6	Hackamore Road	1960
72	1	Hackamore Road	
72	1	Williamsburg Lane	
72	2	Williamsburg Lane	2014
72	4	Williamsburg Lane	2013
			2010
			2004
72	6	Williamsburg Lane	2018
72	7	Williamsburg Lane	2006
72	9	Williamsburg Lane	2012
			2012
			2003
			1993
72	8	Williamsburg Lane	2014
72	16	Wideloop Road	2002
72	15	Wideloop Road	2011
			2012
			2012
72	3	Wrangler Road	

72	3	Georgeff Road	
72	1	Wrangler Road	
72	14	Williamsburg Lane	2007
			2002
72	10	Williamsburg Lane	
72	86	Saddleback Road	
			2000
			1999
72	71	Saddleback Road	2019
			2018
			2004
			1990
72	64	Saddleback Road	2015
72	52	Saddleback Road	2013
72	50	Saddleback Road	2015
72	65	Saddleback Road	2018
			2016
72	67	Saddleback Road	2013
72	75	Saddleback Road	2016
72	100	Saddleback Road	1998
72	92	Saddleback Road	1992
			2014
			1996
72	80	Saddleback Road	2013
72	86	Saddleback Road	2007
72	2	Appaloosa Lane	2007
72	1	Appaloosa Lane	2016
72	4	Bowie Road	2019
			2004
			2008
72	12	Bowie Road	2005
			2004
73	8	Bowie Road	
73	15	Bowie Road	2016
73	10	Bowie Road	
73	1	Lower Blackwater Canyon Road	
73	6	Upper Blackwater Canyon Road	
73	7	Upper Blackwater Canyon Road	
73	8	Upper Blackwater Canyon Road	
73	9	Upper Blackwater Canyon Road	2012
			2002
73	10	Upper Blackwater Canyon Road	
73	11	Upper Blackwater Canyon Road	2005
73	14	Upper Blackwater Canyon Road	
73	15	Upper Blackwater Canyon Road	
73	1	Buckboard Lane	2016
73	2	Buckboard Lane	2009/2010
			2008
			2006
73	3	Buckboard Lane	
73	4	Buckboard Lane	
73	5	Buckboard Lane	
73	0	Buggy Whip Drive	2013
			2004
			2003
			2003
73	1	Buggy Whip Drive	
73	8	Buggy Whip Drive	1999
73	13	Buggy Whip Drive	2004
73	20	Buggy Whip Drive	2012
73	2	Appaloosa Lane	2011

73	88	Saddleback Road	2013
73	2	Possum Ridge Road	1993
73	4	Possum Ridge Road	2014
73	10	Possum Ridge Road	2013
			2008
			2005
74	1	Quail Ridge Road North	1990
74	3	Quail Ridge Road North	1996
74	4	Quail Ridge Road North	2009
74	7	Quail Ridge Road North	2014
74	8	Quail Ridge Road North	
74	2	Quail Ridge Road South	2015
74	3	Quail Ridge Road South	
74	3	Quail Ridge Road South	2006
74	5	Quail Ridge Road South	1995
74	7	Quail Ridge Road South	2004
74	9	Quail Ridge Road South	2017
74	11	Quail Ridge Road South	
74		Ranchero Road	
74		Ranchero Road	
74	1	Ranchero Road	2016
			2009
74	2	Ranchero Road	
74	2	Ranchero Road	1985
74	2	Ranchero Road	
74	4	Ranchero Road	
74	5	Ranchero Road	
74	4	Reata Lane	1986
74	2	Reata Lane	
74	5	Ringbit Road East	1989
			2007
			2004
			2003
			1989
74	6	Ringbit Road East	
74	8	Ringbit Road East	
74	12	Ringbit Road East	2007
			1999
74	3	Ringbit Road West	2013
74	2	Ringbit Road West	2009
74	1	Ringbit Road West	2013
			2000
74	5	Ringbit Road West	2013
74	6	Ringbit Road West	
74	6	Roadrunner Road	
74	11	Roadrunner Road	2004
74	2	Roundup Road	2014
			2006
74	7	Roundup Road	
74	1	Runningbrand Road	
74	3	Runningbrand Road	2002
74	4	Runningbrand Road	
74	6	Runningbrand Road	1999
74	16	Roadrunner Road	2016
			2006
			2005
74	6	Eastfield Drive	2004
			2003
74	15	Eastfield Drive	
74	17	Eastfield Drive	2010
			2002
			2019

74	20	Eastfield Drive	2017
			2006
74	25	Eastfield Drive	2012
			2009
			2009
			2003
74	26	Crest Road West	2018
			2013
74	3	Outrider Road	2016
74	5	Packsaddle Road West	
74	3	Packsaddle Road West	
74	1	Packsaddle Road East	2017
74	2	Packsaddle Road East	2009
74	6	Packsaddle Road East	
75	2	Pheasant Lane	2008
75	1	Pine Tree Lane	2016
75	2620 -2680	Palos Verdes Drive North	
75	2732	Palos Verdes Drive North	2015
			1999
75	2858	Palos Verdes Drive North	2006
			2014
75	2738	Palos Verdes Drive North	2015
			1991
			2004
75	2860	Palos Verdes Drive North	2017
75	2862	Palos Verdes Drive North	2007
			2005
75	2864	Palos Verdes Drive North	2016
75	2954	Palos Verdes Drive North	2015
			2012
			2012
75	2960	Palos Verdes Drive North	2015
75	3	Middleridge Lane South	2014
			2004
75	9	Middleridge Lane South	
75	11	Middleridge Lane South	2012
75	26	Middleridge Lane South	1983
75	27	Middleridge Lane South	1999
75	29	Middleridge Lane South	
75	32	Middleridge Lane South	
75	1	Middleridge Lane North	
75	11	Middleridge Lane North	
75	21	Middleridge Lane North	
75	22	Middleridge Lane North	2012
			2007
75	1	Meadowlark Lane	2016
			2012
			2006
75	2	Meadowlark Lane	2017
75	3	Meadowlark Lane	
75	6	Middleridge Lane North	2013
			2011
75	1	Maverick Lane	2016
75	7	Maverick Lane	2008
			2004
75	8	Maverick Lane	2013
			2012
75	27	Eastfield Drive	2007
75	29	Eastfield Drive	
75	32	Eastfield Drive	2015
			2012
75	33	Eastfield Drive	2011
75	34	Eastfield Drive	

75	37	Eastfield Drive	
75	41	Eastfield Drive	2002
75	44	Eastfield Drive	2003
			2005
			2004
			2002
75	45	Eastfield Drive	2015
			2017
			2015
			2009
			2008
			2007
75	46	Eastfield Drive	
75	47	Eastfield Drive	2015
75	49	Eastfield Drive	2014
			2013
			2014
			2013
			2013
			2013
			2013
			2012
75	62	Eastfield Drive	2015
			2010
76	66	Eastfield Drive	2011
76	67	Eastfield Drive	2018
			2012
			2012
76	39	Eastfield Drive	2014
76	75	Eastfield Drive	2015
76	87	Eastfield Drive	
76	1	Caballeros Road	2016
			2014
76	6	Caballeros Road	1994
76	7	Caballeros Road	2017
76	8	Caballeros Road	2019
			2015
76	19	Caballeros Road	Not completed
76	25	Caballeros Road	
76	1	Chestnut Lane	2018
76	6	Chestnut Lane	2000
76	8	Cinchring Road	2003
			2002
			2003
76	14	Cinchring Road	2010
			1963
76	16	Cinchring Road	2014
76	22	Cinchring Road	2009
76	2	Chuckwagon Road	2011
			2014
76	4	Chuckwagon Road	2015
			2014
76	7	Chuckwagon Road	2013
			2004
76	9	Chuckwagon Road	2011
76	11	Chuckwagon Road	2015
76	14	Chuckwagon Road	2017
76	16	Chuckwagon Road	
76	18	Chuckwagon Road	2014
76	19	Chuckwagon Road	2014
76	22	Chuckwagon Road	2007
76	28	Chuckwagon Road	2018

76	30	Chuckwagon Road	2019
			2017
76	33	Chuckwagon Road	1986
			2004
76	34	Chuckwagon Road	2019
76	35	Chuckwagon Road	2018
76	37	Chuckwagon Road	2015
76	38	Chuckwagon Road	2018
76	39	Chuckwagon Road	
76	44	Chuckwagon Road	
76	8	Chesterfield Road	
76			1956
76	29	Crest Road East	2013
			2013
			2012
			2011
			2011
77	7	Crest Road East	2007
			2016
			2016
			2015
			2007
			2018
			2019
77	51	Crest Road East	2019
			2016
77	59	Crest Road East	
77	63	Crest Road East	2006
77	62	Crest Road East	2010
77	35	Crest Road East	2011
77	34	Crest Road East	2011
77	33	Crest Road East	2014
			2013
77	30	Crest Road East	2003
			2002
77	10	Crest Road West	2018
77	77	Crest Road East	2018
77	73	Crest Road East	2014
			2013
			2011
			2011
			2006
77	71	Crest Road East	2015
77	16	Crest Road West	2014
77	9	Crest Road West	2015
77	91	Crest Road East	
77	3	Crest Road West	
77	1	Crest Road West	
77	92	Crest Road East	
77	86	Crest Road East	2013
77	1	Crest Road East	2014
77	22	Crest Road East	2017
77	8	Crest Road East	2012
77	17	Crest Road East	1984
77	29	Crest Road West	2014
			2014
77	37	Crest Road West	2014
77	27	Crest Road West	2017
			2015
			2007
			2004
77	41	Crest Road West	1997
77	5	Crest Road West	2004

77	5	Crest Road West	2009
77	59	Portuguese Bend Road	
77	60	Portuguese Bend Road	
78	54	Portuguese Bend Road	
78	44	Portuguese Bend Road	2014
			2012
			2012
78	58	Portuguese Bend Road	2018
			2017
			2009
			2004
78	56	Portuguese Bend Road	2014
78	9	Portuguese Bend Road	2013
			2012
			2011
78	11	Portuguese Bend Road	2008
78	18	Portuguese Bend Road	2007
			2005
			2006
78	20	Portuguese Bend Road	2015
			2010
78	23	Portuguese Bend Road	2006
78	24	Portuguese Bend Road	
78	25	Portuguese Bend Road	2000
78	26	Portuguese Bend Road	2007
			2005
78	30	Portuguese Bend Road	2017
			2002
			2001
78	36	Portuguese Bend Road	2009
			2000
78	40	Portuguese Bend Road	
78	42	Portuguese Bend Road	
78	51	Portuguese Bend Road	
78	52	Portuguese Bend Road	
78	24	Open Brand Road	1993
78	2	Eucalyptus Lane	1992
78	74	Eastfield Drive	1991
78	65	Eastfield Drive	1991
78	33	Crest Road West	1991
78	17	Crest Road East	1990
78	52	Eastfield Drive	2016
78	22	Chuckwagon Road	1992
78	5	Johns Canyon Road	2013
			2011
			1991
78	11	Saddleback Road	2019
78	2	Packsaddle Road West	1994
78	34	Portuguese Bend Road	2000
78	23	Eastfield Drive	2019
78	6	Meadowlark Lane	2018
78	12	Upper Blackwater Canyon Road	2019
78	3	Reata Lane	2018
78	65	Portuguese Bend Road	2019
78	4	Pinto Road	2018
78	2	Pinto Road	2018
78	3	Appaloosa Lane	2019
79	1	Portuguese Bend Road	2018
			2016
			2011
79	16	Pine Tree Lane	2002
79	10	Middleridge Lane North	1964
79	0	Pine Tree Lane	

79	26	Chuckwagon Road	2013 2005
79	18	Pine Tree Lane	2003
79	3	Pinto Road	1973
79	4	Pine Tree Lane	1971
79	2	Pine Tree Lane	1983
79	4	Pinto Road	1985
79		Crest Road East	1970
79	31, 32, ?	Portuguese Bend Road	1964
79	29,33 & 35	Crest Road East	no info if constructed
79	53	Portuguese Bend Road	1971
79	4 & 6	Ringbit Road West	2000
79		Portuguese Bend Road	1973
79	26	Cinchring Road	2015
79	24	Eastfield Drive	2015
79	1	Portuguese Bend Road	1992
79	17 & 18	Portuguese Bend Road	2009
79	11	Portuguese Bend Road	1990
79	3	Lower Blackwater Canyon Road	1990
79	14	Crest Road West	
79	11	Crest Road West	
79	15	Johns Canyon Road	
79	7	Maverick Lane	
79	56	Eastfield Drive	
79	1	Flying Mane Road	2016 2005
79	6	Johns Canyon Road	2017
79	1	Hummingbird Lane	1976
79	35	Crest Road West	1990
79	54	Eastfield Drive	1993
79	2	Cinchring Road	2018
79	22	Eastfield Drive	
79	5	Roadrunner Road	
79	10	Packsaddle Road West	1991
79	38	Crest Road East	2013
79	15	Cinchring Road	1346
79	16	Pine Tree Lane	1990
79	20	Cinchring Road	
79	12 & 14	Pine Tree Lane	
79	19	Eastfield Drive	2014 2002
79	2	Pinto Road	
79	39	Eastfield Drive	1991
79	52	Portuguese Bend Road	2017
79	23	Chuckwagon Road	2019
80	4	Poppy Trail	2004 2004 2003/2004/2013
80	3	Poppy Trail	1987
80	2	Portuguese Bend Road	2020
80	2	Wrangler Road	2018
80	30	Chuckwagon Road	2019
80	1	Open Brand Road	2019
80	5	Ringbit Road West	2020
80	3	Eastfield Drive	2018
80	11	Saddleback Road	2019
80	7	Middleridge Lane South	2017
80	8	Bowie Road	2020
80	9	Johns Canyon Road	2018
80	4	Williamsburg Lane	2019

80	6	Pine Tree Lane	2020
80	67	Portuguese Bend Road	2019
80	77	Saddleback Road	2020
80	2	Hillside Lane	2017
80	3	Chuckwagon Road	2016
81	85	Crest Road East	2016
81	5	El Concho Lane	2019
81	13	Portuguese Bend Road	2019
81	7	Portuguese Bend Road	2017
82	0	Poppy Trail	2017
82	40	Eastfield Drive	2014
82	40	Eastfield Drive	2012
			2015
83	27	Crest Road West	2016
83	3	Roundup Road	2019
83	15	Portuguese Bend Road	2017
83	38	Portuguese Bend Road	2017
			2012
83	10	Upper Blackwater Canyon Road	1994
84	5	Open Brand Road	2017
			1990
84	13	Eastfield Drive	
84	3	Poppy Trail	2016
84	3	Poppy Trail	2009
84			
84	3	Poppy Trail	2018
84	7	Middleridge Lane South	2017
84	7	Middleridge Lane South	2016
85	7	Middleridge Lane South	2017
85	17	Crest Road East	2007, but Expired
85	17	Crest Road East	2012
85	4	Storm Hill Lane	2018
85	4	Storm Hill Lane	2005
85		Storm Hill Lane	2016
85	49	Crest Road West	2019
85	5	Flying Mane Lane	Denied 2019
86	8	Middleridge Lane South	2019
86	15	Middleridge Lane North	1981
86	15	Middleridge Lane North	1989
86	1	Poppy Trail	2019
86	1	Poppy Trail	1972
			1990
86	1	Poppy Trail	1990
86	14	Upper Blackwater Canyon Road	Denied 1990
86	11	Chuckwagon Road	2004
			2001
86	60	Crest Road East	1989
			no date, but approved
86	0	Poppy Trail	2017
86	0.00	Poppy Trail	2012
86	1	Poppy Trail	
86	38	Crest Road West	2004
86	38	Crest Road West	1987/1990/ 2001
87	1	Poppy Trail	2013

87	1	Poppy Trail	2010
87			
87	1	Wagon Lane	2013
87			
88	30	Crest Road East	2014
88	30	Crest Road East	2014
88	33	Crest Road East	2014
88	48	Saddleback Road	2012
89	18	Portuguese Bend Road	
89	18	Portuguese Bend Road	
89	35	Crest Road West	
90			
90			
90	40	Eastfield Drive	2011
90			1988
90	18	Pine Tree Lane	2004
90	1	Pinto Road	2004
90	3	Pinto Road	1963
90	7	Portuguese Bend Road	2000
90	10	Poppy Trail	2001
90	2	Portuguese Bend Road	
90	6	Portuguese Bend Road	2014
90	7	Portuguese Bend Road	1999
90	9	Portuguese Bend Road	2012
90	6	Portuguese Bend Road	2013
90	9	Portuguese Bend Road	
90	10	Portuguese Bend Road	Denied 2003
90	10	Portuguese Bend Road	2001
90	13	Portuguese Bend Road	2013
90	14	Portuguese Bend Road	1972
90	14	Portuguese Bend Road	1998
90	14	Portuguese Bend Road	2005
90	20	Portuguese Bend Road	1993
90	20	Portuguese Bend Road	1992
90	21	Portuguese Bend Road	1978
90	22	Portuguese Bend Road	1991
90	23	Portuguese Bend Road	2004
90	23	Portuguese Bend Road	2004
90	24	Portuguese Bend Road	1987
90	25	Portuguese Bend Road	1998
90	25	Portuguese Bend Road	2007
90	25	Portuguese Bend Road	2006
90	28	Portuguese Bend Road	1971
90	28	Portuguese Bend Road	1999
90	29	Portuguese Bend Road	1997
90	32	Portuguese Bend Road	1972
90	38	Portuguese Bend Road	2013
90	38	Portuguese Bend Road	2015
90	40	Portuguese Bend Road	1996
90	40	Portuguese Bend Road	1976
90	40	Portuguese Bend Road	2008
90	42	Portuguese Bend Road	1994
90	35	Crest Road West	
90	37	Crest Road West	
90			1967
90			1963
90			1964
90	0	Eastfield Drive	1988
90	1	Buggy Whip Drive	1994
90	6	Eastfield Drive	1989
90	3	Eastfield Drive	2015
90	3	Eastfield Drive	1963
90	38	Crest Road West	1960

90	38	Crest Road West	1964
90	1	Buggy Whip Drive	1997
90	15	Eastfield Drive	2003
90	15	Eastfield Drive	1976
90	20	Eastfield Drive	2005
90	26	Eastfield Drive	2017
90	40	Eastfield Drive	2004
90	40	Eastfield Drive	2012
90	41	Eastfield Drive	1987
90	50	Eastfield Drive	2013
90	50	Eastfield Drive	1997
90	56	Eastfield Drive	2002
90	64	Eastfield Drive	1986
90	66	Eastfield Drive	2016
90	67	Eastfield Drive	2010
90	69	Eastfield Drive	1964
90	73	Eastfield Drive	1966
90	75	Eastfield Drive	
90	76	Eastfield Drive	1978
90	77	Eastfield Drive	1962
90	77	Eastfield Drive	1990
90	79	Eastfield Drive	1976
90	2	El Concho Lane	2018
90	3	El Concho Lane	1970
90	38	Crest Road West	1963
90	6	El Concho Lane	1960
90	3	Meadowlark Lane	2014
90	3	Eucalyptus Lane	2004
90	1	Flying Mane Road	1968
90	3	Georgeff Road	1996
90	9	Georgeff Road	2006
90	12	Georgeff Road	1963
90	14	Georgeff Road	1988
90	15	Georgeff Road	1965
91	16	Georgeff Road	2014
91	16	Georgeff Road	2006
91	17	Georgeff Road	1979
91	19	Georgeff Road	2008
91	22	Georgeff Road	1985
91	22	Georgeff Road	2014
91	25	Georgeff Road	1963
91	4	Hackamore Road	2014
91	2	Hillside Lane	1969
91	5	Hillside Lane	2004
91	5	Hillside Lane	2007
91	1	Johns Canyon Road	2002
91	3	Johns Canyon Road	2002
91	5	Johns Canyon Road	2014
91	9	Johns Canyon Road	1973
91	11	Johns Canyon Road	1976
91	12	Johns Canyon Road	1976/1973
91	12	Johns Canyon Road	2014
91	13	Johns Canyon Road	1976
91	17	Johns Canyon Road	1971
91	6	Maverick Lane	1961
91	7	Maverick Lane	1997
91	7	Maverick Lane	1997
91	8	Maverick Lane	2008
91	8	Maverick Lane	2010
91	9	Georgeff Road	1972
91	17	Georgeff Road	2008
91	6	Meadowlark Lane	2013
91	6	Meadowlark Lane	1996

91	8	Maverick Lane	2000
91	9	Maverick Lane	2003
91	1	Meadowlark Lane	1972
91	1	Meadowlark Lane	2004
91	2	Meadowlark Lane	1988
91	3	Meadowlark Lane	2010
91	1	Middleridge Lane North	2017
91	1	Middleridge Lane North	2018
91	3	Middleridge Lane North	2003
91	3	Middleridge Lane North	1974
91	3	Middleridge Lane North	2019
91	13	Outrider Road	2009
91	17	Middleridge Lane North	2004
91	19	Middleridge Lane North	1989/2016
91	14	Outrider Road	2000
91	21	Middleridge Lane North	1999
91	23	Middleridge Lane North	2015
91	1	Middleridge Lane South	2015
91	2	Middleridge Lane South	2013
91	2	Middleridge Lane South	2015
91	3	Middleridge Lane South	2001
91	4	Middleridge Lane South	1991
91	9	Middleridge Lane South	2013
91	11	Middleridge Lane South	1966
91	17	Middleridge Lane South	1972
91	26	Middleridge Lane South	2019
91	27	Middleridge Lane South	1999
91	29	Middleridge Lane South	2001
91	29	Middleridge Lane South	1999
91	32	Middleridge Lane South	2005
91	1	Morgan Lane	1993
91	3	Morgan Lane	2009
91	6	Morgan Lane	1990
91	1	Open Brand Road	1992
91	6	Open Brand Road	1977
91	6	Open Brand Road	2005
91	9	Open Brand Road	1964
91	1	Outrider Road	1976
91	2	Outrider Road	1979
91	2	Outrider Road	2008
91	4	Outrider Road	1962
91	5	Outrider Road	1991
91	6	Outrider Road	1963
91	8	Outrider Road	2000
91	11	Outrider Road	2012
91	12	Outrider Road	1997
91	12	Outrider Road	1995
91	20	Outrider Road	2015
91	20	Outrider Road	1984
91	24	Outrider Road	1991/2003
91	7	Packsaddle Road West	1975
91	7	Packsaddle Road West	2000/01
91	3	Packsaddle Road East	2000/01
91	3	Packsaddle Road East	2008
91	3	Packsaddle Road East	2011/2012
91	6	Packsaddle Road East	1994
91	6	Packsaddle Road East	1961
91	9	Packsaddle Road East	2008
91	3	Packsaddle Road West	1977
91	2	Packsaddle Road East	
91	2	Packsaddle Road East	1991
91	2720	Palos Verdes Drive North	1956
91	2724	Palos Verdes Drive North	2001

91	2862	Palos Verdes Drive North	1991
91	2864	Palos Verdes Drive North	2011
91	2864	Palos Verdes Drive North	1991
91	2910	Palos Verdes Drive North	2018
91	2960	Palos Verdes Drive North	2011
91	0	Pine Tree Lane	2009
91	2	Pheasant Lane	2011
91	1	Pine Tree Lane	2016
91	1	Pine Tree Lane	2015
91	2	Pine Tree Lane	2009
91	3	Pine Tree Lane	1976
91	4	Pine Tree Lane	2001/2004
91	5	Pine Tree Lane	2003
91	5	Pine Tree Lane	2016
91	5	Pine Tree Lane	2017
91	7	Pine Tree Lane	
91	10	Pine Tree Lane	2016
91	10	Pine Tree Lane	2005
91	16	Pine Tree Lane	2011
91	26	Middleridge Lane South	1982
91	28	Caballeros Road	
91	26	Caballeros Road	
91	25	Caballeros Road	1991-1992
91	25	Caballeros Road	2009
91	24	Caballeros Road	
91	23	Caballeros Road	
91	17	Caballeros Road	
91	20	Caballeros Road	2013
91	17	Caballeros Road	2013
91	17	Caballeros Road	1990
91	15	Caballeros Road	2009
91	14	Caballeros Road	2018
91	11	Caballeros Road	2001
91	5	Caballeros Road	2000
91	9	Caballeros Road	1997
91	9	Caballeros Road	1990
91	8	Caballeros Road	1989
91	7	Caballeros Road	2013
91	6	Caballeros Road	2004
91	1	Caballeros Road	1985
91	27	Buggy Whip Drive	2018
91	25	Buggy Whip Drive	1991
91	20	Buggy Whip Drive	1993
91	20	Buggy Whip Drive	1992
91	18	Buggy Whip Drive	1982
91	17	Buggy Whip Drive	1990
91	16	Buggy Whip Drive	2009
91	10	Buggy Whip Drive	1994
91	8	Buggy Whip Drive	1997
91	8	Buggy Whip Drive	1999
91	8	Buggy Whip Drive	1983-1984
91	7	Buggy Whip Drive	2011
91	5	Buggy Whip Drive	2012
91	5	Buggy Whip Drive	2009
91	4	Buggy Whip Drive	1997
91	1	Buggy Whip Drive	1976
91	1	Buggy Whip Drive	1996
91	0	Buggy Whip Drive	2019
91	0	Buggy Whip Drive	2014
91	4	Buckboard Lane	1995
91	4	Buckboard Lane	2014
91	1	Buckboard Lane	1960
91	7	Buckboard Lane	1976

91	5	Buckboard Lane	1976
91	4	Buckboard Lane	1963
91	3	Buckboard Lane	1979
91	18	Bowie Road	2006
91	10	Bowie Road	2016
91	9	Bowie Road	1998
91	8	Bowie Road	2004
91	6	Bowie Road	1965
91	7	Portuguese Bend Road	1962
91	1	Bowie Road	2006
91	1	Bowie Road	1993
91	20	Upper Blackwater Canyon Road	1993
91	14	Upper Blackwater Canyon Road	1989
92	12	Upper Blackwater Canyon Road	2000
92	10	Upper Blackwater Canyon Road	2000
92	11	Upper Blackwater Canyon Road	2017
92	11	Upper Blackwater Canyon Road	2014
92	10	Upper Blackwater Canyon Road	1993
92	9	Upper Blackwater Canyon Road	1991
92	7	Lower Blackwater Canyon Road	1996
92	1	Lower Blackwater Canyon Road	1993
92	7	Lower Blackwater Canyon Road	1992
92	7	Lower Blackwater Canyon Road	
92	5	Lower Blackwater Canyon Road	2005
92	5	Lower Blackwater Canyon Road	2013 & 2017
92	1	Georgeff Road	
92	3	Appaloosa Lane	1992
92	27	Crest Road West	
92	28	Caballeros Road	1990
92	0	Chestnut Lane	1994-95
92	0	Chestnut Lane	2012
92	0	Chestnut Lane	1995-1996
92	0	Chestnut Lane	2007
92	0	Chestnut Lane	1992
92	2	Chestnut Lane	1971
92	2	Chuckwagon Road	2018
92	5	Chuckwagon Road	2003
92	5	Chuckwagon Road	1978
92	9	Chuckwagon Road	2013
92	21	Chuckwagon Road	2000
92	31	Chuckwagon Road	1999
92	31	Chuckwagon Road	2000
92	32	Chuckwagon Road	1997
92	33	Chuckwagon Road	1987
92	37	Chuckwagon Road	2017
92	40	Chuckwagon Road	1993
92	44	Chuckwagon Road	2007
92	8	Cinchring Road	2002
92		Cinchring Road	2007
92	2	Cinchring Road	2002
92	10	Cinchring Road	2014
92		Cinchring Road	2011
92	26	Cinchring Road	2016
92	26	Cinchring Road	2014
92	1	Crest Road East	1999
92	1	Crest Road East	1996
92	1	Crest Road East	2011
92	1	Crest Road East	2009
92	6	Crest Road East	2012
92	7	Crest Road East	2020
92	18	Crest Road East	1999
92	22	Crest Road East	1999
92	22	Crest Road East	2000

92	22	Crest Road East	2007
92	22	Crest Road East	2004
92	23	Crest Road East	2016
92	29	Crest Road East	2015
92	30	Crest Road East	1995
92	33	Crest Road East	1987
92	33	Crest Road East	1976
92	33	Crest Road East	1977
92	51	Crest Road East	1975
92	55	Crest Road East	2013
92	63	Crest Road East	1985
92	63	Crest Road East	1980
92	63	Crest Road East	2015
92	86	Crest Road East	1983
92	71	Crest Road East	2016
92	73	Crest Road East	1983
92	77	Crest Road East	2015
92	83	Crest Road East	1970
92	83	Crest Road East	2011
92	87	Crest Road East	1968

92	2	Crest Road West	1961
92	3	Crest Road West	1998
92	5	Crest Road West	1985
92	3	Crest Road West	1995
92	10	Crest Road West	2015
92	10	Crest Road West	1993
92	15	Crest Road West	2011
92	16	Crest Road West	1999
92	16	Crest Road West	1991
92	44	Portuguese Bend Road	1976
92	44	Portuguese Bend Road	2013
92	52	Portuguese Bend Road	1970
92	61	Portuguese Bend Road	
92	71	Portuguese Bend Road	1965
92	2	Possum Ridge Road	1974
			1976
92	4	Possum Ridge Road	1961
92	6	Possum Ridge Road	1990
92	6	Possum Ridge Road	1990
92	6	Possum Ridge Road	2003
92	8	Possum Ridge Road	
			1990
			1987
92	8	Possum Ridge Road	1998
92	10	Possum Ridge Road	1983-1984
92	2	Quail Ridge Road North	1984
92	7	Quail Ridge Road North	
92	5	Quail Ridge Road North	1990
92	2	Quail Ridge Road South	
92	9	Quail Ridge Road South	1961
92	2	Quail Ridge Road South	1999
92	3	Quail Ridge Road South	1987
92	1	Ranchero Road	2018
92	3	Reata Lane	1968
92	7	Reata Lane	
92	6	Saddleback Road	2010
92	4	Ringbit Road East	1973
92	6	Ringbit Road East	1972
92	6	Ringbit Road East	1972
92	7	Ringbit Road East	2012
92	8	Ringbit Road East	
92	12	Ringbit Road East	2010
92	7	Quail Ridge Road South	1970
92	2862	Palos Verdes Drive North	

92	1	Ringbit Road West	1976
92	3	Ringbit Road West	1977
92	4	Ringbit Road West	2000
92	4	Ringbit Road West	1998
92	5	Ringbit Road West	1960
92	5	Ringbit Road West	2011
92	7	Cinchring Road	1964
92	6	Ringbit Road West	2004 & 1998
92	58	Eastfield Drive	1988
92	59	Eastfield Drive	1963
92	6	Roadrunner Road	
92	11	Roadrunner Road	1967
92	16	Roadrunner Road	2007
92	25	Saddleback Road	1962
92	10	Saddleback Road	1969
93	26	Saddleback Road	2003
93	33	Saddleback Road	1968
93	12	Saddleback Road	2009
93	11	Saddleback Road	2018
93	11	Saddleback Road	2018
93	34	Saddleback Road	2016
93	34	Saddleback Road	2018
93	35	Saddleback Road	1986
93	35	Saddleback Road	
93	35	Saddleback Road	1977
93	36	Saddleback Road	
93	38	Saddleback Road	2012
93	45	Saddleback Road	1984
93	49	Saddleback Road	1997
93	49	Saddleback Road	1994
93	52	Saddleback Road	1998
93	52	Saddleback Road	1978
93	64	Saddleback Road	1990
93	68	Saddleback Road	1985
93	68	Saddleback Road	1985
93	68	Saddleback Road	1987
93	68	Saddleback Road	1991
92	74	Saddleback Road	1995
92	85	Saddleback Road	1984
92	88	Saddleback Road	1977
92	92	Saddleback Road	1983
92	92	Saddleback Road	1982
92	1	Sagebrush Lane	2005
92	80	Saddleback Road	2008
93	80	Saddleback Road	2001
93	3	Sagebrush Lane	2003
93	5	Sagebrush Lane	2001
93	5 & 6	Sagebrush Lane	2010
93	5	Sagebrush Lane	1994
93	5	Sagebrush Lane	2006
93	6	Sagebrush Lane	2006
93	1	Southfield Drive	2004
93	2	Southfield Drive	2007
93	3	Southfield Drive	1977
93	3	Southfield Drive	19778
93	5	Southfield Drive	1988
93	7	Southfield Drive	2011
93	7	Southfield Drive	1971
93	13	Southfield Drive	1991
93	14	Southfield Drive	
93	14	Southfield Drive	1990
93	17	Southfield Drive	1991
93	22	Southfield Drive	1965

93	1	Spur Lane	
93	3	Spur Lane	1964
93	4	Spur Lane	1960
93	1	Wagon Lane	
93	5	Wagon Lane	9009
93	6	Wagon Lane	1992
93	9	Wagon Lane	2000
93	1	Wideloop Road	2000
93	3	Wideloop Road	1960
93	7	Wideloop Road	1977
93	7	Wideloop Road	1978
93	9	Wideloop Road	1964
93	9	Wideloop Road	1988
93	11	Wideloop Road	1987
93	15	Wideloop Road	2006
93	17	Wideloop Road	2001
93	3	Wrangler Road	1975
93	18	Wideloop Road	1965
93	18	Wideloop Road	1977
93	6	Williamsburg Lane	1993
93	7	Williamsburg Lane	1977
93	7	Williamsburg Lane	1986
93	8	Williamsburg Lane	1979
93	9	Williamsburg Lane	1993
93	10	Williamsburg Lane	2007
93	10	Williamsburg Lane	1993
93	12	Williamsburg Lane	
93	12	Williamsburg Lane	1966
93	16	Williamsburg Lane	1997
93	3	Wrangler Road	
93	3	Wrangler Road	1975
93	44	Portuguese Bend Road	1962
93	3	Pinto Road	
93	2	Middleridge Lane South	2018
93	5	Packsaddle Road East	2004
93	11	Saddleback Road	
93	2950	Palos Verdes Drive North	1977
93	3	Southfield Drive	1977-79
93	1	Open Brand Road	2019
93	5	Middleridge Lane North	1997
93	3	Georgeff Road	2019
93	6	Williamsburg Lane	1991
93	12	Johns Canyon Road	2013
93	11	Southfield Drive	2009
93	7	Wideloop Road	1998/2015
93	6	Sagebrush Lane	2006
93	9	Crest Road West	1990
93	20	Georgeff Road	2005
94	7	Outrider Road	1905
94	16	Pine Tree Lane	2017
94	6	Pine Tree Lane	2011
94	3	Pine Tree Lane	2008
94	11	Outrider Road	2011
94	5	Morgan Lane	2014
94	22	Portuguese Bend Road	2016
94	4	Eucalyptus Lane	2004
94	8	Flying Mane Road	2007
94	32	Portuguese Bend Road	2014
94	2	Saddleback Road	1962
94	48	Saddleback Road	2017
94	1	Sagebrush Lane	2003/2008
94	8	Bowie Road	2004
94	8	Upper Blackwater Canyon Road	1985

94	10	Upper Blackwater Canyon Road	1996
94	13	Buggy Whip Drive	2004
94	20	Buggy Whip Drive	2013
94	3	Quail Ridge Road North	
94	5	Quail Ridge Road South	1995
94	5	Ringbit Road East	1981
94	2	Roundup Road	2004
94	52	Portuguese Bend Road	2017
94	2958	Packsaddle Road West	2004
94	2954	Palos Verdes Drive North	2014/2018
94	34	Eastfield Drive	1980
94	49	Eastfield Drive	2008
94	39	Eastfield Drive	
94	9	Chuckwagon Road	2010
94	33	Chuckwagon Road	2009
94	37	Chuckwagon Road	2001
94	8	Chesterfield Road	1999
94	71	Crest Road East	1967
94	3	Crest Road West	1995
94	8	Crest Road East	2012
94	29	Crest Road West	
94	37	Crest Road West	1980
94	27	Crest Road East	2003
94	24	Portuguese Bend Road	
94	44	Portuguese Bend Road	2013
94	18	Portuguese Bend Road	
94	11	Saddleback Road	1977
94	34	Portuguese Bend Road	2001
94	65	Portuguese Bend Road	1991
94			
94	15	Johns Canyon Road	1998
94	10	Packsaddle Road West	1991
94	1	Portuguese Bend Road	2016
94	10	Middleridge Lane North	1969
94	18	Portuguese Bend Road	2002
94	5	El Concho Lane	2017
94	13	Portuguese Bend Road	2019
94	15	Portuguese Bend Road	2017
94	38	Portuguese Bend Road	2017
94	10	Upper Blackwater Canyon Road	1988
94	13	Eastfield Drive	2019
94	7	Middleridge Lane South	2017
94		Storm Hill Lane	2008
94	15	Middleridge Lane North	1981
94	1	Poppy Trail	2018
94	1	Poppy Trail	1972
94	1	Poppy Trail	1990
94	14	Upper Blackwater Canyon Road	1993
94	60	Crest Road East	1988
94			2004
94			2009
94	1	Poppy Trail	2010
94			2013
94			2011/2013
94			2015
94	2	Bowie Road	2013
94	18	Portuguese Bend Road	2016
94	58	Eastfield Drive	1999
94	9	Wagon Lane	2005
94	5	Wagon Lane	1998
94	8	Bowie Road	2010
94	19	Middleridge Lane North	2014
94	38	Portuguese Bend Road	2015

94	9	Caballeros Road	2008
94	6	Bowie Road	2007
94	14	Chuckwagon Road	2012
94	17	Georgeff Road	2012
94	21	Eastfield Drive	2002
94	46	Eastfield Drive	2011
94	1	Chuckwagon Road	2016
94	33	Crest Road West	2013
94	4	Open Brand Road	2008
94	13	Portuguese Bend Road	
94	15	Bowie Road	1976
94	8	Cinchring Road	2002
94	9	Portuguese Bend Road	
94	8	Packsaddle Road West	
94	42	Portuguese Bend Road	1988
94	1	Buggy Whip Drive	2000
94	50	Eastfield Drive	1981
94	69	Eastfield Drive	
94	44	Eastfield Drive	
94		Ringbit Road West	
94	10	Portuguese Bend Road	1991
94	2	Williamsburg Lane	1982
94	21	Eastfield Drive	1985
94	3	Morgan Lane	1989
94	8	Maverick Lane	1989
94			1962-2013
95	38	Crest Road East	1979
95	17	Portuguese Bend Road	1997
95	17	Portuguese Bend Road	1994
95		Spur Lane	1997
96	20	Upper Blackwater Canyon Road	2003
96	26	Saddleback Road	2003
96		Storm Hill Lane	2007-2016
96	7	Pine Tree Lane	1994
97	7	Pine Tree Lane	1995
97	16	Pine Tree Lane	1999
97	16	Pine Tree Lane	2002
97	16	Pine Tree Lane	1991
97	5	Pine Tree Lane	1992
97	5	Pine Tree Lane	1996
97	5	Pine Tree Lane	2002
98	25	Portuguese Bend Road	1993
98	34	Crest Road East	1992
98			1982
99	15	Upper Blackwater Canyon Road	1981
99	2	Pine Tree Lane	1981
99		Crest Road East	1983
99	23	Portuguese Bend Road	1983
99		Saddleback Road	1983
99		Middleridge Lane South	1983
99	15	Upper Blackwater Canyon Road	
99	13	Cinchring Road	1985
99	13	Crest Road East	1984
99	12	Upper Blackwater Canyon Road	1985
99	10	Pine Tree Lane	1994
99	10	Pine Tree Lane	1997
100	8	Upper Blackwater Canyon Road	1973
100			1972
100			1970
100			1969
100			1969
100			1974
100	10	Pine Tree Lane	1999

100	35	Saddleback Road	1972
100	24	Crest Road West	1973
100			1973
100			1980
101	9	Upper Blackwater Canyon Road	1974
101			1970
101	4	Pine Tree Lane	1970
101	10	Johns Canyon Road	1972
101	2	Quail Ridge Road North	Proposed 1972
101	10	Pine Tree Lane	1990
101		Middleridge Lane South	1974
101	3	Hillside Lane	1974
102	45	Saddleback Road	1983
102			1974
102	77	Saddleback Road	1974
102	11	Upper Blackwater Canyon Road	1974
102	38	Crest Road East	1974
102	11	Saddleback Road	1975
102	8	Upper Blackwater Canyon Road	1980
102	27	Crest Road West	1962
102			1977
102			1980
103			1937
103			1956
103	13	Upper Blackwater Canyon Road	1962
103	11	Roadrunner Road	1963
103	32	Saddleback Road	1962
103	30	Saddleback Road	1962
103	28	Saddleback Road	1963
103	1	Johns Canyon Road	1962
103	5	Johns Canyon Road	1962
103			1963
103			1964
103	7	Johns Canyon Road	1965
103	27	Crest Road West	1965
103	5	Johns Canyon Road	1965
103	22	Saddleback Road	1966
103	5	Johns Canyon Road	1967
104	2862	Palos Verdes Drive North	1966
104	2900	Palos Verdes Drive North	1966
104	20	Saddleback Road	1966
104	14	Portuguese Bend Road	1966
104	17	Crest Road East	1966
104	11	Middleridge Lane South	1966
104	10	Middleridge Lane South	1966
104	23	Crest Road East	1966
104	4	Eucalyptus Lane	1971
104	1	Meadowlark Lane	1967
104	6	Johns Canyon Road	1967
104	19	Crest Road East	1967
104	10	Crest Road East	1967
104	4	Saddleback Road	1968
104	36	Saddleback Road	1968
104	25	Crest Road West	1968
104	32	Saddleback Road	1968
104	14	Buggy Whip Drive	1976
A	46	Saddleback Road	2010
B	1	Buggy Whip Drive	1996
C	0 & 1	Poppy Trail	2011
D	7	Portuguese Bend Road	2019
E	5	Johns Canyon Road	
F	38	Crest Road West	1981
G	29	Crest Road East	

H	2864	Palos Verdes Drive North	2014
I	2864	Palos Verdes Drive North	2014
J	2864	Palos Verdes Drive North	2016/2017
K	2864	Palos Verdes Drive North	2016
L	2864	Palos Verdes Drive North	2016
M			1937
N			1982
O			1992
P	1	Portuguese Bend Road	1992
Q			1986
R			1972
S	2	Portuguese Bend Road	1966
T			1986
U			1981
V	2	Portuguese Bend Road	2000
W			1987
X			1980
Z			1991
BB			2005
CC			1989
DD			1975
EE	2	Portuguese Bend Road	1967
FF			1992
GG			Oct. 1989
HH	5	Sagebrush Lane	2001
II			2005
JJ			1997 - 2001
KK			2017
LL			2007
MM	2	Portuguese Bend Road	1966
NN			1968
OO			1970
PP			1993
RR	2	Portuguese Bend Road	1994
SS			1967
TT			1968
WW			1981
XX			1968
YY			2008
ZZ			1992
AAA	2	Portuguese Bend Road	1996-1997
BBB	5	Buggy Whip Drive	2013
EEE			2008
FFF			2009
	38	Crest Road East	1981

Agenda Item No.: 6.A
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

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

DATE: **February 08, 2021**

BACKGROUND:
The proposed amendments to the General Plan Land Use Element, Land Use Map, Municipal Code and Zoning Map along with the Negative Declaration were presented to the Planning Commission on December 22, 2020. The Planning Commission considered and recommended approval and adoption of the proposed amendments to the City Council. On January 25, 2021, the City Council heard public comments, considered the proposed amendments, with minor revisions introduced by staff, and continued the public hearing to its February 8th City Council meeting. Subsequent to the January 25th meeting, staff presented the minor revisions to the Planning Commission on February 5, 2021 for their review and comments.

DISCUSSION:

On February 5, 2021, the Planning Commission held a meeting to review the proposed amendments to

the ordinance. After discussing the proposed changes, it was recommended that the proposed language allowing market rate units with a Conditional Use Permit be omitted from the Overlay Zone. It was stated that there is a higher probability that the site will be developed with market rate units if Accessory Dwelling Units are able to satisfy the RHNA requirements for very low to low affordable housing units. The proposed Ordinance has been revised to reflect the Planning Commission's recommendation to eliminate market rate units from the Rancho Del Mar Housing Opportunity Overlay Zone.

In addition to the above revision, staff has responded to a number of comments that were made at the January 25, 2021 City Council hearing through revisions to the Ordinance and additional information summarized below:

- Staff has removed allowances for parking garages in the Overlay Zone. These were allowed by the first draft but would not be permitted in the revised draft.
- The Council requested that the wording of the Resolution make it clear that the Overlay Zone was being created to comply with a State of California mandate rather than local needs; this has been added.
- There was discussion of limiting the height of buildings in the Overlay Zone to one story. Staff recommends retaining the two-story limit, as a one-story limit would be deemed a development constraint for multi-family housing and would likely be rejected by the State. The bowl-shaped topography of the site, plus the distance of the preferred site from the edge of the property, would ensure that a two-story structure would be well-screened and minimally visible from nearby areas.
- The Council expressed concern that the "carry over" requirement for cities that do not have certified Housing Elements would result in Rolling Hills having to accommodate 60+ units in the 6th This would not be the case. The City's RHNA for the 6th Cycle is 45 units. Twenty-nine of these units are for low/very low income households. In the event the City's 5th Cycle Element is not certified, the City would be obligated to carry forward only its very low and low allocation for the 5th Cycle, which was 3 units. Thus, the City would be obligated to plan for 32 low- and very low-income units in the 6th Cycle (29+3). The PVUSD site would continue to be counted as a Housing Opportunity Site in the 6th Cycle

No additional comments were received from the public and other stakeholders regarding the proposed amendments and Negative Declaration. If the City Council decides to adopt the proposed amendments, staff will submit the revised Housing Element to HCD for review; this review will take approximately 30 days to complete. The revised document will be submitted after the second reading of the ordinance. If the element complies with HCD's requirements, staff will present the revised Housing Element to the City Council for adoption.

FISCAL IMPACT:
Expenses and activities relating to the preparation of amended ordinances, resolutions, land use changes and CEQA analysis are included in the FY2020-2021 adopted budget. A portion of the General Fund expenses will be offset by the LEAP grant.

RECOMMENDATION:
Waive the full reading of Ordinance No. 369, an ordinance amending Title 17 (Zoning) of the City of Rolling Hills Municipal Code to add Chapter 17.19 (Rancho Del Mar Housing Opportunity Zone) establishing an overlay zone to accommodate multiple housing, emergency shelter and single room occupancy and amending Section 17.08.010 of Chapter 17.08 (Establishment of Zones and Boundaries) to identify the overlay on the zoning map and approving the Negative Declaration 2020-01 in accordance with the California Environmental Quality Act; and adopt Resolution No. 1270 of the City

Council of the City of Rolling Hills, adopting General Plan Amendment 2020-01 to the City of Rolling Hills General Plan, an amendment to the General Plan to adopt the Land Use Element Amendment and Land Use Policy Map Amendment; and approving Negative Declaration 2020-01 in accordance with CEQA.

ATTACHMENTS:
Reso 1270 Land Use and Map.pdf
RDMO Ordinance and Map.pdf
CEQA.pdf
SUPPLEMENTAL City Council Resolution 1270 Land Use Element Amendment.pdf

RESOLUTION NO. 1270

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, ADOPTING GENERAL PLAN AMENDMENT NO. 1270, AMENDING THE LAND USE ELEMENT AND LAND USE POLICY MAP

RECITALS

A. Pursuant to its obligation under Government Code § 65583.2, the City Council of the City of Rolling Hills needs to amend its Land Use Element and Land Use Policy Map of the City of Rolling Hills General Plan ("General Plan Amendment No. 2020-01") to allow multifamily housing, single room occupancy, and emergency shelters;

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

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

D. On December 22, 2020, the Planning Commission conducted a duly noticed public hearing and considered the staff report, written public comments, and oral public testimony regarding a proposed General Plan Amendment No. 2020-01 and recommended approval and adoption to the City Council;

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

F. On January 25, 2021, the City Council conducted a duly noticed public hearing and considered the staff report, written public comments, and oral public testimony regarding a proposed General Plan Amendment No. 2020-01. Staff introduced unsubstantial changes to the proposed General Plan Amendment No. 2020-01 that did not necessitate referral back to the Planning Commission under Government Code Section 65356. The City Council continued the public hearing to its February 8, 2021 meeting;

G. On December 22, 2020, the Planning Commission held a duly-noticed meeting to consider the changes introduced by staff and considered the staff report, recommendations by staff, and public comments concerning proposed General Plan Amendment No. 2020-01. It adopted a resolution recommending that the City Council adopt General Plan Amendment No. 2020-01; and

H. On February 8, 2021, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning proposed General Plan Amendment No. 2020-01.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

Section 1. ENVIRONMENTAL DOCUMENTATION (CEQA): An Initial Study and Negative Declaration No. 2020-01 has been prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 *et seq*.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq*.) for General Plan Amendment No. 2020-01. Pursuant to Section 15070, et seq of the CEQA Guidelines, the City Council finds, on the basis of substantial evidence in the light of the whole record, that the proposed project could not have a significant effect on the environment. Upon the basis of all of the evidence in the record, the City Council finds that the Negative Declaration reflects the independent judgment of the City Council and hereby approves the Negative Declaration.

Section 2. The City Council hereby approves General Plan Amendment No. 2020-01. Amending the Land Use Element and Land Use Policy Map (Exhibit A), based upon the following findings:

A. The Land Use Element Amendment and Land Use Policy Map Amendment appropriately update these two portions of the General Plan to address current legal developments and required updates and to provide for integration and consistency with the General Plan.

B. The Land Use Element Amendment and Land Use Policy Map Amendment provide for development within the City that is consistent or compatible with the General Plan and all of the other elements of the General Plan.

PASSED AND ADOPTED this 8th day of February, 2021 by the following vote:

Ayes:
Noes:
Abstaining:
Absent:

_____
Jeff Pieper, Mayor

ATTEST:

_____
City Clerk

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

EXHIBIT A

LAND USE ELEMENT

Rolling Hills
General Plan



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LAND USE ELEMENT

INTRODUCTION

The City of Rolling Hills enjoys the advantages of being located on the San Pedro Hills of the Palos Verdes Peninsula, including cool sea breezes and low concentrations of smog in the summer months, more sunshine due to its elevation above much of the coastal fog, and commanding views of the Pacific Ocean and Los Angeles Basin. Due to its coastal location, Rolling Hills has been able to avoid many of the air quality and traffic problems associated with growth in the Los Angeles area. However, geologic hazards have greatly affected properties within Rolling Hills and have forced the City to examine development policies within certain areas of the community.

This Land Use Element describes official City policy for the location of land uses and their orderly growth and development. It serves as a guide for public officials and citizens to determine the best uses of lands within the City. To the private citizen, the Land Use Element will set forth the type of neighborhood he or she can expect to live in, the location and type of public facilities available, and the time and distance required for travel to necessary activities. Public officials will use the Land Use Element as a guide for placement of public facilities and services, and for directing new development. The Element also serves as a basis for definition of short-range and long-range capital improvement programs.

Purpose of the Element

The intent of the Land Use Element is to describe present and projected land use activity within Rolling Hills. The Element also addresses crucial issues concerning the relationship between land uses and environmental quality, potential hazards, and social and economic objectives.

In accordance with the State of California General Plan Guidelines, the Land Use Element serves the following purposes:

- Identifies land use issues;
- Provides a statement of land use policies and proposals, distinguishing, when appropriate, between short, middle and long-term periods of fulfillment;
- Describes land use density and land use intensities provided for under the Plan, including the relationships of such uses to social, environmental and economic goals and objectives;
- Provides for standards and criteria for physical development within each use area with consideration for land capacity; and

- Describes and depicts land use patterns provided for under the Plan.

Relationship to Other Elements

A major goal in this General Plan Update is to achieve internal consistency throughout the various General Plan elements. Since the Land Use Element regulates how land is utilized, it integrates and synthesizes most of the issues and policies contained in the other Plan elements.

Specifically, the Land Use Element relates to the Housing Element by defining the extent and density of future residential development in the City. The Land Use Element is also coordinated with the Open Space/ Conservation Element in that open space resources are designated on the Land Use Policy Map, and environmental factors are considered in the location of land use types. The Land Use Element also relates to the Safety and Noise Elements by integrating their broad land use recommendations into detailed policies which apply to specific geographic locations. Finally, the Circulation and Land Use Elements are interrelated in that specific land use decisions depend upon traffic routes and circulation patterns.

EXISTING LAND USE

The City of Rolling Hills is almost an entirely residential community of large one+ acre parcels on 2.98 square miles of land. The land use pattern was established with the original subdivision and sale of parcels which began in 1936. Situated astride the San Pedro Hills of the Palos Verdes Peninsula, Rolling Hills is characterized by white, single-story California ranch style homes with three-rail fences and an abundance of equestrian facilities. Landscaping which was located as parcels developed has matured, rendering the Rolling Hills area a heavily wooded setting. Lot sizes range from a minimum of one acre to several acres in size. Many lots contain a buildable ridge and steep arroyos.

Rolling Hills was created by A.E. Hanson and the Palos Verdes Corporation in 1936 following a generally unsuccessful attempt to sell 10 to 50 acre parcels as "dude ranches" to residents of Los Angeles and Beverly Hills. The concept was modified to offer one to five acre parcels to residents of closer-by communities attracted to the cleaner, cooler air, sunshine and absence of congestion. One of Rolling Hills' unique features is the set of Covenants, Conditions and Restrictions which have assured the maintenance and uniformity of properties throughout the years. Buildings are limited to one story in height with three-rail fences surrounding the properties. Residences are strongly encouraged to be of a ranch style, and are required to be painted white. All properties provide easements which are primarily utilized for equestrian trails. The CC&Rs are enforced through the Rolling Hills Community Association. Through the association, fees are levied which are used for maintenance of the roads and recreational facilities.

Beginning in 1938, the 150-acre area known as the Flying Triangle was added to the development's original 600 acres. The Flying Triangle area has, in recent years, been subject to major landslides resulting in building moratoriums for parts of the area that are known to be at risk.

A comprehensive land use survey was undertaken by City staff in 2020 to identify the extent of existing land uses in the community. Figure LU-1 illustrates existing land uses in Rolling Hills; an existing land use map is also on file at City Hall. Table LU-1, Existing Land Use Inventory, quantifies the acreage dedicated to the various land uses present in Rolling Hills. The table is divided into five residential density categories and categories for Public Facility, Education, Recreation and Vacant Land. The following sections describe the nature of each of these land uses in Rolling Hills.

BOX REPRESENTS MAP ON PAGE 4 OF PDF DOCUMENT

Residential

Rolling Hills is comprised almost exclusively of ranch style residential homes. Large setback requirements and lot sizes, as well as topographic constraints on many lots provide significant amounts of open space on developed parcels that give the overall community a sense of openness. Many of the lots are large enough to support horses, and many have stables as accessory structures.

The character of residential development in Rolling Hills has changed substantially over the years. Many homes are constructed to maximize the building area on the lot. The increasing building size has also fostered a tendency for more grading to prepare many of the steeper properties for a structure. Increases in grading practices have had a significant effect on the natural environment and viewscapes. These combined trends have significantly altered the community's character and affect surrounding properties. The results of a Community Attitude Survey indicate a high level of concern among residents related to residential development and design compatibility issues. In response to those concerns, the City adopted a site plan review ordinance to preserve and enhance the community's character.

In addition to the changes in community character, increased building size and related grading may have contributed to the instability of soil in the area of the City known as the Flying Triangle. Combined with several winters of heavy rainfall, increases in water discharged from septic systems and increased grading are believed to have contributed to soil destabilization. Development in this area is limited by the Building Code.

The need for housing across California has also resulted in the State requiring cities to allow certain types of housing. In response to these State requirements, the City has identified the Rancho Del Mar Housing Opportunity Overlay ("RDMO") Zone located over a specific parcel at 38 Crest Road West, Rolling Hills, California to provide additional housing opportunities within the City.

In order to define the range of existing residential land use, five density ranges were arrived upon. The five categories include parcels of 0-1 acres, 1-2 acres, 2-3 acres, 3-5 acres and 5+ acres. As illustrated in Table LU-1, approximately three percent of the City's developed residential acreage consists of parcels less than one acre in size, 20 percent consists of parcels between 3-5 acres, with 1-2 acre parcels, 2-3 acre parcels, and 5+ acre parcels each comprising 25 percent of the City's developed acreage. A total of 683 single-family dwelling units have been developed in Rolling Hills on 1,636.8 acres of land.

TABLE LU-1
CITY OF ROLLING HILLS
EXISTING LAND USE INVENTORY
January 1989

Land Use	Acreage	DUs
SINGLE-FAMILY RESIDENTIAL		
0-1 acre	49.6	
1-2 acres	436.4	
2-3 acres	430.5	
3-5 acres	317.3	
5+ acres	403.0	
Total Residential	1,636.8	683
PUBLIC/ASSOCIATION-OWNED FACILITIES	5.5	
EDUCATION	30.3	
RECREATION	33.3	
VACANT LAND	203.1	
Total Non-Residential	272.2	
TOTAL ACREAGE	1,908.9 (2.98 sq.miles)	

Source: City of Rolling Hills
compiled by Cotton/Beland/Associates, Inc.

Public/Association-Owned Facilities

Public facilities owned by the City of Rolling Hills and private facilities owned by the Rolling Hills Community Association provide for the needs of the community. The City owns the Rolling Hills Administrative Building which houses the offices of the City of Rolling Hills and the Rolling Hills Community Association. The City also owns a maintenance building, three tennis courts and two equestrian riding rings.

The Community Association *owns* roadway easements and the guard gates. The Palos Verdes Water Company owns two water tanks and several antenna towers adjacent to and accessed through Rolling Hills. A major radar installation site is contiguous to the City's eastern boundary that is operated by the Federal Aeronautic Administration. Finally, the Los Angeles County Fire Protection District• *owns* and operates a Fire Station within the City. Table LU-1 shows facilities owned by the City, other public entities, and the Community Association. These facilities comprise a total of 5.5 acres within the community.

Education

The Palos Verdes Peninsula School District owns a site of 30.3 acres which is located south of Crest Road along the City's western boundary. The site is home to the Rancho Del Mar Continuation High School which serves the Palos Verdes Peninsula Unified School District. Access to the school district property is via Crest Road outside the City.

Recreation

The City contains 33.3 acres of recreational open space. Opposite the City administration building are three City-owned tennis courts which are operated and maintained by the Rolling Hills Community Association. The courts are open to Association members and their guests and are operated from 7 a.m. to 10 p.m. Also contained within the City are two riding rings and a series of trails. The trails are an extensive network laced throughout the City affording hikers and equestrians alike varied opportunities within the community's boundaries. Also available for recreational use within Rolling Hills is an 8.01 acre parcel on the north end of Storm Hill which was dedicated through provisions of the Quimby Act. The property is open to City residents for use as an open equestrian area.

Vacant Land

Of the numerous vacant properties in Rolling Hills, many are constrained from future developments. The area within the Flying Triangle which is subject to landslides is under a moratorium and will not likely be buildable into the foreseeable future due to building code requirements which do not permit construction in geologically unstable areas. Other properties exist which are constrained due to excessive slopes on the property. It is estimated that there are 203.1 acres of vacant, residentially zoned land within the City. Of that total,

172.75 acres are unconstrained (either located outside the Flying Triangle and/or not constrained by slope) and, subject to site plan review requirements, may accommodate a maximum of 59 additional residential units.

SIGNIFICANT LAND USE ISSUES

The following list is a summary of issues and opportunities relating to land use that have been identified in Rolling Hills from the Community Attitude Survey and through discussions with the General Plan Advisory Committee and other City committees. These issues are addressed in the Goals and Policies of this Land Use Element.

- The landslide area within the Flying Triangle has rendered a large amount of land within the City's southwest area unsuitable for residential development, and is subject to ongoing changes in topography.

- Due to the constraints of the landslide area within the Flying Triangle, a large amount of open space remains open to alternative uses such as recreation or study of such geologic hazards.

- The City's topography renders large parts of many parcels constrained, thus leaving smaller areas available for development. Recent residential construction has maximized lot coverage through extensive grading.

- Grading of individual lots have significantly altered the topography and drainage patterns on many lots thus eliminating certain viewscapes and diminishing of the natural character of the City.

- New residential development within the community has changed significantly in character from the original residential developments, thus generating an increasing degree of incompatibility between adjacent uses.

- The increasing size and bulk of recent residential developments within Rolling Hills and the surrounding area have substantially reduced the natural, rural environment which has characterized Rolling Hills in the past.

- The use of private septic systems within the City may have contributed to soil instability. While lot size does not mandate a conversion to a common sewage system, the City may facilitate such a conversion.

- The need for housing within the City has required the implementation of the RDMO Zone to allow for uses, including multifamily, single room occupancy, and emergency shelters.

OVERVIEW OF LAND USE PLAN

The Rolling Hills Land Use Policy Map is presented in Figure LU-2. The Map provides a graphic representation of the General Plan's development policies and indicates land uses as they are designated and for which policies and standards have been formulated. The major goal of Rolling Hills' General Plan Update is to maintain and foster the community's rural and residential environment while ensuring that new development is in conformance with established community standards.

The land use classifications designated by the General Plan provide for the development of the community's limited vacant properties in a manner that is consistent with established and approved development patterns. The land use classifications established by this General Plan Update reflect a system that is different but generally consistent with the previous land use classifications. The City's policy retains the existing low-density land use pattern, while accommodating a range of housing types as required by State law. Table LU-2 presents the list of updated General Plan land use categories, their general development standards and characteristics. The following discussion will elaborate on the location and intent of the General Plan land uses.

Residential Land Uses

The Plan continues the City's two existing residential land use categories - Low Density and Very Low Density. The former mandates establishes a density of one unit per acre and the latter establishes a density of one unit per two acres. Zoning provisions have been developed to allow accessory dwelling units. Through these classifications, the City will be able to ensure that the remaining undeveloped properties throughout Rolling Hills will be developed at densities that are compatible with existing residential development.

Civic Center

The Civic Center designation has been added to the Land Use Policy Map to specify the 1.3 acre area that is currently used by the City for its administrative offices. The Civic Center land use category has been created to accurately reflect uses that exist within the City, and to provide consistency between the General Plan Land Use Policy Map and the Zoning Map.

BOX REPRESENTS MAP THAT WAS ON PAGE 11 OF PDF

TABLE LU-2
CITY OF ROLLING HILLS
GENERAL PLAN LAND USE CATEGORIES

Designation	Development Standards	Development Characteristics
Residential Very Low Density	2+ net acres/dwelling unit, single story	Single-family homes on large lots, usually custom designed. Parcels often contain varied topography and canyon areas.
Low Density	1-2 net acres/dwelling unit, single story	Single-family homes on large lots, often custom designed.
Public Civic Center	Single story	City Hall and associated facilities.
Publicly-Owned Open Space	Development prohibited	Equestrian riding rings and undeveloped open space areas owned by the City.
Landslide Hazard Overlay	Development prohibited unless landslide hazard is mitigated	Active landslide areas requiring mitigation of geologic hazards prior to development.
Rancho Del Mar Housing Opportunity Overlay	Public Facilities permitted. Two story construction permitted. Multifamily Housing permitted with 20 to 24 units per acre.	School Facilities Transportation Facilities Clustered Housing and Special Housing Types

Publicly-Owned Open Space

While the majority of recreational open space within the community is maintained by the Rolling Hills Community Association, a limited amount of open space is also owned by the City. Areas of publicly-owned open space lie at the northern end of Storm Hill where a parcel of eight acres was dedicated to the City through the provisions of the Quimby Act. Also included as publicly owned open space are the two equestrian riding rings owned by the City. The purpose of separating out publicly-owned open space is to identify lands that are owned and maintained by the City and will remain as open space. In addition, this land use category could also be utilized in the future for any additional open space land purchased by the City.

Landslide Hazard Overlay

A Landslide Hazard Overlay classification has been created to address the landslide hazards present in Rolling Hills. Landslide hazards have occurred most notably in the Flying Triangle area beginning in 1980. The reasons for the onset of landslide activity are multiple and are addressed in detail in the Safety Element.

The Landslide Hazard Overlay classification has been developed to further establish the City's continuing policy which prohibits development in areas which are known to be subject to active landslides, specifically the Flying Triangle. Establishing this policy in the General Plan provides the framework for the inclusion of specific criteria in the Zoning Ordinance. Residential development will be permitted pursuant to the underlying zoning, only where evidence can be provided that establishes such development as posing no hazard to the property or adjacent properties. This evidence will be formed on a case by case basis upon review of geologic and soils information and hydrologic and topographic analyses. The Rolling Hills Zoning Ordinance, upon revision, will specify development constraints in overlay areas.

Rancho Del Mar Housing Opportunity Overlay (RDMO) Zone [JA1]

A RDMO Zone has been created to meet State housing requirements and provide opportunities for a variety of housing types. The City is required by State law to plan for its fair share of regional housing needs, including housing for all income groups. Because Rolling Hills is developed with large, environmentally constrained lots that make higher densities impractical, the City has determined that the best way to accomplish the State requirements is through providing opportunities with a combination of accessory dwelling units ("in-law apartments") and multifamily housing.

The City has identified a specific parcel located at 38 Crest Road West, Rolling Hills, California to accommodate it share of regional housing needs. The 30.3-acre parcel is designated Very Low Density Residential,

which allows one unit per two acres—or 15 units for the entire site. To meet the current and projected housing needs of the City, the City is creating an overlay zone on the specific parcel located at 38 Crest Road West, Rolling Hills, California to allow multifamily residential housing at the maximum density of 24 units per acre. The Rolling Hills Zoning Ordinance includes an overlay zoning district which codifies this requirement.

Other land uses, such as public facilities, parks, and transportation facilities, are permitted within this overlay.

Implications of Land Use Policy

The Land Use Element provides for the continued residential emphasis of the Rolling Hills community. The General Plan ensures that this growth will take place in a way that promotes compatibility with adjacent properties, preserves the existing rural residential character, and is environmentally sensitive. The amount of additional growth that can be accommodated under this General Plan is presented as Table LU-3. As this table illustrates, the Plan only provides for the expansion of residential uses.

TABLE LU-3
CITY OF ROLLING HILLS
ESTIMATED GENERAL PLAN BUILDOUT
NET INCREASE IN DEVELOPMENT

Residential	Acres	Dwelling Units	Population
Very Low Density	148.50	49	156.8
Low Density	24.25	10	32.0
(RDMO)	(30.3)	(24)	(76.8)
Totals	172.75	73	265.6

Based on an average household size of 3.2 persons.
Source: City of Rolling Hills
Cotton/Beland/Associates, Inc.

The Plan accommodates a maximum net increase of 59 single-family dwelling units and 24 multifamily dwelling units. The majority of this growth would occur on the properties under the Very Low Density classification, residential development on 2+ acre parcels. Growth in the residential areas will occur under different circumstances. The population of Rolling Hills as of January 1, 1989 was 2,092. Over the City's 2.98 square miles the population density is 702 persons per square mile. Based on Department of Finance estimates of an average 3.2 persons per household in Rolling Hills, an additional 266 persons could reside in the City under General Plan buildout.

GOALS AND POLICIES

The following goals and policies reflect current land use issues affecting the community of Rolling Hills and will serve as a guide to future policy decisions made for the City.

GOAL 1: Maintain Rolling Hills' distinctive rural residential character.

Policy 1.1: Maintain the City's one and two acre minimum lot size requirements.

Policy 1.2: Maintain the City's one story height limitation for single-family residences to preserve scenic viewsheds.

Policy 1.3: Require the use of landscaping which is compatible with the City's rural character.

Policy 1.4: Require that development conform with the City's existing low-profile, ranch style architecture.

Policy 1.5: Preserve a natural twilight environment at night by prohibiting street lighting and uplighting of landscaping and minimizing driveway lighting.

Policy 1.6: Evaluate the City's existing requirement for minimum stable size to assess its appropriateness and effectiveness.**GOAL 2: Accommodate development which is compatible with and complements existing land uses.**

Policy 2.1: Evaluate the City's lot coverage standards to assess their effectiveness in providing for development which is compatible with adjacent uses.

Policy 2.2: Require that lighting of residential properties not adversely affect adjacent residences.

Policy 2.3: Maintain and provide regulations for sufficient setbacks and easements to provide buffers between residential uses.

Policy 2.4: Ensure the siting of buildings maintain and preserve viewscapes from adjacent structures through the site review process.

GOAL 3: Accommodate development that is sensitive to the natural environment and accounts for environmental hazards.

Policy 3.1: Establish a Landslide Overlay classification to reflect the more stringent development standards the City has applied to development in active landslide areas.

Policy 3.2: Maintain strict grading practices to preserve the community's natural terrain.

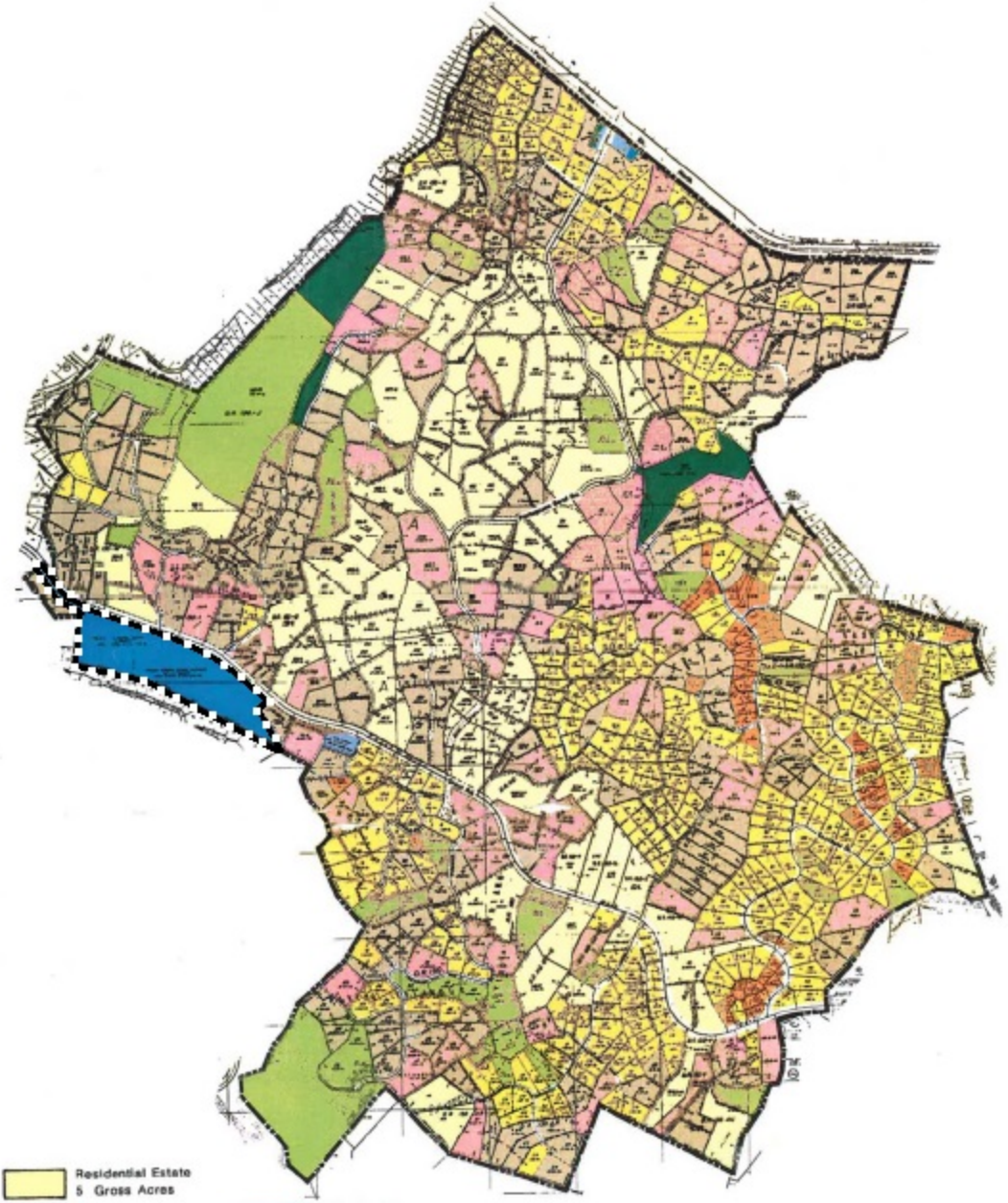
Policy 3.3: Require the use of native, naturally fire resistant landscape materials in development.

Policy 3.4: Maintain the City's open space requirement to preserve natural vegetation and wildlife habitat.

Policy 3.5: Facilitate the preservation and restoration of viewscapes through the removal of obstructions.

GOAL 4: Accommodate development that provides housing opportunities.

Policy 4.1: Ensure that zoning regulations provide for a variety of housing types, as required by State law and in a manner that is compatible with the other policies expressed in the Land Use Element.


Residential Estate
5 Gross Acres
Residential Estate
3-5 Gross Acres
Residential Estate
3-4 Gross Acres
Residential Estate
1-2 Gross Acres
Residential Estate
0-1 Gross Acres
Public Facility
(Includes Civic Center, Guard Gates, Public Utilities, and Fire Station)
Recreation
(Includes Riding Rings, Equestrain Areas, and Tennis Courts)
RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE
Vacant Land
North
0
1200
scale in feet

ORDINANCE NO. 369

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

RECITALS

A. Pursuant to its obligation under Government Code § 65583.2, the City Council of the City of Rolling Hills needs to amend its municipal code to establish an overlay zone to accommodate housing;

B. On December 22, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning a proposed ordinance. It adopted a resolution recommending that the City Council adopt a proposed ordinance;

C. On January 6, 2021, the City gave public notice of the January 25, 2021 public hearing to be held by the City Council on a proposed ordinance by publishing notice in the Torrance Daily Breeze, a newspaper of general circulation; and

D. On January 25, 2021, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning a proposed ordinance. Staff introduced changes to the proposed ordinance warranting referral back to the Planning Commission under Government Code § 65857. The City Council continued the public hearing to its February 8, 2021 meeting; and

E. On December 22, 2021, the Planning Commission held a duly-noticed meeting to consider the changes introduced by staff and considered the staff report, recommendations by staff, and public comments concerning the proposed ordinance. It adopted a resolution recommending that the City Council adopt the proposed ordinance; and

F. On February 8, 2021, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance.

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

Section 1. Section 17.08.010 (Zones established) of Chapter 17.08 (Establishment of Zones and Boundaries) in Title 17 (Zoning) is hereby amended to read as follows:

Chapter 17.08 - ESTABLISHMENT OF ZONES AND BOUNDARIES

17.08.010 - Zones established.

Rolling Hills is a unique, well-established residential community. Development consists almost exclusively of single-family residential houses on large lots. The General Plan of the City of Rolling Hills establishes a policy to maintain the existing pattern and type of residential development, with support public facility uses. Toward the end of implementing General Plan land use policy, zone districts are established as follows:

A. RA-S - Residential Agriculture-Suburban. The RA-S zone district is divided into two sub-districts: RA-S-1 and RA-S-2. The suffix indicates the minimum lot size requirement in net acres.

1. The Overlay Zoning District (OZD-1) overlies a portion of the RA-S-1 zone and is identified on the zoning map.

2. The Rancho Del Mar Housing Opportunity Overlay Zoning District (RDMO) overlies a portion of the RA-S-2 zone and is identified on the zoning map.

B. PF - Public Facilities.

Section 2. Chapter 17.19 (Rancho Del Mar Housing Opportunity Overlay Zone) is added to Title 17 (Zoning) to read as follows:

Chapter 17.19 – RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE

17.19.010 – Intent and purpose.

The Rancho Del Mar Housing Opportunity Overlay Zone (RDMO) is established by this chapter to:

A. To provide regulations that implement the goals and policies of the general plan and other similar long-range planning documents aimed at encouraging mixed-use development within the City. The RDMO zone is further intended to serve as an implementation tool of the City's land use and housing elements of the general plan by facilitating further residential development.

B. The RDMO zone has the following major objectives:
   1. Create "by-right" opportunities for housing;
   2. Implement state laws that require cities to demonstrate available land capacity and zoning tools to accommodate the City's current and projected need for housing;

3. Facilitate well-designed development projects that combine residential and nonresidential uses (e.g., office, transit facility and other community amenities) to promote a better balance of jobs and housing;
4. Encourage development that provides attractive features (e.g., landscaping, public spaces, courtyards, etc.) designed to integrate the public realm (e.g., right of way, walking path, etc.) with development on adjacent private property.

17.19.020 – Applicability.

The RDMO applies to 38 Crest Road West, Rolling Hills, California.

17.19.030 – Uses Permitted.

No lot, premises, building, or structure shall be used for any use or purpose other than the following:

A. Affordable Multi-family+^;
B. Affordable Senior housing+;
C. Emergency Shelter+;
D. Single Room Occupancy*;
E. Daycare*;
F. School facilities*;
G. Transit facilities*.

*Requires Conditional Use Permit (RHMC Chapter 17.42)
+Requires Zone Clearance Permit (RHMC Chapter 17.44)
^Requires compliance with Government Code Section 65583.2(h)

17.19.040 – Development Standards for Single Room Occupancy.

A. Single Room Occupancy Defined. "Single room occupancy (SRO) facility" means a facility operated by a provider with six or more dwelling units for persons of lower income where each unit has a minimum floor area of two hundred fifty square feet and a maximum floor area of three hundred fifty square feet. These dwelling units must be offered on a monthly basis or longer. For the purposes of this definition, a "provider" means a government agency or private nonprofit organization that provides or contracts with recognized community organizations to provide SRO housing, and "lower income" has the meaning set forth in Health and Safety Code Section 50079.5.

B. SRO housing shall conform to the following requirements:
   1. SRO housing shall be limited to a total maximum number of eight (8) units.
   2. Occupancy shall be limited to maximum two persons per unit.
   3. Each SRO unit shall be provided with the following minimum amenities:
      i. Kitchen sink with garbage disposal.
      ii. A toilet and sink located in a separate room within the unit that is a minimum twenty square feet.

iii. One closet per person.
iv. Telephone and cable TV hookups.

4. If full bathrooms are not provided in each unit, shared showers shall be provided on each floor at a ratio of one per seven units on the same floor, with doors lockable from the inside.
5. If full kitchens are not provided in each unit, shared kitchen facilities shall be provided on each floor consisting of a range, sink with garbage disposal, and refrigerator.
6. If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises.
7. On-site management shall be provided.
8. Off-street parking shall be provided at the rate of one-half spaces per unit, plus one space for each employee on duty.

17.19.050 – Development Standards for Emergency Shelter.

A. Operational Requirements. An application for a permit to establish and operate an emergency shelter shall be accompanied by a management and operations plan, which shall establish hours of operation, staffing levels, maximum length of stay, size and location of exterior and interior on-site waiting and intake areas, and security procedures.

B. Developmental Requirements. Emergency Shelters shall conform to the following requirements:
   1. Maximum of twelve beds.
   2. Minimum separation of three hundred feet between emergency shelters.
   3. Facility Requirements.
      i. Each occupant shall be provided a minimum of fifty square feet of personal living space, not including space for common areas.
      ii. Bathing facilities shall be provided in quantity and location as required by the California Plumbing Code (Title 24 Part 5), and shall comply with the accessibility requirements of the California Building Code (Title 24 Part 2).
      iii. Shelters must provide a storage area for refuse and recyclables that is enclosed by a six-foot-high landscape screen, solid wall, or fence, which is accessible to collection vehicles on one side. The storage area must be large enough to accommodate the number of bins that are required to provide the facility with sufficient service so as to avoid the overflow of material outside of the bins provided.
      iv. The shelter may provide one or more of the following specific facilities and services on site, including but not limited to:
         (1) Commercial kitchen facilities designed and operated in compliance with the California Retail Food Code;
         (2) Dining area;
         (3) Laundry room;
         (4) Recreation room;
         (5) Support services (e.g. training, counseling, etc.); and

(6) Child care facilities.

v. On-Site Waiting and Intake Areas. A minimum of five percent of the total square footage of a shelter shall be designated for indoor on-site waiting and intake areas to accommodate drop off, intake, and pickup. In addition, an exterior waiting area shall be provided, the minimum size of which is equal to or larger than the minimum interior waiting and intake area.

vi. Off-Street Parking. One space of off-street parking shall be provided for each staff person on duty.

17.19.060 – Development Standards for Multifamily Residential:

A. All multifamily residential projects shall be located west of the improved portion of the PVPTA Facility and south of the access road.

B. All multifamily residential projects shall comply with the following development standards:

Table 17.19.050A
Multifamily Residential Development Standards—Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Development Regulation	**RDMO**	**Notes**
1. Minimum density (residential uses)	1du/2,178 sq.ft.	
2. Maximum density (residential uses)	1du/1815 sq.ft.	
3. Minimum dwelling unit size	Studio: 250 sq. ft. 1-bdrm: 400 sq. ft. 2-bdrm: 650 sq. ft. 3-bdrm: 900 sq. ft.	
4. Maximum building height	2 stories/28 ft.	Minimum roof pitch: 3½:12
5. Distance between buildings (minimum)	6 ft.	
6. front yard setback	5 ft. (min); 15 ft. (max)	
7. street side setback	5 ft. (min); 15 ft. (max)	
8. side setback	5 ft. (min); No max	
9. rear yard setback	10 ft. (min)	

10. Setback from bottom of slope	50 ft. minimum	Building pad not to exceed 10% slope.
11. Permitted setback encroachments	6 ft. into setbacks	Balconies, awning, porches, stairways and similar elements may extend up to 6 ft. into the setback. Cornices, eaves, fireplaces, similar architectural features may extend 4 ft. into the front and rear setbacks and 3 ft. in interior setbacks.
12. Maximum Development site	1 acre	
Landscape/open space standards		
13. Common open space (multi-family residential)	100 sq. ft. per unit	
Parking Standards		
14. Surface parking	20 ft. min. setback from front lot line at driveway entrance; 15 ft. min side yard setback at driveway entrance.	
15. Garage/tuck-under parking	Prohibited along front	
16. Underground/podium parking	Allowed beneath building footprint	

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

17.19.070 – Parking regulations.

All allowed uses identified in Section 17.19.030 shall comply with the following:

A. Parking standards:

Table 17.19.070A
Parking Standards - Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Use	Required Number of Spaces	Notes
Multi-family residential and condominiums	Studio - 1 space per unit One bedroom - 1 space per unit Two bedrooms – 1.5 spaces per unit Three or more bedrooms - 2.5 spaces per unit Additional guest parking 1/4 space per unit	Per unit; Tandem parking is allowed in cases where multiple spaces are assigned to a single unit

Senior housing	1.0 spaces per unit for developments of 10 units or less. For developments of 11 units or more, the parking shall be 0.5 spaces per dwelling unit, or 10 spaces, whichever is greater. For developments of 10 or more units, 10 percent of the total required parking shall be reserved for guest parking	
Very low and low income housing units	1.0 space per very low or low income unit. This parking ratio only applies to those units which are designated for very low or low income. For developments of 10 or more units, ten (10) percent of the total required parking shall be reserved for guest parking 1.1	
Single Room Occupancy	0.5 space per unit plus 1.0 space for each staff on duty	
Emergency Shelter	1.0 space for each staff on duty	

B. Reduced Parking. The Planning Commission and City Council may reduce the required parking after considering documentation and a study provided by the applicant showing infeasibility of providing required parking. Staff's recommendation shall give weight to all relevant facts, including but not limited to the following: availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use. Required parking shall comply with State law for affordable housing units.

C. Electric Vehicle Charging Stations. In accordance with the California Green Building Code (CALGreen Code), new buildings shall be electric vehicle charging station ready. This requires residential properties to provide one 120V AC 20 amp and one 208/240V 40 amp, grounded AC outlet for each required parking space. The number of required parking spaces for electric vehicle charging shall be as follows:

Table 17.17.080B
Electric Vehicle Charging Station Standards - Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Total Number of Spaces	Number of Required Electric Vehicle Charging Spaces
1-10	1
11-20	3
21-30	5

17.19.080 – Multifamily Residential Frontage type regulations.

A. Elevation of Ground Floor.
   1. The elevation of the ground floor shall be elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.
   2. The ground floor elevation shall be located within five feet of the ground surface of the adjacent sidewalk or walkway.

B. Minimum Ground Floor Ceiling Height. Ten (10) feet minimum (floor-to-floor height).

C. Ground Floor Unit Entrances.
   1. Entrances and windows shall be provided on the front of the facade to provide eyes on the street and direct sidewalk access to the building.
   2. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.

D. Upper Floor Unit Entrances. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a facade fronting a street.

E. Recessed Entrances. Entrances may be recessed into the facade.

F. Stoops and Front Porches.
   1. Stoops and front porches may be provided in front of building and unit entrances.
   2. Stoops and front porches may project up to five feet from the facade and project into the setback.

G. Projecting Elements (Balconies, Roof Overhangs, Shade Structures, and Bay Windows). Projecting Elements on upper floors may project four (4) feet from the facade and project into the setback.

H. Sidewalk and Setback Treatment.
   1. The public sidewalk shall be improved with street trees with an average spacing of thirty (30) feet on-center and pedestrian-scaled lights not to exceed 30 inches in height and maximum 25 Watts.
   2. If the front facade is setback from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).

17.19.090 – Multifamily Residential usable open space regulations.

A. Usable Open Space Defined. Usable open space areas are an open area or an indoor or outdoor recreational facility which is designed and intended to be used for outdoor living and/or recreation. Usable open space shall not include any portion of parking areas, streets, driveways, pedestrian paths, or turnaround areas.

B. Usable Open Space Amenities/Facilities.
   1. Each multifamily residential project shall include one usable open space amenity. Each square foot of land area devoted to a usable open space amenity shall be credited as common open space on a 1:1 basis.
   2. The following listed recreational amenities satisfy the above recreational amenity requirement:
      i. Clubhouse
      ii. Gym
      iii. Children's playground equipment.
      iv. Day care facility.
      v. Other recreational amenities deemed adequate by the Planning and Community Services Director.

17.19.100 - Multifamily Residential public space amenities requirements.

A. Each multifamily residential project shall include a public open space amenity. Each square foot of land area devoted to a public space amenity shall be credited as common open space on a 1:1 basis.

B. The following listed public space amenities satisfy the above public space amenity requirement:
   1. Formal Plazas. A formal plaza would be a publicly accessible open space which has a design that is influenced by classical urban planning design. A formal plaza would typically include some sort of central water fountain and/or symmetrical landscaping.
   2. Gardens. A garden can be located on the ground level or on upper levels of a structure. Urban gardens include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants, and trees. Many times there are sculptures or other forms of public art that are included within the urban garden.
   3. Covered Colonnades. Colonnades are linear in design and generous in depth. The intent is to provide a comfortably wide, covered pathway that is adjacent to the openings of a building. Sometimes the second floor of a building is utilized to create the "covered" element of the colonnade.
   4. Pedestrian Alleys and Walkways. A pedestrian alley or walkway is typically a "lane" that does not follow the alignment of a vehicular street, but provides a pedestrian access to either a public space or some other feature within the interior of a development. Pedestrian alleys or walkways must be designed in such a manner so as to be inviting to pedestrians. Therefore, issues such as lighting, security, line of sight, cleanliness and visual appeal are important considerations to a well-designed pedestrian alley or walkway. Sometimes public art, street furniture, and access to public spaces are features of pedestrian alleys and walkways.
   5. Bicycle Storage Areas. All developments shall provide common bicycle racks or storage areas for the residents as follows: two (2) bicycle racks or storage units for every five (5) dwelling units.

17.19.110 – Multifamily Residential Operational and Compatibility Standards

A. Trash Enclosures. Enclosures shall be required for refuse and recycling bins and there location shall be clearly indicated on required site plan. Outside trash enclosures shall be a minimum six (6) feet in height and shall be architecturally compatible with main building. Enclosures are not permitted in required front yard or street side yard setback area.

B. Landscaping. Landscaping shall comply with RHMC Chapter 13.18 (Water Efficiency).

C. Screening and Buffering—Mechanical Equipment and Trash Facilities. All mechanical equipment, heat, and air-conditioning equipment shall be architecturally screened from view and buffered and trash facilities shall be screened and buffered.

D. Sound mitigation. Residential dwelling units shall be designed to be sound attenuated against present and future project noise. New projects or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards.

Section 3. An Initial Study and Negative Declaration No. 2020-01 has been prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 *et seq*.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq*.) for the RDMO Zone. Pursuant to Section 15070, et seq of the CEQA Guidelines, the City Council finds, on the basis of substantial evidence in the light of the whole record, that the proposed project could not have a significant effect on the environment. Upon the basis of all of the evidence in the record, the City Council finds that the Negative Declaration reflects the independent judgment of the City Council and hereby approves the Negative Declaration.

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

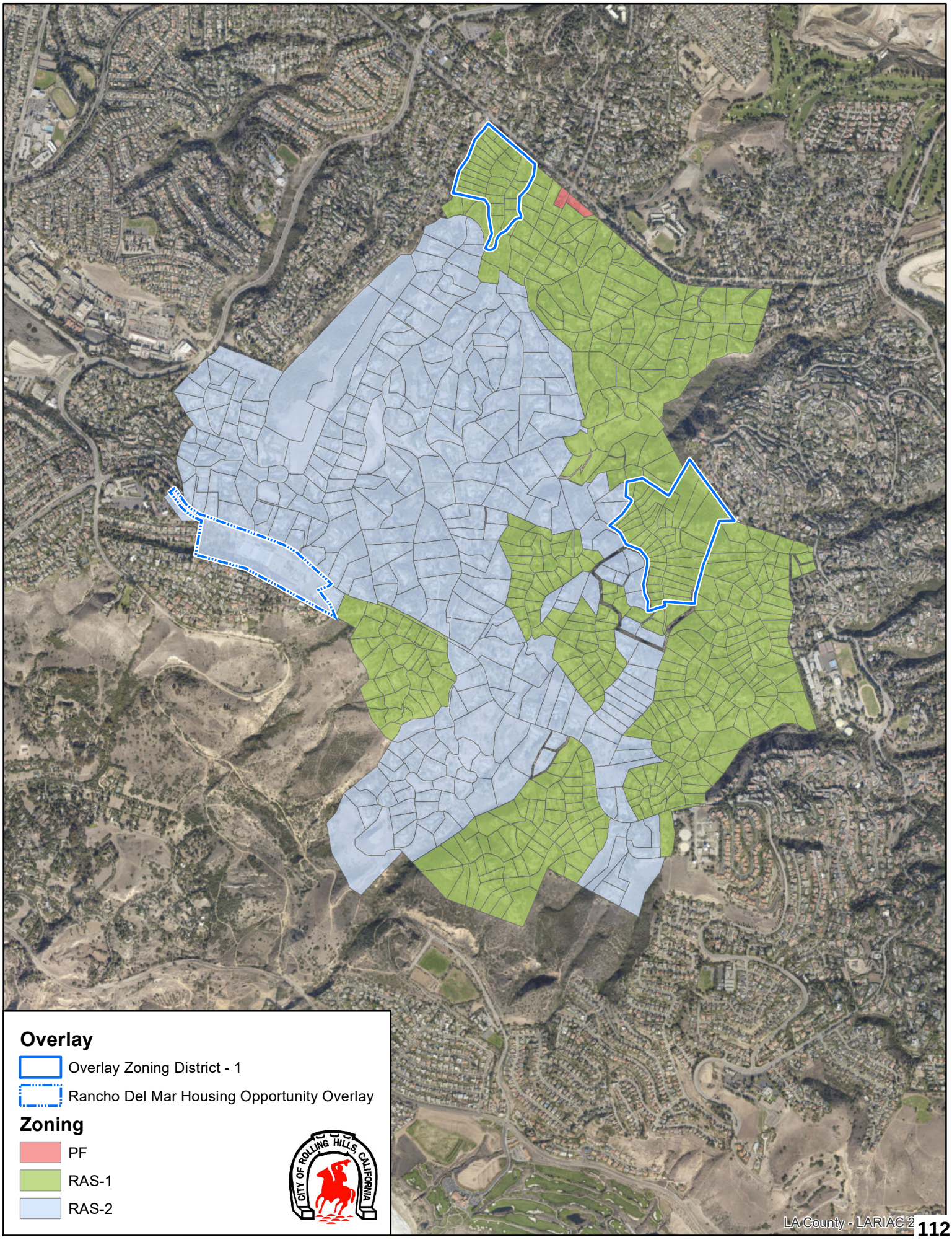
Section 5. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Rolling Hills's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED AND ADOPTED this 8th day of February, 2021 by the following vote:

Ayes:
Noes:
Abstaining:
Absent:

JEFF PIEPER, MAYOR

ATTEST: _____
ELAINE JENG, P.E.
ACTING CITY CLERK


Overlay
Overlay Zoning District - 1
Rancho Del Mar Housing Opportunity Overlay
Zoning
PF
RAS-1
RAS-2
CITY OF ROLLING HILLS, CALIFORNIA
LA County - LARIAC 2

CITY OF ROLLING HILLS

Rancho Del Mar Affordable Housing Overlay Zone

Initial Study –Negative Declaration

prepared for

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

prepared by

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

November 2020

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LIST OF ACRONYMS AND ABBREVIATIONS

ALUC	Airport Land Use Commission
AQMP	Air Quality Management Plan
ARB	Air Resources Board
AB	Assembly Bill
CAL Fire	California Department of Forestry and Fire Protection
Action Plan	California Energy Efficiency Action Plan
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
Cal Water	California Water Service Company
CO_2	Carbon Dioxide
CAP	Climate Action Plan
CWPP	Community Wildfire Protection Plan
CC&Rs	Covenants, Conditions, and Restrictions
DOC	Department of Conservation
DOF	Department of Finance
DPH	Department of Public Health
DDW	Division of Drinking Water
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
GWP	Global Warming Potential
GHG	Greenhouse Gases
HCP	Habitat Conservation Plan
HCD	Housing and Community Development
IS	Initial Study
LU	Land Use
LAMP	Local Agency Management Program
LRA	Local Resources Area
LAC	Los Angeles County
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sheriff's Department
MOU	Memorandum of Understanding
MRZ	Mineral Resources Zone
MWD	Municipal Water District
NAAQS	National Ambient Air Quality Standards
NCCP	Natural Community Conservation Plan
NPDES	National Pollutant Discharge Elimination System

NAHC	Native American Heritage Commission
SB 18	Native American Heritage Commission Establishment
AB 52	Native American Historic Resource Protection Act
NCCP	Natural Community Conservation Plan
ND	Negative Declaration
NO_2	Nitrogen Oxide
NOWTS	Non-Conventional Onsite Wastewater Treatment
OWTS	Onsite Wastewater Treatment System
OZD-1	Overlay Zone District 1
O_2	Ozone
PVPTA	Palos Verdes Peninsula Transit Authority
PVUSD	Palos Verdes Unified School District
PM-25	Particulate Matter
RTD	Regional Transit District
RAS-1	Residential Agriculture Suburban 1+ Acres
RAS-2	Residential Agriculture Suburban 2+ Acres
RHCA	Rolling Hills Community Association
RPV	Runway Protection Zone
SB	Senate Bill
SVP	Society of Vertebrate Paleontology
SCAQMD	Southern California Air Quality Management District
SCAG	Southern California Association of Governments
SRA	State Resources Area
SR	State Route
SWRCB	State Water Resources Control Board
SEMS	Superfund Enterprise Management Systems
USDA	United States Department of Agriculture
VMT	Vehicle Miles Traveled
VHFSSZ	Very High Fire Standard Severity Zone

1.0 INTRODUCTION

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

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

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

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

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

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

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

1.1 Background

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

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

1.2 Purpose and Legal Authority

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

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

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

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

1.3 Lead Agency

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

2.0 PROJECT INFORMATION

1. PROJECT TITLE:
Rancho Del Mar Affordable Housing Overlay Zone

2. LEAD AGENCY NAME AND ADDRESS:
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

3. CONTACT PERSON NAME AND PHONE NUMBER:
Meredith T. Elguira
Planning Director
(310) 377-1521

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

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

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

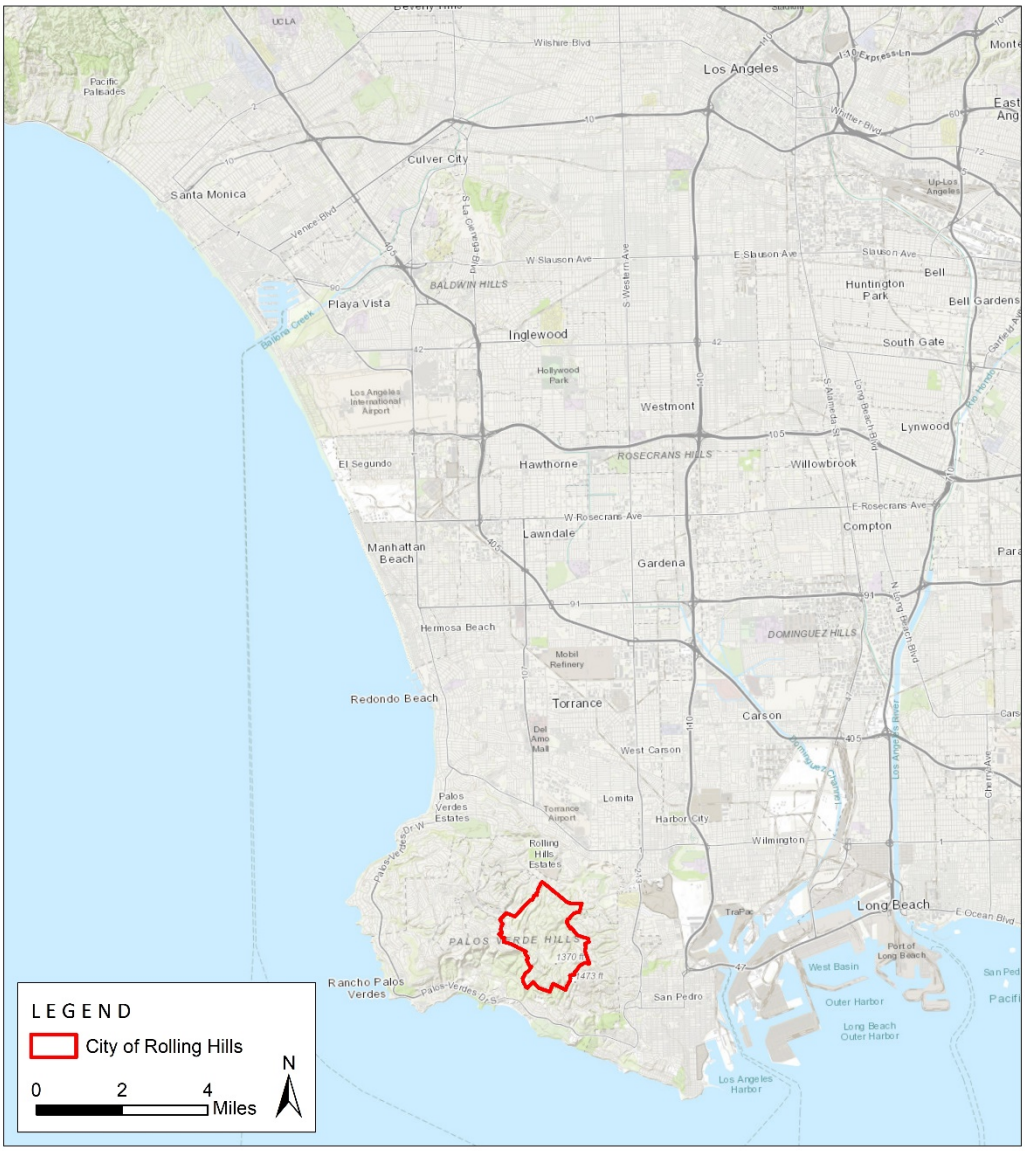
7. PROJECT DESCRIPTION:

Project Location

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

Figure 1: Regional Location

Rancho Del Mar Affordable Housing Overlay Zone



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

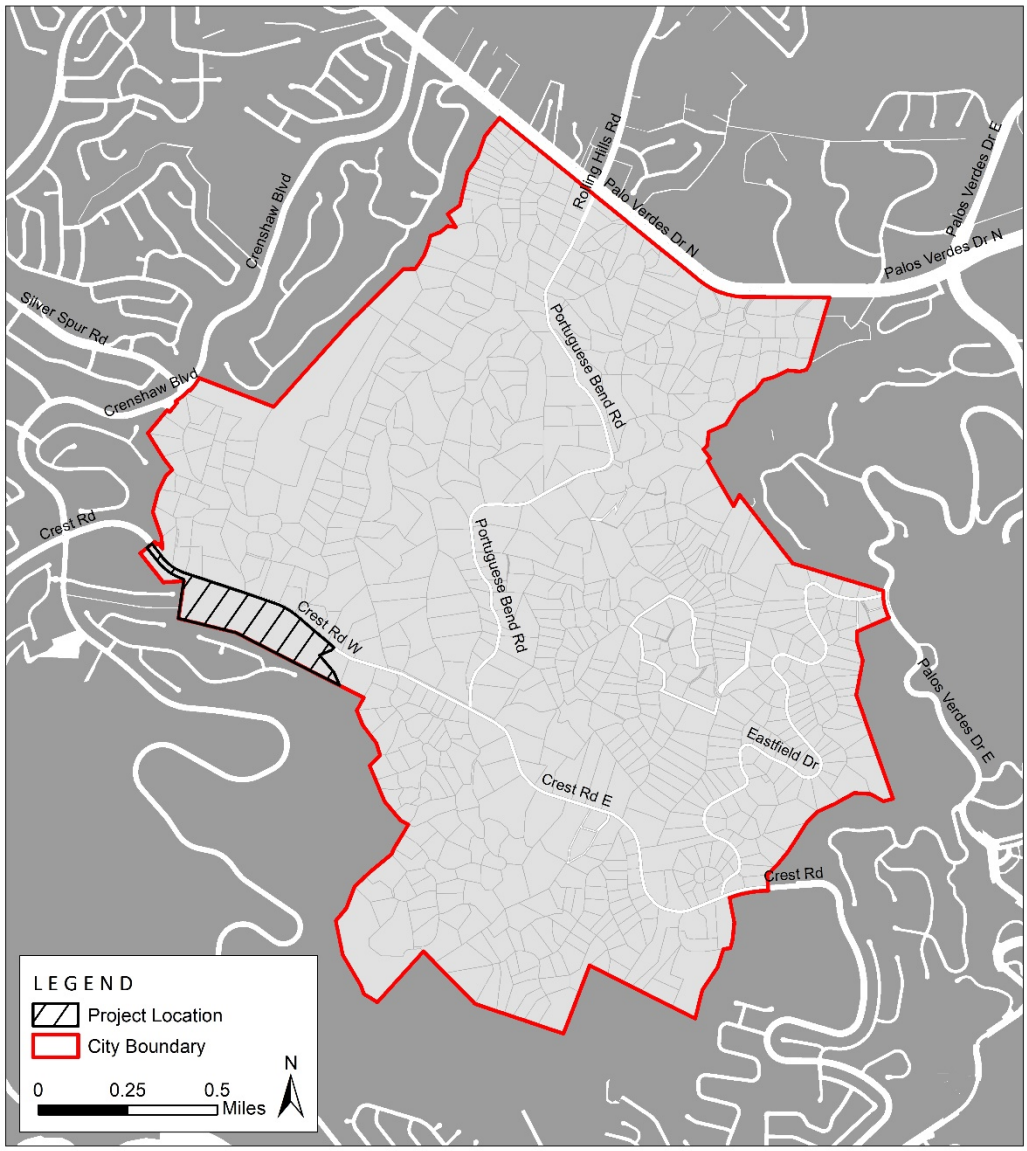
November 2020

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

CSG Consultants, Inc.

Figure 2: Project Location

Rancho Del Mar Affordable Housing Overlay Zone



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

November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

Project Site

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

Surrounding Land Uses and Setting

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

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

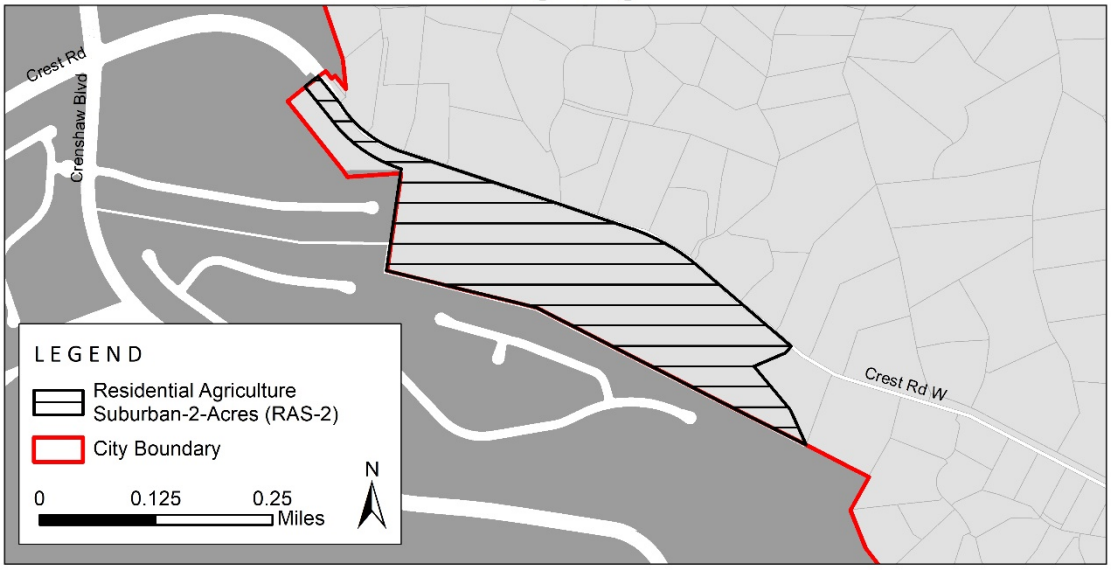
Project Components

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

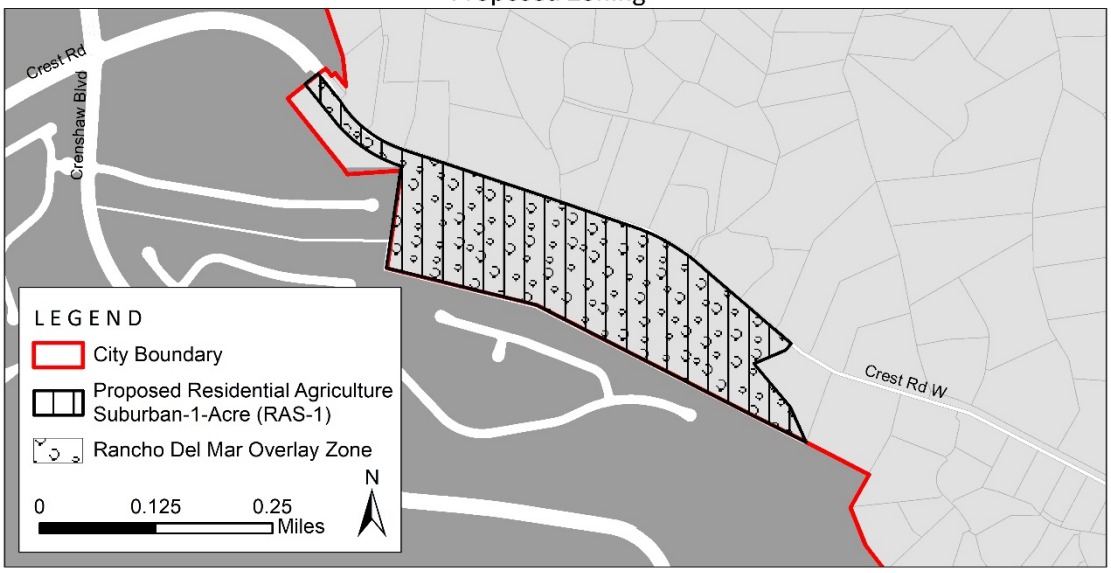
Figure 3: Existing and Proposed Zoning

Rancho Del Mar Affordable Housing Overlay Zone

Existing Zoning



Proposed Zoning



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

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Source: Los Angeles County Open Data

CSG Consultants, Inc.

The proposed Project includes the following specific components:

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

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

Project Approvals

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

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

8. REQUIRED APPROVALS:

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

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

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

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

3.0 ENVIRONMENTAL CHECKLIST

3.1 Environmental Factors Potentially Affected

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

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

3.2 LEAD AGENCY DETERMINATION

Based on this initial evaluation:

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

Signature	**Agency**
Printed Name/Title	**Date**

4.0 ANALYSIS OF ENVIRONMENTAL IMPACTS

4.1 Aesthetics

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

SETTING

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

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

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

DICUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.2 Agriculture and Forestry Resources

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

SETTING

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

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

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.3 Air Quality

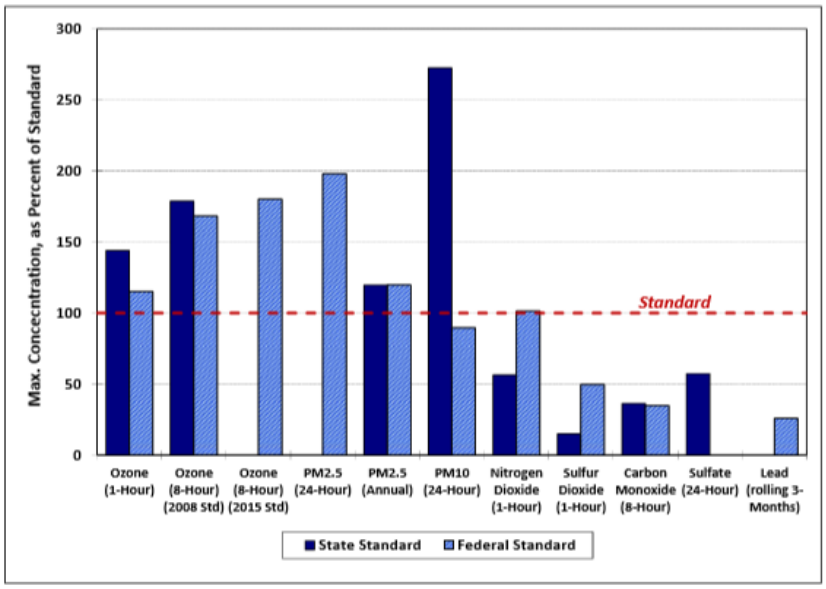
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
c. Conflict or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
d. Result in a cumulatively considerable net increase of any criteria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

SETTING

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

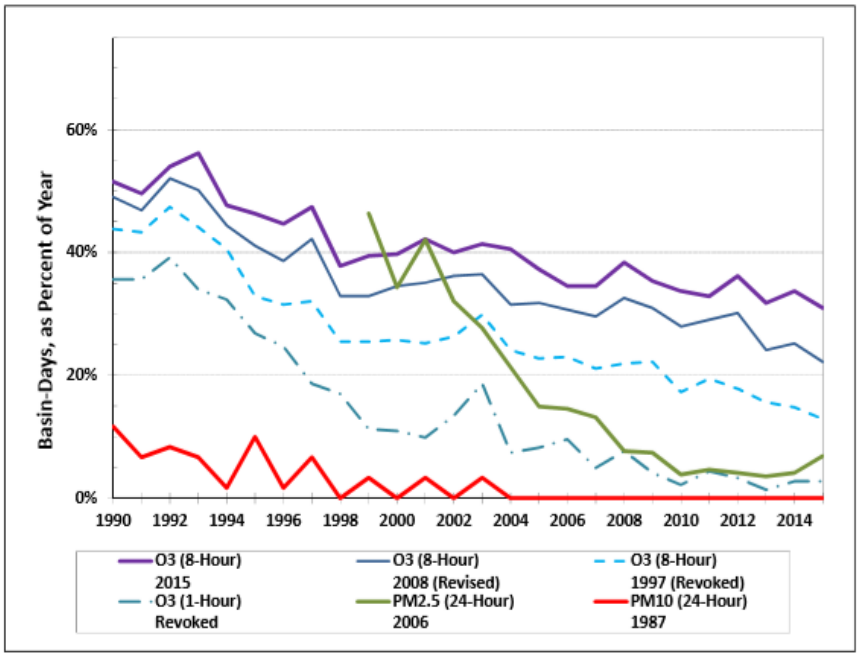
The Project site is located within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant levels to ensure project meet either state and federal air quality standards or, to assist projects develop strategies that will meet the standards. An air quality area basin is categorized as being in "attainment" or "nonattainment" based on whether or not it meets it allocated air quality standards. According to the EPA, the 2015 South Coast Air Basin Maximum Pollutant Concentrations (***Figures 4.3.1: 2015 South Coast Air Basin Maximum Pollutant Concentration;, 4.3.2: Trend of Basin Days Exceeding Federal Standards 1990-2015; and 4.3.3: 2015 South Coast Air Basin Quality Compared to Other U.S. Urban Areas***) in the Basin exceeded the pollutant concentration levels defined by the NAAQS for ozone, PM2.5, and NO_2, designating the Basin as an "extreme" nonattainment area.

Figure 4.3.1: 2015 South Coast Air Basin Maximum Pollutant Concentrations



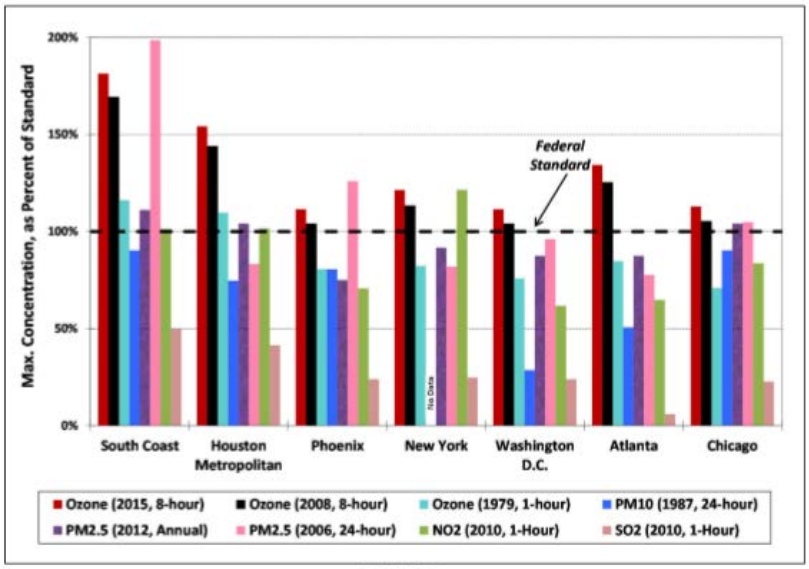
Source: CA Air Quality Management Plan, 2016; http://www.aqmd.gov/

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



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

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



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

DISCUSSION OF IMPACTS

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

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

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

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

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

The Environmental Protection Agency (EPA) has designated the South Coast Air Basin (Basin) as an extreme nonattainment area due to the high levels of criteria pollutants that are present in the Basin. The proposed Project site is within the South Coast Air Basin which exceeds the pollutant concentration levels for Ozone, $PM_{2.5}$ and NO_2. As a result of the existing poor air quality, new developments may add to and potentially increase the levels of criteria pollutants within the Basin.

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required

4.4 Biological Resources

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

SETTING

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

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

Biological Habitat

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

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

Water Resources

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.5 Cultural Resources

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

SETTING

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.6 Energy

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

SETTING

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

MITIGATION MEASURES

None Required

4.7 Geology and Soils

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

SETTING

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

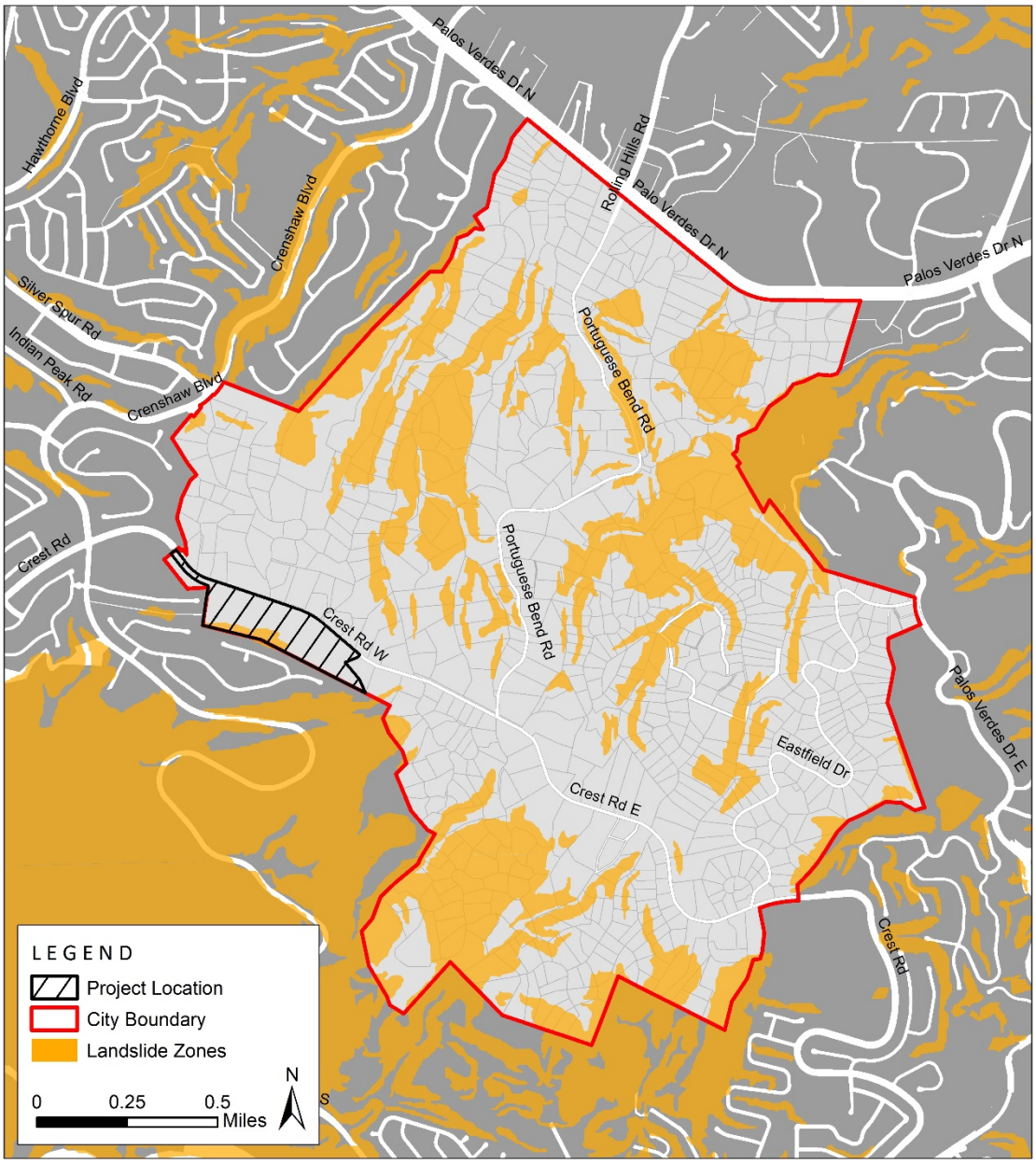
a.iv. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

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

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

Figure 4: Landslide Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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

November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None required.

4.8 Greenhouse Gas Emissions

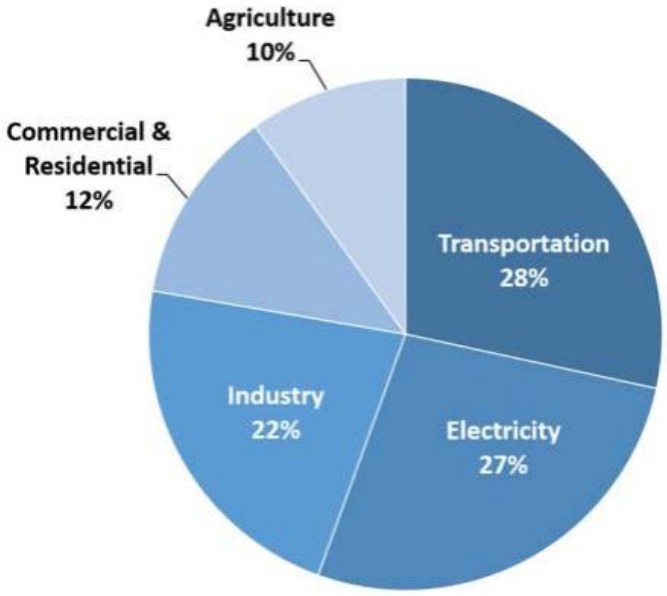
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
x. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
y. Conflict with an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

SETTING

Greenhouse gases (GHG) have been a major contributor to the effects of global climate change, causing an increase in "radiative forcing," or a heating effect in the atmosphere. Greenhouse gases are gases are made up primarily of four types of emissions: ***Carbon dioxide (CO_2)***, is caused by burning fossil fuels, solid waste, trees and other biological materials; ***Methane (CH_4)*** is emitted directly during the production and transport of coal, natural gas, and oil; ***Nitrous Oxide (N_{20})*** is produced during agricultural and industrial activities, as well as combustion of fossil fuels and solid waste and during treatment of wastewater; and ***Flourinated gases*** are caused by a variety of industrial processes and are emitted in smaller quantities but in a potent form of greenhouse gases that are referred to as High Global Warming Potential (GWP) gases.

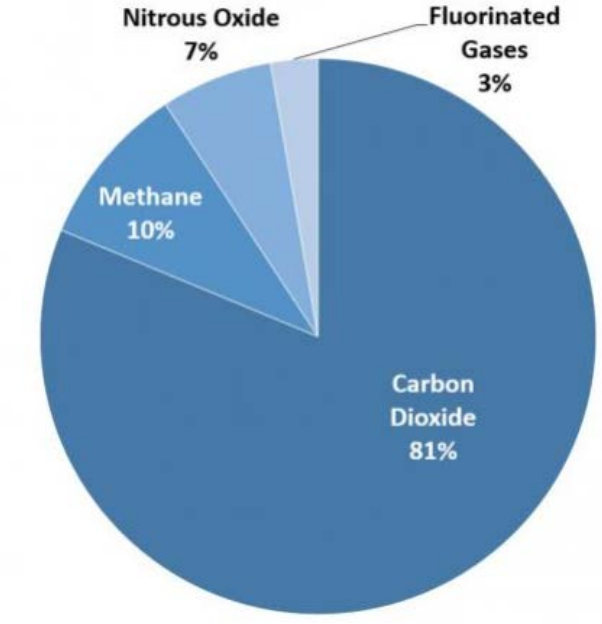
According to the Environmental Protection Agency (EPA), greenhouse gas emissions in the United States have increased by 3.7 percent since 1990, with the primary sources of emissions coming from transportation, electricity production, industry (including fossil fuels for energy), commercial and residential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

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



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

Figure 4.8.2: Greenhouse Gas Emission in 2018



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

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

MITIGATION MEASURES

None Required

4.9 Hazards and Hazardous Materials

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

SETTING

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

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

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

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

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

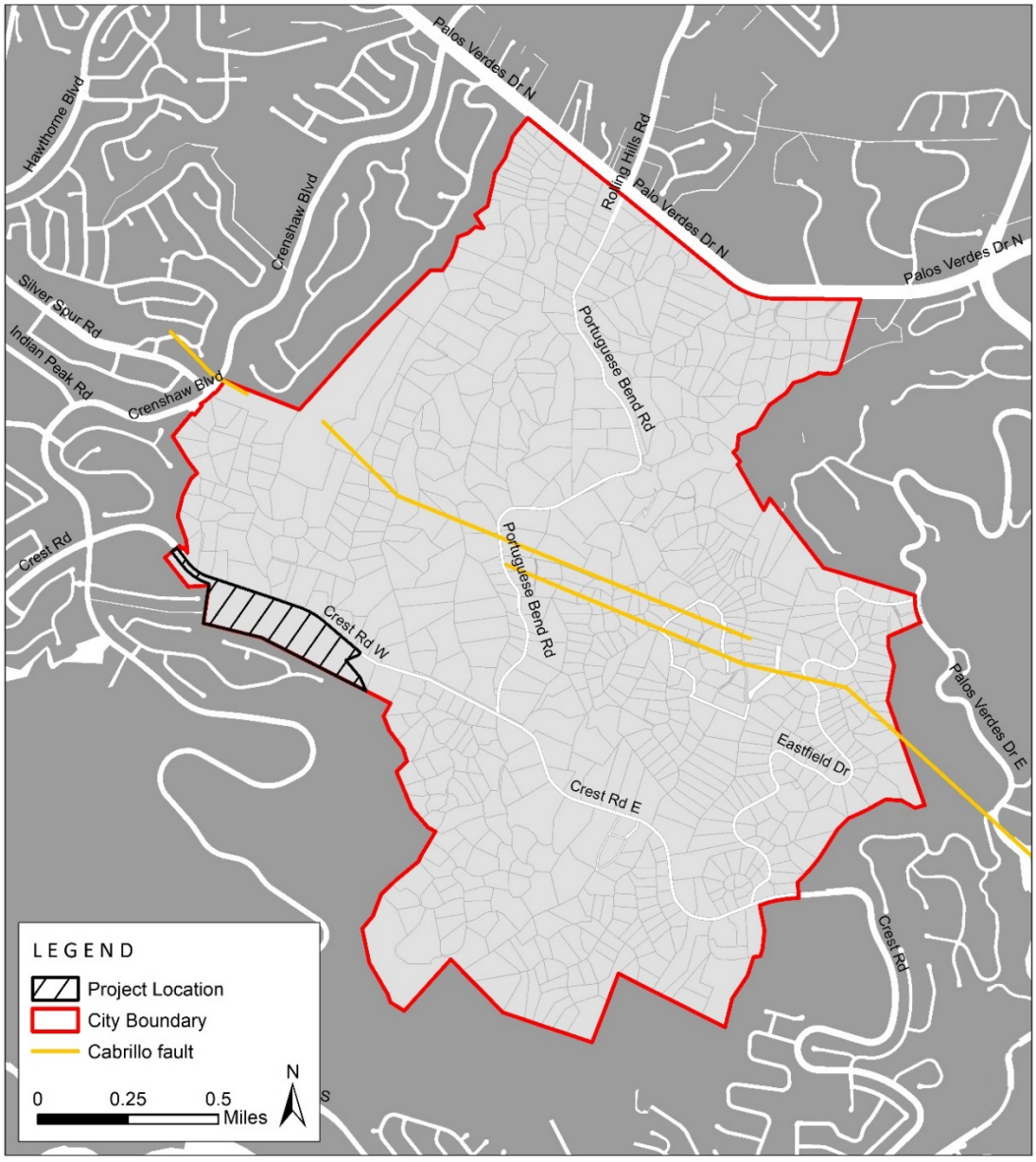
DISCUSSION OF IMPACTS

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

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

Figure 5: Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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

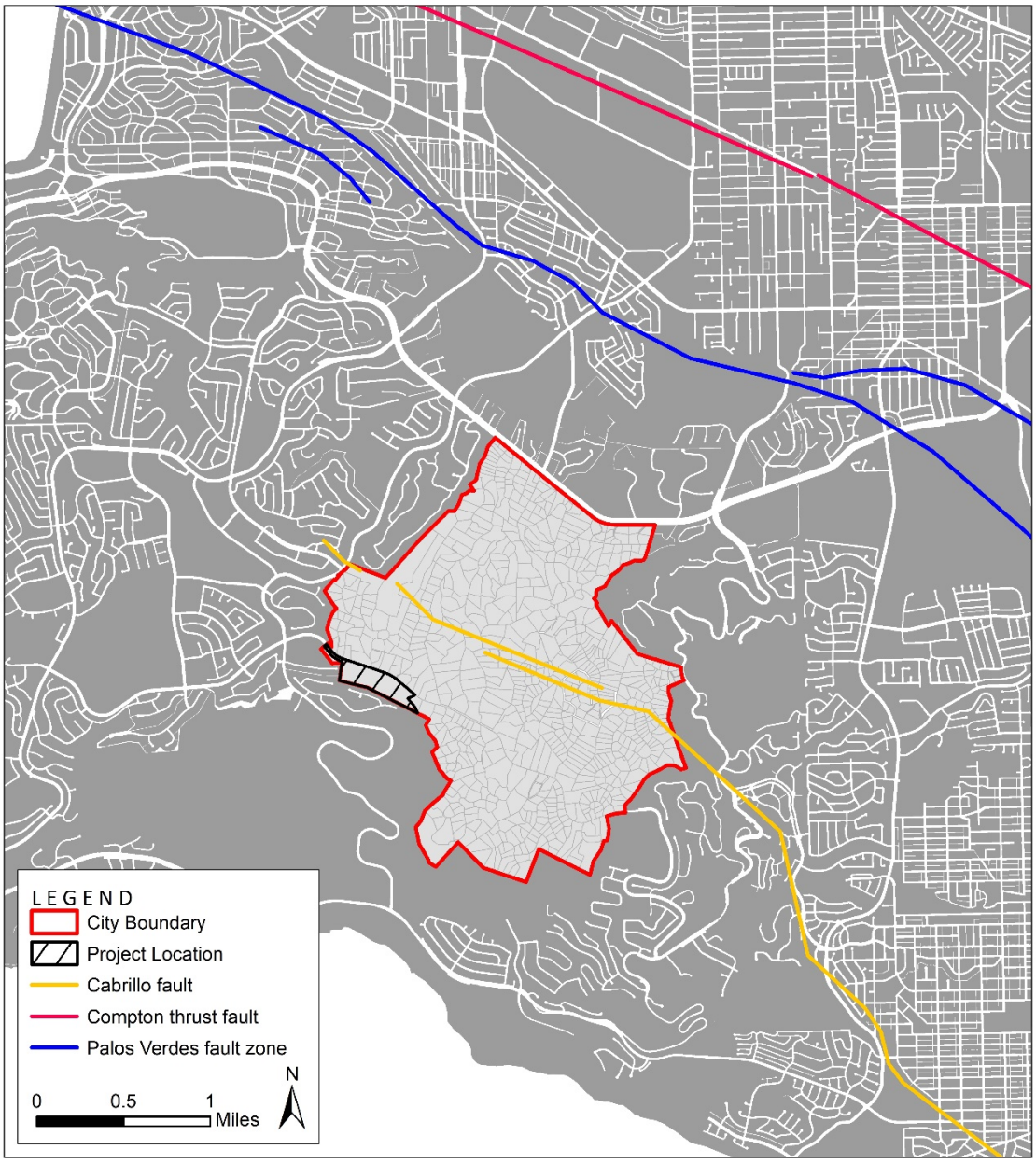
November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

Figure 6: Regional Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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

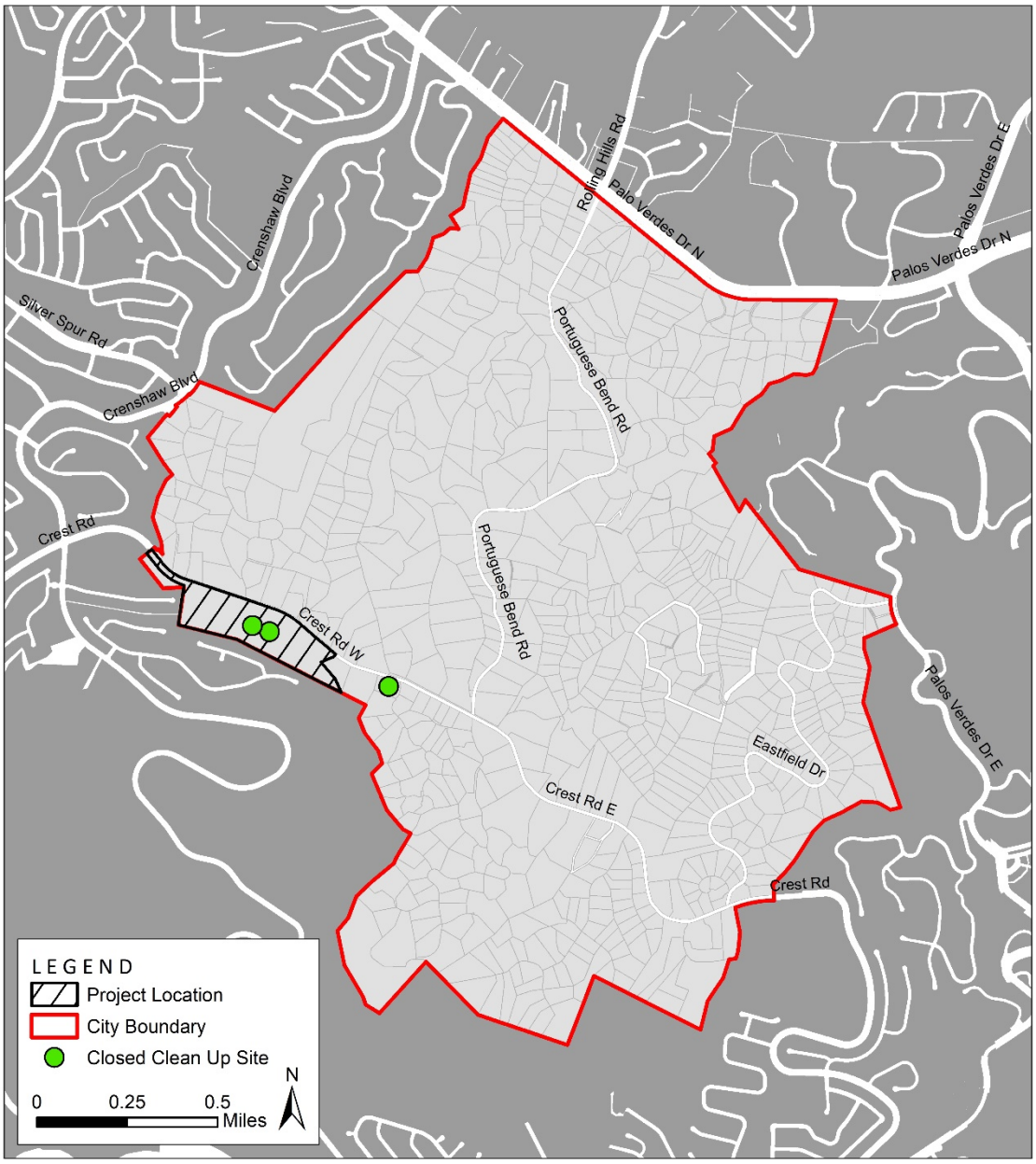
November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

Figure 7: Clean Up Sites

Rancho Del Mar Affordable Housing Overlay Zone



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

November 2020

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

CSG Consultants, Inc.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None required.

4.10 Hydrology and Water Quality

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

SETTING

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

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

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.11 Land Use and Planning

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

SETTING

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

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

DISCUSSION OF IMPACTS

a. Would the project physically divide an established community?

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

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

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

MITIGATION MEASURES

None required.

4.12 Mineral Resources

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

SETTING

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

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

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

- ***MRZ-3a*** *zones are areas containing known mineral deposits that may qualify as mineral resources. MRZ-3a areas are considered to have a moderate potential for the discovery of economic mineral deposits. MRZ-3*

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

- ***MRZ-3b*** *zones are areas containing inferred mineral deposits that may qualify as mineral resources. Land classified MRZ-3b represents areas in geologic settings which appear to be favorable environments for the occurrence of specific mineral deposits, such as areas where indirect evidence exists for a geophysical or geochemical anomaly along a permissible structure indicating the possible presence of a mineral deposit*

- ***MRZ-4*** *zones are areas where geologic information does not rule out either the presence or absence of mineral resources. The distinction between the MRZ-1 and MRZ-4 categories is important for land-use considerations.*

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

DISCUSSION OF IMPACTS

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

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

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

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

MITIGATION MEASURES

None Required.

4.13 Noise

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

SETTING

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.14 Population and Housing

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

SETTING

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

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

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

DISCUSSION OF IMPACTS

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

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

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

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

MITIGATION MEASURES

None required.

4.15 Public Services

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

SETTING

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

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

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

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

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

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.16 Recreation

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

SETTING

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.17 Transportation/Traffic

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

SETTING

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

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

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

d. Would the project result in inadequate emergency access?

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

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

MITIGATION MEASURES

None Required.

4.18 Tribal Cultural Resources

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

SETTING

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

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

MITIGATION MEASURES

None required.

4.19 Utilities and Service Systems

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

SETTING

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

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

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

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.20 Wildfire

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

SETTING

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

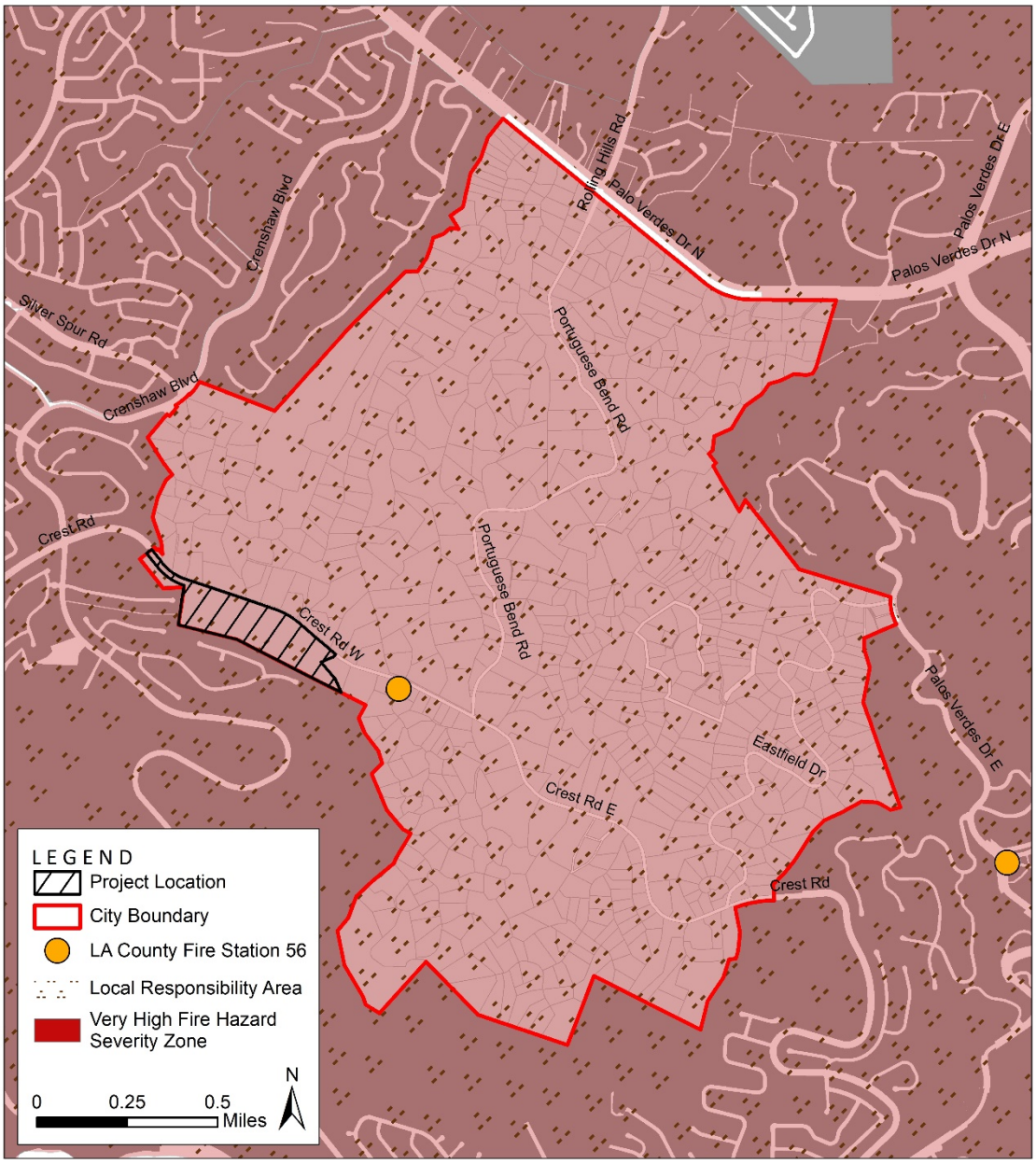
Wildfire protection in California is the responsibility of the State and local governments, as well as the federal government. The State of California has therefore prepared FHSZ maps to evaluate likely risks for wildfire over a 30-50 year period. Lands where the State has financial responsibility for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

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

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

Figure 8: Fire Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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

November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

DISCUSSION OF IMPACTS

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

4.20 MANDATORY SIGNIFICANCE OF FINDINGS

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

SETTING

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

DISCUSSION OF IMPACTS

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

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

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

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

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

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

MITIGATION MEASURES

None Required.

5.0 REFERENCES

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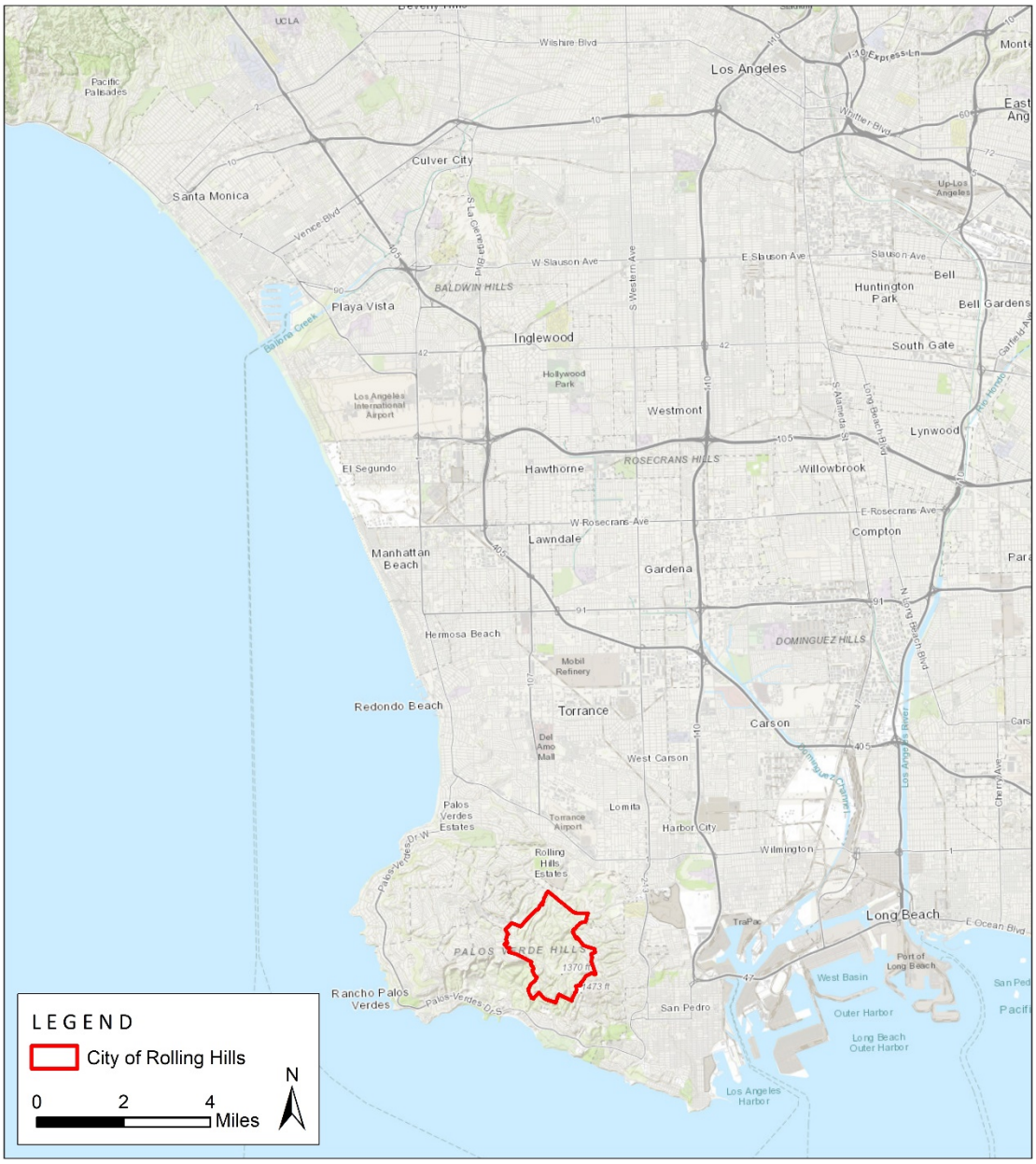
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Figure 1: Regional Location

Rancho Del Mar Affordable Housing Overlay Zone



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

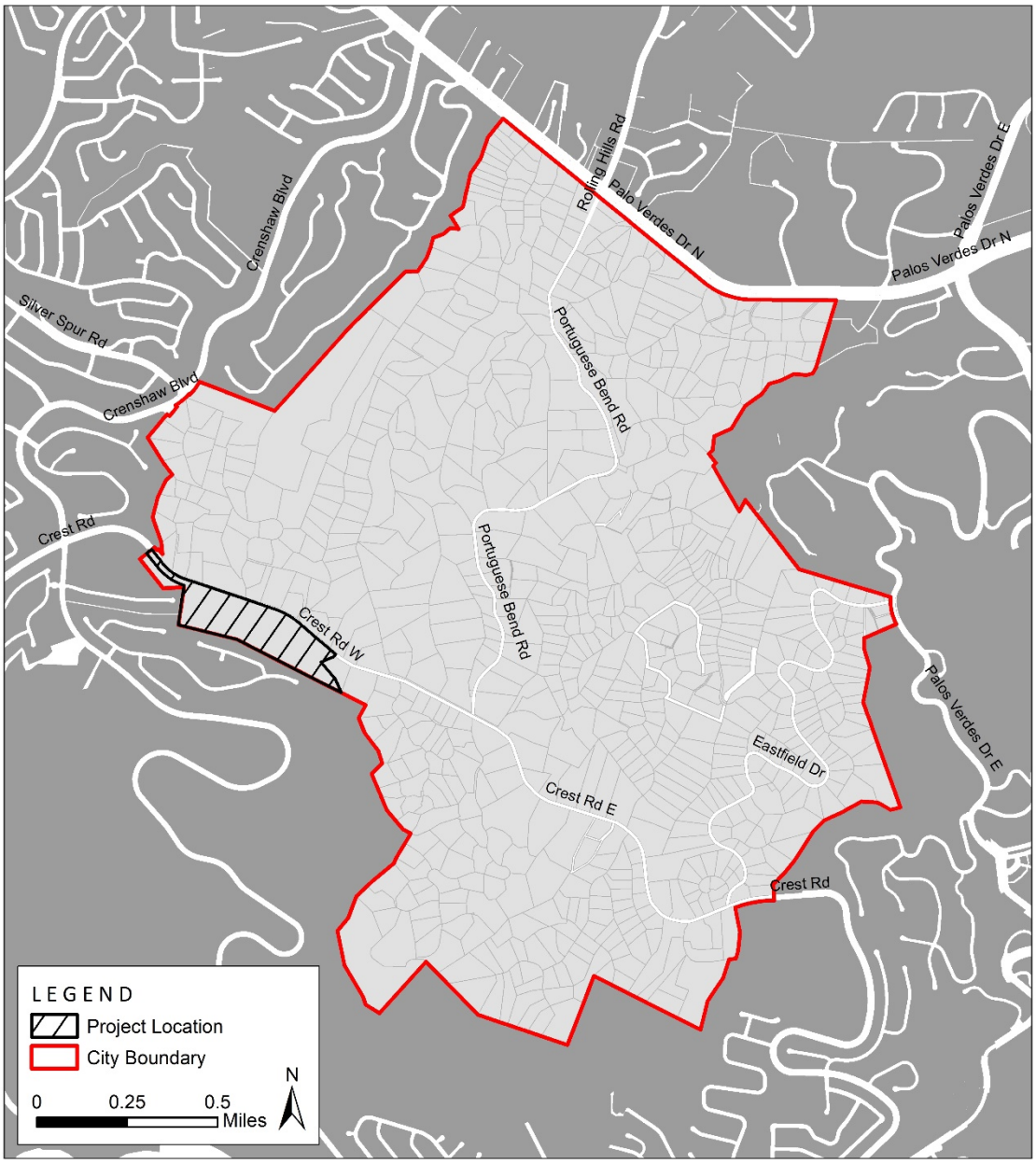
November 2020

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

CSG Consultants, Inc.

Figure 2: Project Location

Rancho Del Mar Affordable Housing Overlay Zone



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November 2020

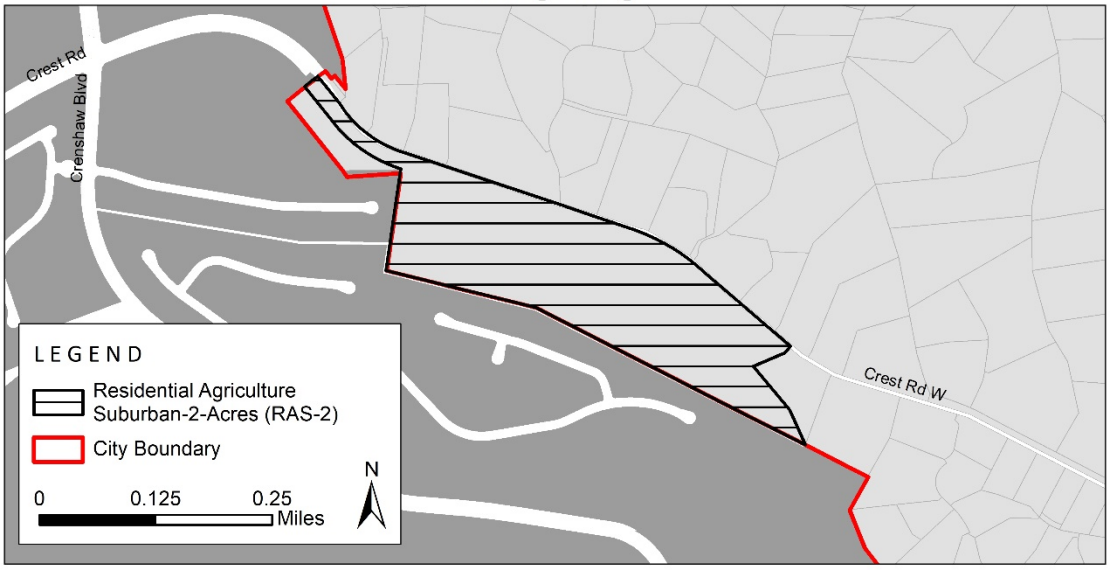
Source: Los Angeles County Open Data

CSG Consultants, Inc.

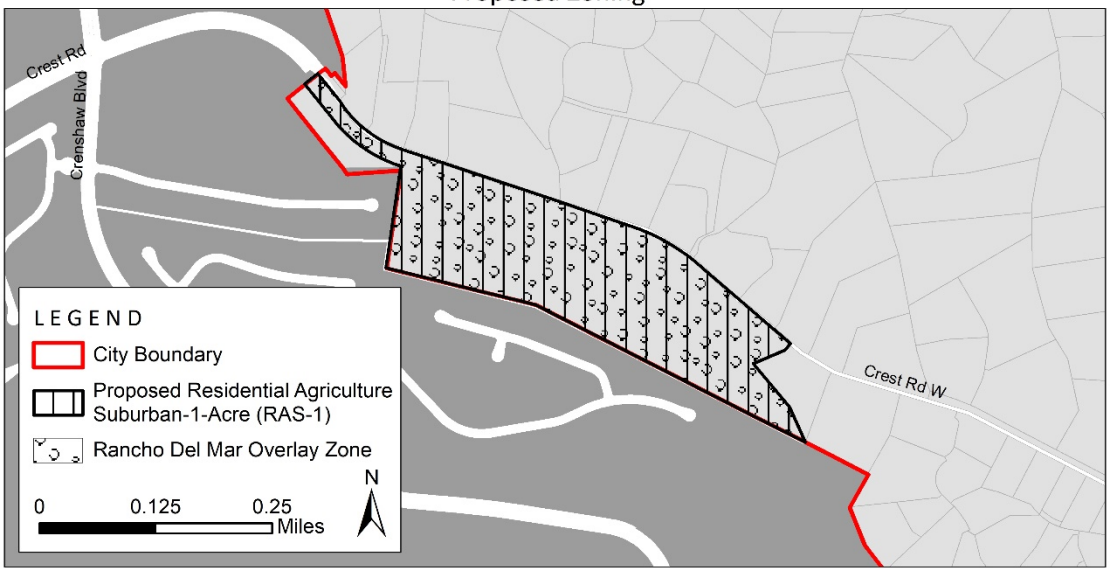
Figure 3: Existing and Proposed Zoning

Rancho Del Mar Affordable Housing Overlay Zone

Existing Zoning



Proposed Zoning



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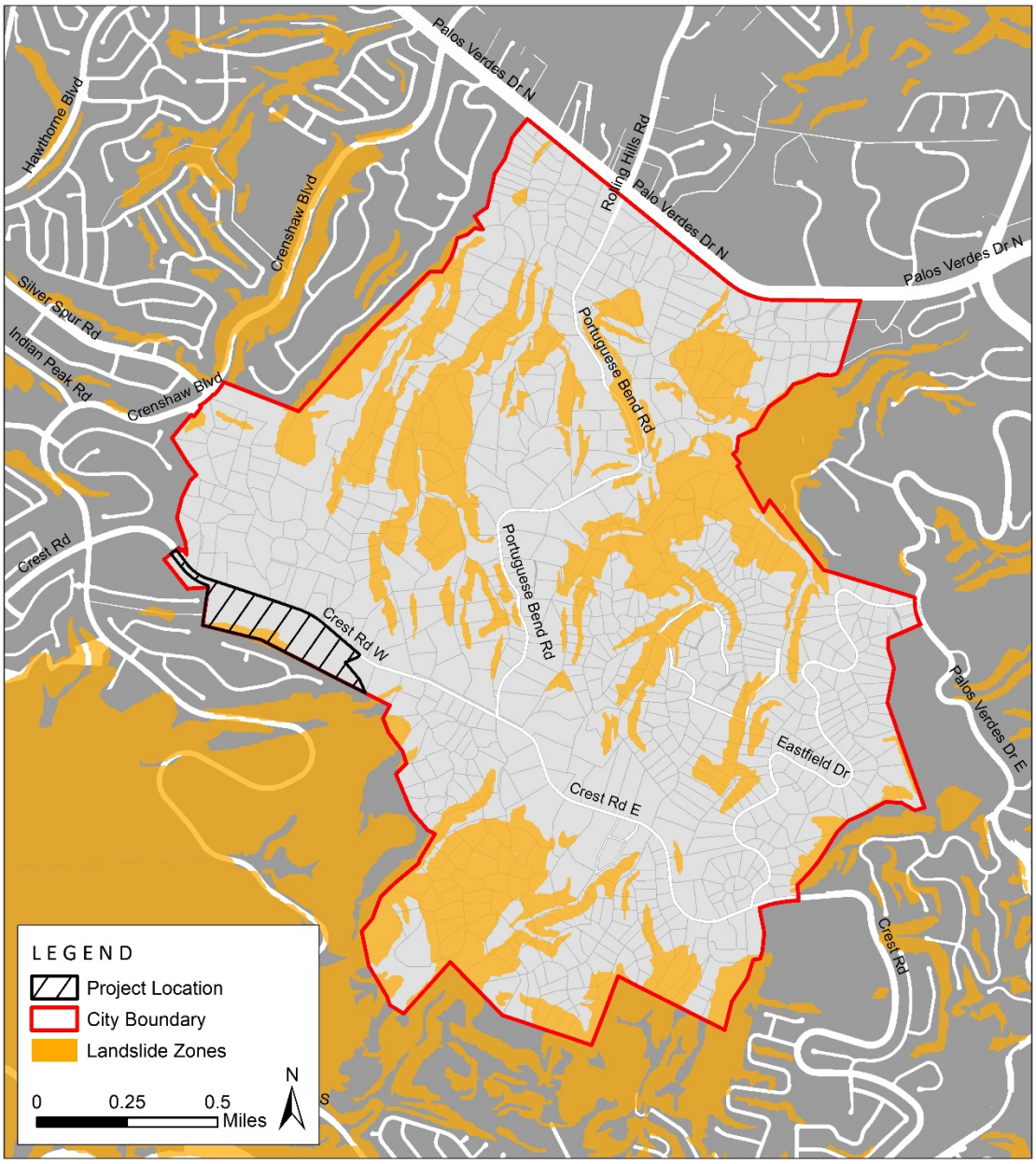
November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

Figure 4: Landslide Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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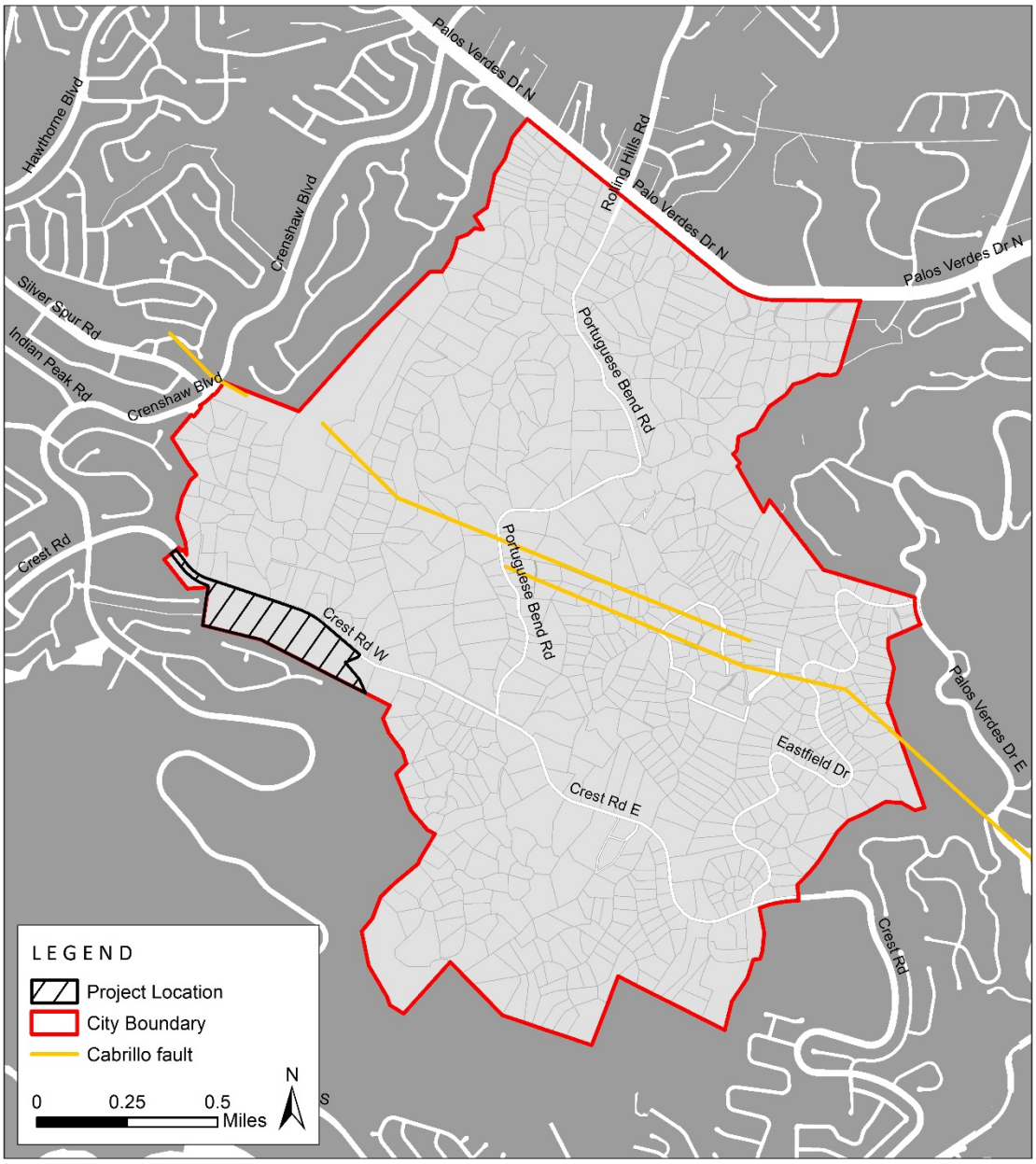
November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

Figure 5: Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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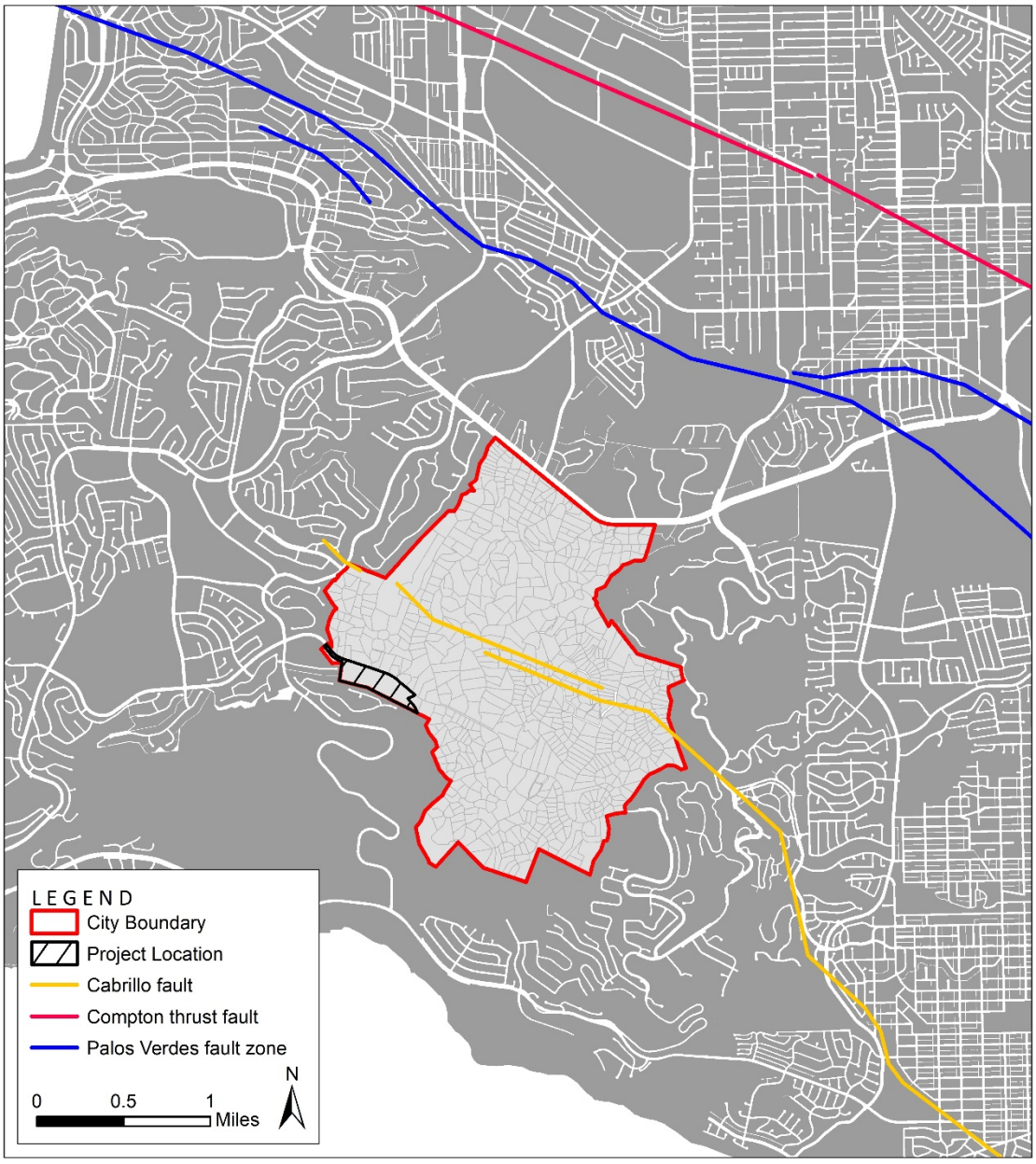
November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

Figure 6: Regional Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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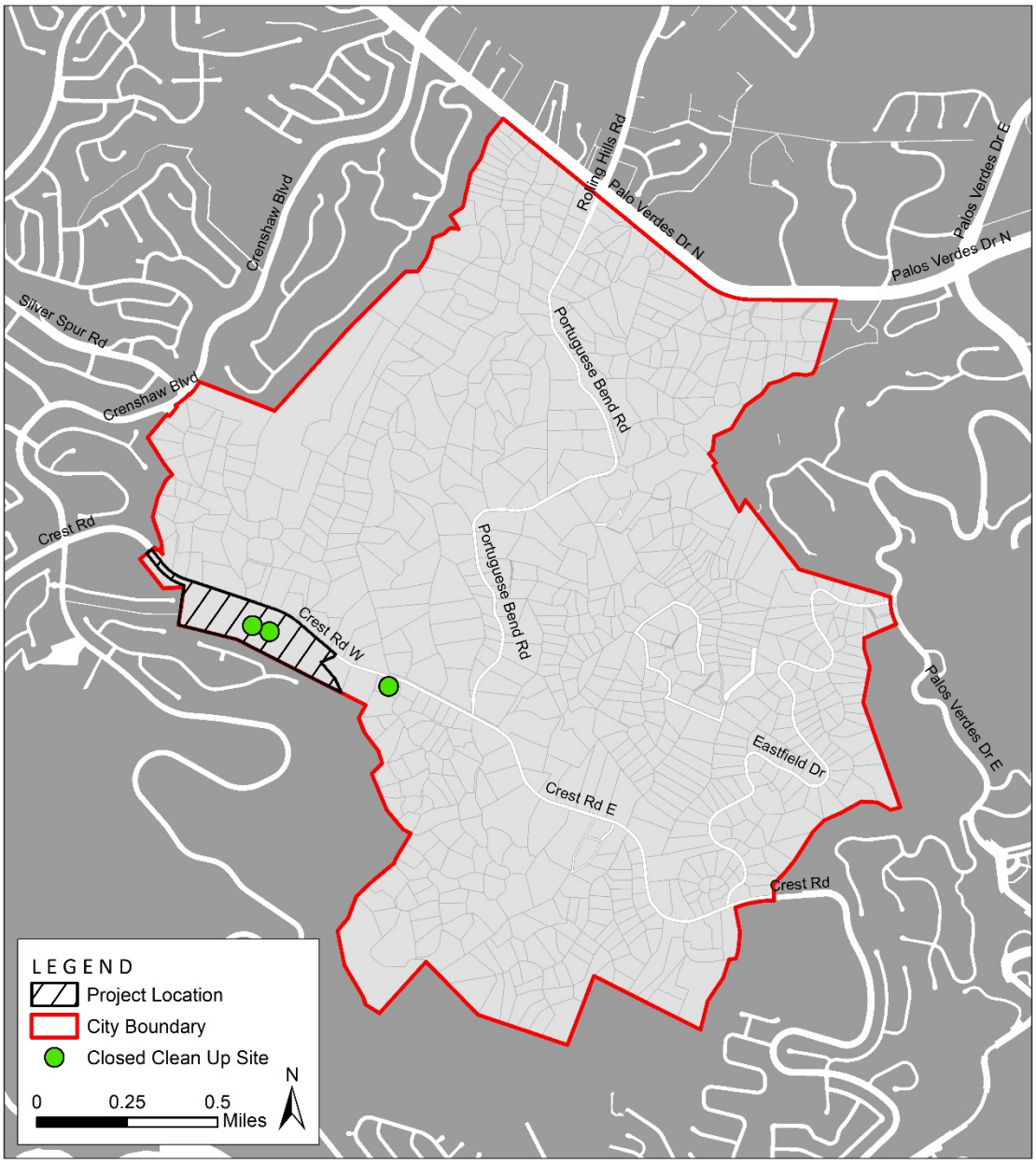
November 2020

Source: Los Angeles County Open Data

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Figure 7: Clean Up Sites

Rancho Del Mar Affordable Housing Overlay Zone



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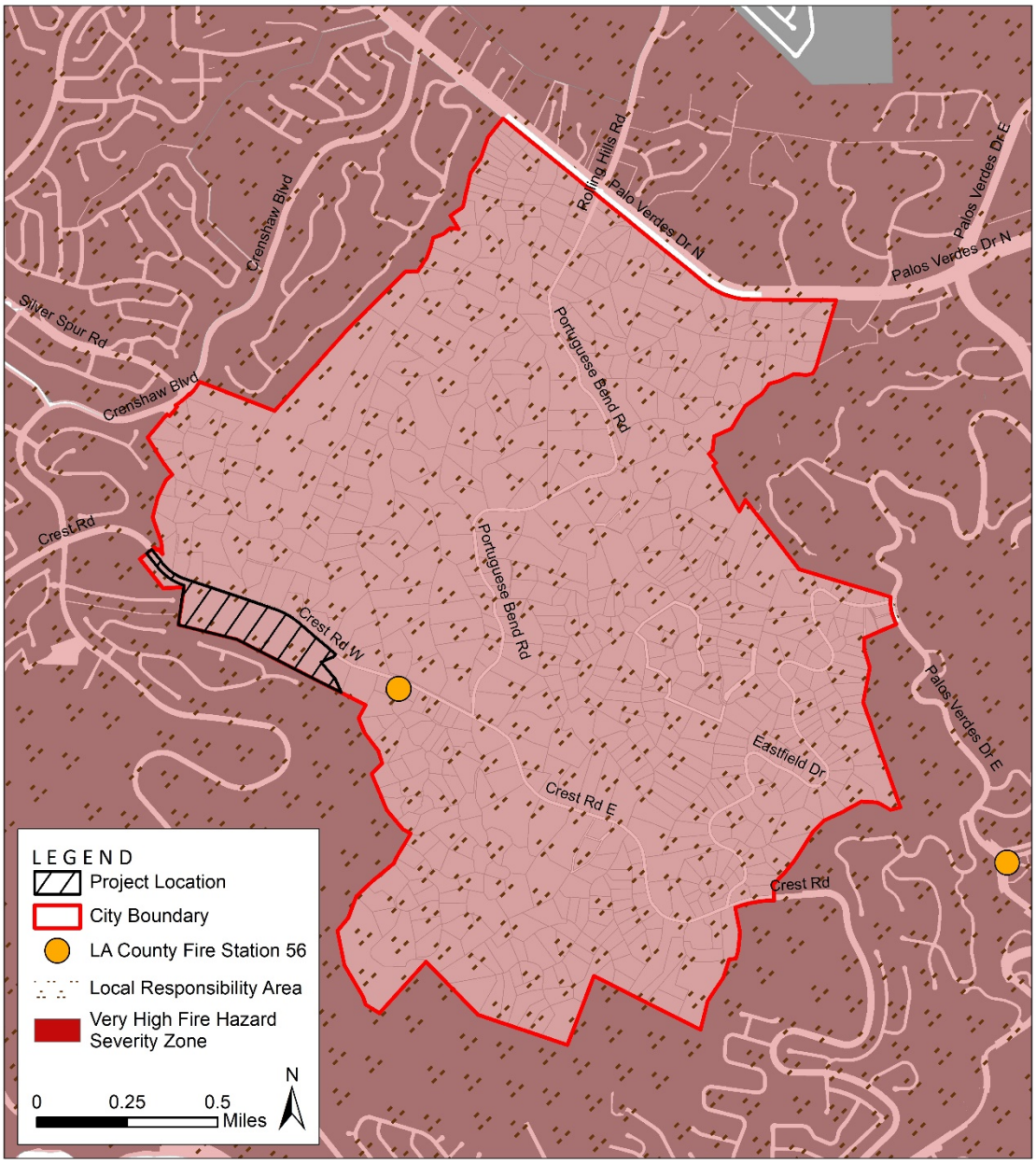
November 2020

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

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Figure 8: Fire Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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

November 2020

Source: Los Angeles County Open Data

CSG Consultants, Inc.

COMMENTS RECEIVED

AS OF DECEMER 17, 2020, 12 NOON

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

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

December 1, 2020

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

Dear Meredith Elguira,

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

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

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 www.gabrielenoindians@yahoo.com gabrielenoindians@yahoo.com

December 7, 2020

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

Dear Mayor Pieper,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[5] HCD Site Inventory Guidebook, pg. 20-21
[6] HCD Site Inventory Guidebook, pg. 31
[7] HCD Site Inventory Guidebook, pg. 31

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

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

In our region, housing policy and land use regulations were once used to exclude members of minority groups. Redlining and restrictive covenants, which restricted where Black Americans could live, were once commonplace throughout Los Angeles County. Thankfully, Rolling Hills is much more welcoming today, but exclusion continues on the basis of income: the median home sale price in Rolling Hills is $3.2 million[8], and 33% of the city's renters are "rent-burdened" (i.e. they spend more than 30% of their income on rent)[9]. High housing costs place a disproportionate burden on lower-income communities of color, and have the effect of excluding them from the city altogether.

Jurisdictions must address this issue by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements. HCD's Site Inventory Guidebook offers recommendations for **how** jurisdictions should accomplish this. HCD is **likely to require jurisdictions to distribute lower-income housing opportunities throughout the jurisdiction**, and recommends that jurisdictions first identify development potential for lower-income housing in high-opportunity neighborhoods[10].

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

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

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

[8] Zillow Home Value Index estimate, Rolling Hills
[9] American Community Survey, 2014-18
[10] HCD Site Inventory Guidebook, pg. 3

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

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

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

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

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

Finally, it is worth noting that state law imposes penalties on jurisdictions that fail to adopt a compliant 6th cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units[14]. Jurisdictions that want to maintain local control over new development should therefore plan to adopt a compliant housing element update on time.

[11] HCD No Net Loss Law Memo, pg. 1
[12] HCD Site Inventory Guidebook, pg. 22
[13] HCD Site Inventory Guidebook, pg. 22
[14] California Government Code 65589.5(d)(5)



We would be glad to engage with your office and with the Planning Department throughout the housing element update process. We look forward to a productive and collaborative working relationship with the City of Rolling Hills on this critical effort. Thank you for your consideration.

Sincerely,

Leonora Camner
Executive Director
Abundant Housing LA

Anthony Dedousis
Director of Policy and Research
Abundant Housing LA

Requirements and Best Practices for Housing Element Updates: The Site Inventory
Abundant Housing LA
August 18, 2020

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Background

California has a statewide housing shortage of nearly 3.5 million homes, and households at all levels of income face a historically high rent burden throughout the state. Exclusionary zoning and longstanding constraints on denser housing production have led to an undersupply of medium and high density housing near jobs and transit, contributing to high rents and displacement of households across Southern California.

Over the past few years, new state laws (e.g. AB 686 (2018), SB 166 (2017), AB 1397 (2017), SB 828 (2018), SB 35 (2017), etc.) have strengthened the Regional Housing Needs Assessment (RHNA), a state-mandated process that sets a housing growth target for individual jurisdictions, and requires jurisdictions to update their housing elements in order to achieve the RHNA targets. These changes have led to historically high jurisdiction-level housing growth targets in the upcoming 6th Cycle Housing Element Planning Cycle, and have empowered the state Department of Housing and Community Development (HCD) to enforce appropriately high standards for housing element updates. As a result, the 6th Housing Element Planning Cycle has the potential to be transformative for our region and to relieve its housing crisis.

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

To that end, we've prepared this report to explain both the key legal requirements and our recommended best practices for the housing element updates. These guidelines will inform how AHLA will review, assess, and comment on housing element updates. We believe that jurisdictions that follow these guidelines will succeed in designing housing element updates that expand the availability of housing at all income levels, reduce longstanding patterns of racial segregation and lack of equal access to high-resource areas, and promote climate-friendly living patterns that increase transit usage and reduce carbon emissions from transportation.

This report is focused on the **site inventory assessment** portion of the housing element update. HCD has provided detailed guidance on requirements and best practices for the site inventory assessment in its Site Inventory Guidebook, and this report identifies the most impactful elements of housing element law and the Guidebook to help jurisdictions simplify their housing element process and implement policies that encourage significant housing production.

Housing element law also requires an analysis of constraints on housing development and a program to mitigate or remove these constraints. This is a substantial topic that merits its own Requirements and Best Practices analysis, and we will address it in a future report. Finally, while this report addresses the legal requirement to affirmatively further fair housing in the site

inventory assessment, it is worth noting that HCD will soon release a technical assistance memo offering more specifics on how to address AFFH requirements in the housing element.

Part 1 - General Principles for Site Inventory Assessment

See HCD's Site Inventory Guidebook, June 2020 for citations and examples

The site inventory and assessment of capacity is the heart of the housing element. But the numerous, sometimes convoluted, requirements and factors for assessing capacity make it easy to lose sight of the big picture. This report presents AHLA's view of the big picture, and explains what we'll be looking for when we review, comment on, and litigate housing elements.

The big picture is this: housing element law aims to bring about the production of the total RHNA target and, where feasible, the subsidiary targets in each income bin.[1] A further goal is to enable the development of relatively low-cost housing types in high-opportunity neighborhoods (Gov't Code 65583(c)(10)), which helps to address jurisdictions' requirement to affirmatively further fair housing (see Part 3). Ambiguities in the law should be worked out with these central objectives in view.

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

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

We call these the **likelihood of development** (pg. 20, Guidebook) and **net new units if developed** (pg. 21, Guidebook) factors. The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

(likelihood of development) x (net new units if developed) = realistic capacity.[2]

In past planning cycles, the likelihood of development factor was not expressly considered, and jurisdictions consistently fell short of their targets. Not accounting for the likelihood factor in a housing plan is like failing to account for the probability of enrollment in a college admissions plan. When UCLA wants a first-year class of 6,000 students, it admits 14,000 high school seniors, knowing that many who are offered admission will decline.

Similarly, not every owner of a suitably zoned site will accept the "offer" to develop it during the planning period. In fact, the median city is on track to develop only 25% of the nominal site capacity of its 5th cycle housing element.

[1] Elmendorf et al, "Making It Work: Legal Foundations for Administrative Reform of California's Housing Framework"

[2] The example calculation of realistic capacity on pg. 21-22 of the Guidebook is instructive here.

Recent amendments to the housing element law, including AB 1397 and SB 6, position HCD to require discounting of the **net new units if development** factor by the likelihood of development factor. The Guidebook directs attention to the likelihood of development factor on pg. 20-22 and pg. 25.

Part 2 - Capacity Assessment for Vacant Sites: Minimum Zoned Density Method

See HCD's Site Inventory Guidebook, pg. 19 for citations and examples

The housing element law provides jurisdictions with a "safe harbor" for counting vacant, residentially zoned sites at their **minimum** zoned density. Although it's not clear that this provision excuses jurisdictions from accounting for the site's likelihood of development, the Guidebook interprets the safe harbor in this way. AHLA will accept this interpretation.

Principal requirements for legal compliance

A housing element that uses the minimum zoned density safe harbor must ensure that "overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density" will not preclude development of the site at that density (pg. 19). The only way to provide this guarantee is to declare in the housing element a "fundamental, mandatory, and clear" policy of allowing inventory sites to be developed at the density ascribed to them in the housing element. The housing element is a component of the general plan, and under background principles of state law, any "fundamental, mandatory and clear" policy of the plan supersedes contrary municipal ordinances and regulations, and is judicially enforceable.

Recommended best practices

We counsel against use of the "minimum zoned density" safe harbor, as it may be highly unrealistic. It both ignores the possibility that the site won't be developed at all during the planning period, and the possibility that the site will be developed at a density exceeding the minimum. That said, if a jurisdiction does use the "minimum zoned density" safe harbor, the housing element should certainly declare a "fundamental, mandatory and clear" policy of allowing development at the stipulated minimum density.

Part 3 - Capacity Assessment for Vacant and Nonvacant Sites: Factors Method

See HCD's Site Inventory Guidebook, pg. 19-26 for citations and examples

For vacant sites, the alternative to relying on the "minimum zoned density" safe harbor is to assess capacity using what the Guidebook calls the "factors" or "Step 2" method (pg. 19). The statute lists a number of overlapping factors to be considered, such as "realistic capacity," "current or planned availability and accessibility of sufficient water, sewer, and dry utilities," "typical densities of existing or approved residential developments," and "land use controls and site improvement requirements." (Gov't Code 65583.2(c)(2); Guidebook pg. 19).

The statute is confusing because the various factors are all subsumed by the concept of **realistic capacity** (i.e. **likelihood of development** multiplied by **net new units if developed**), which is itself listed as one of the factors (pg. 20)). For example, if a site doesn't have current or planned access to utilities, the site is very unlikely to be developed during the planning period, and hence has little realistic capacity.

Another section of the statute lists additional factors to be weighed in assessing the capacity of nonvacant sites. These include "the extent to which existing uses may constitute an impediment to additional residential development, ... past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts ..., development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development." (Gov't Code 65583.2(g), Guidebook pg. 24-26). All of these factors bear in one way or another on the two central questions identified in Part 1: **What is the site's likelihood of development during the planning period, and how many net new units will be built if it is developed?** Jurisdictions should estimate site inventory capacity in a way that directly addresses these two questions.

Principal requirements for legal compliance

The factors listed in Gov't Code 65583.2(c) and (g) should not be treated as a mechanical checklist, such that a housing element "complies" if it discusses every factor, and "fails to comply" if it doesn't. Rather, the housing element's analysis of vacant site capacity (using the factor method) and of nonvacant site capacity, should focus on whether the jurisdiction reasonably assessed both the **likelihood of development** and the **net new units if developed** of the sites in the inventory.[3]

Every housing element should **report the proportion of sites from the previous housing element's inventory that were developed** during the previous planning period. This proportion need not be used as a proxy for current inventory sites' likelihood of development, but it provides a starting point, especially "[i]f no information about the rate of development of similar parcels is available." (Guidebook, pg. 21) A jurisdiction may find that current inventory parcels have a higher likelihood of development, possibly owing to new "market conditions" or "regulatory or other incentives" that the jurisdiction had enacted to facilitate the sites' development (Gov't Code 65583.2(g)). But if the housing element assumes a likelihood of development for a given site that is higher than the likelihood implied by past performance, the assumption requires justification ("The methodology analysis must describe how each of these adjustments was generated" (pg. 21)).

Again, jurisdictions must estimate and report both the **likelihood of development** and the **net new units if developed** of inventory sites. This requirement doesn't impose a single methodology for **how** jurisdictions should estimate these two factors. Rather, this requirement

[3] During economic recessions, the rate of housing development usually falls. A housing element's assessment of development likelihood may properly focus on normal years, not recession or pandemic years.

improves accountability (e.g. makes it easier to compare capacity assessment methodologies across jurisdictions) while leaving jurisdictions flexibility to estimate the two factors in any reasonable manner.

For this reason, AHLA will scrutinize housing elements to ensure that jurisdictions provide both a "likelihood of development" and a "net new units if developed" number for every parcel in the inventory (excluding vacant sites counted at their minimum zoned density), as well as a reasonable justification for likelihood of development estimates that exceed the rate of development from the previous housing element's inventory.

If the analysis of inventory sites' capacity reveals a shortfall (relative to the RHNA) under current zoning, the housing element must include rezoning programs to make additional capacity available (Gov't Code 65583(c)(1)). These rezoning programs should be described with enough specificity for site owners to determine how much they will be allowed to build. The Housing Accountability Act (HAA) disallows jurisdictions from denying or reducing the density of projects (with at least a 20% affordable set-aside) if the project is "consistent with the density specified in the housing element, even though it is inconsistent with ... the jurisdiction's zoning ordinance." (Gov't Code 65589.5(d)). The HAA thus presupposes that housing elements will include site-specific plans for accommodating the RHNA, even if the plan necessitates greater density than the zoning code currently allows.

Recommended best practices

To ensure that inventory sites can actually be built to the intended density, AHLA recommends that jurisdictions declare a "fundamental, mandatory, and clear" policy of allowing development of the number of units anticipated in the housing element. The policy should also declare an average unit size that will be allowed on the site. These declarations would entitle developers to an exception from local ordinances and regulations that physically preclude development of inventory sites to the scale and density anticipated in the housing element. The declaration may provide for exceptions if development would have an adverse health or safety impact within the meaning of the Housing Accountability Act. (Gov't Code 65589.5(j)).

Because development trends and market conditions are subject to change, AHLA recommends that housing elements provide for mid-cycle adjustments if inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated. The mid-cycle adjustment could take the form of:

- An automatic density bonus on inventory sites
- An option for developers to elect ministerial permitting of projects on inventory sites
- A procedure for developers to obtain waivers of fee, exaction, or parking and design requirements that make it economically infeasible to develop inventory sites to the density the housing element anticipated

Part 4 - Site Selection and the Duty to Affirmatively Further Fair Housing

See HCD's Site Inventory Guidebook, pg. 9, and HCD's AB 686 Summary of Requirements in Housing Element Law, April 2020 for citations and examples

High-income neighborhoods with good access to jobs, transit, schools, and parks tend to have very high housing costs. Racially motivated zoning created many of these neighborhoods, and today's single-family zoning reinforces historical patterns of racial and income segregation, disproportionately harming Black and Latino communities.

AB 686 requires jurisdictions to analyze fair housing issues and to affirmatively further fair housing (AFFH) through their housing element. It's no longer permissible to allow relatively affordable housing to be built only in areas of socioeconomic disadvantage.

Below, we summarize AHLA's understanding of the AFFH requirements in relation to housing elements, specifically the site inventory and associated rezoning programs. HCD intends to release a technical assistance memo about AFFH requirements (Guidebook, pg. 9), and we will update our guidance after that memo is released.

Principal requirements for legal compliance

The new AFFH duty encompasses **analytic, programmatic, and procedural** requirements. Housing elements must analyze "available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk." (Gov't Code 65583(c)(10)). The analysis must dig into causes as well as patterns (Gov't Code 65583(c)(10)(iii)).

AHLA will monitor housing elements to ensure that the fair housing analysis **acknowledges any publicly available data or reports about the history of overt racial or ethnic discrimination in the jurisdiction's housing and land development market.** This includes racial covenants, racially discriminatory lending, and the adoption of exclusionary zoning in response to actual or feared demographic change.

With respect to the site inventory and rezoning programs, a housing element must not concentrate opportunities for affordable housing development in areas of segregation or high poverty. Rather, "sites must be identified throughout the community in a manner that affirmatively furthers fair housing." (Guidebook, pg. 9). Additionally, the site inventory must not only include an analysis of site capacity to accommodate the RHNA target for each income level, "but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity" (pg. 6, AB 686 Summary).

The TCAC/HCD Opportunity Area Maps, which characterize existing socioeconomic patterns at the census tract level, can be used to gauge compliance with this requirement. **AHLA will oppose housing elements that fail to accommodate at least a pro-rata portion of the lower-income RHNA in high-opportunity census tracts** (e.g. if 30% of a jurisdiction's land area is located in high-opportunity tracts, then at least 30% of the lower-income RHNA should be allocated to such tracts.)

Regarding procedure, the jurisdiction "shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." (Gov't Code 65583(c)(7)). Housing elements should not cater to the predominantly wealthy, white, and homeowning populations that customarily dominate land-use policy forums.

Recommended best practices

Analysis: AHLA recommends that jurisdictions set up a public web portal to elicit studies and other information about the history of overt racial, ethnic, and socioeconomic discrimination in their community. This portal should go online at least one year prior to the target date for completing the draft housing element.

Programs: Particularly in communities with a history of discrimination and substantial racial or socioeconomic segregation, housing elements should go beyond the minimal duty not to further concentrate lower-income housing in disadvantaged areas. As the Guidebook explains (p. 9), jurisdictions should try to accommodate as much of the lower-income RHNA as possible on sites with:

- Proximity to transit
- Access to high performing schools and jobs
- Access to amenities, such as parks and services
- Access to health care facilities and grocery stores
- No need for environmental mitigation

A housing element must affirmatively "[a]ssist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate-income households" (Gov't Code 65583(c)(2)). The AFFH program should use available public resources, including real estate transfer taxes, publicly owned land, and the potential for "super" density bonuses (in excess of those under state law) for projects with below-market-rate units. **Simply rezoning parcels to the density that state law deems suitable for affordable housing isn't enough.**

Procedure: To overcome bias in patterns of public participation, jurisdictions should sample a random cross-section of the community (e.g., from voter or jury rolls), and elicit the respondents' preferences and priorities regarding zoning and residential development. If response rates vary with demographic or geographic characteristics of respondents, the survey results should be reweighted accordingly so that they more accurately reflect the distribution of opinion within the community.

Additionally, when the jurisdiction takes public comment on its draft housing element, it should require commentators to provide their name and address. Comments from people whose name or address cannot be verified should be disregarded. Names should be matched to property tax records (to determine whether the commentator is a homeowner), and addresses should be matched to census tracts (to determine whether the commentator lives in a high-opportunity or low-opportunity neighborhood). If the pattern of participation proves to be demographically skewed, the jurisdiction should give less weight to the comments.

Part 5 - Findings Required if the Housing Element Assigns >50% of the Lower-Income RHNA Target to Nonvacant Sites

See HCD's Site Inventory Guidebook, pg. 26-28 for citations and examples

If a housing element assigns more than 50% of the lower-income RHNA to nonvacant sites, the jurisdiction must make findings supported by "substantial evidence" that the sites' existing uses are "likely to be discontinued during the planning period." (Gov't Code 65583.2(g)(2)).

This "findings requirement" should be approached with practical considerations in view. In communities where most sites have already been developed, there are real advantages to assigning the lower-income RHNA target to nonvacant sites. This tends to advance fair housing goals, as vacant sites in already-developed jurisdictions are likely to be concentrated in poor communities. Moreover, by spreading the RHNA target over a large number of sites, a jurisdiction hedges against the risk of unanticipated development barriers on any given site. Much as the prudent investor diversifies her portfolio of assets (rather than trying to pick a few "winning" stocks), the prudent jurisdiction plans to accommodate its RHNA target on a large and diverse portfolio of sites.

However, the Guidebook implies (pg. 26-28) that if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites, the jurisdiction must make findings about the discontinuation of existing uses **for each individual site**. This becomes increasingly impractical as the number of sites grows. As such, it could discourage jurisdictions from pursuing prudent, diversified strategies for site capacity and fair housing compliance.

Principal requirements for legal compliance

It's not yet clear what courts will deem sufficient to satisfy the "findings requirement". To encourage diversification, AHLA endorses Monkkonen et al.'s proposal to interpret "likely to be discontinued" to mean "more likely to be discontinued than the development probability claimed for the site." Since redevelopment **by definition** requires discontinuation of the current use, the findings requirement should be deemed satisfied if:

- The housing element discounts inventory sites' "net new units if developed" by the likelihood of development, using factors supported by substantial evidence, and

- The aggregate realistic capacity of the housing element's lower-income inventory sites equals or exceeds the RHNA target.

In a recent webinar, HCD presenters interpreted "likely to be discontinued" to mean "a greater than 50% chance of being discontinued." Though different from Monkkonen et al.'s approach, this interpretation is also reasonable. However, it may unnecessarily hinder the distribution of the lower-income RHNA to nonvacant sites, particularly if site-specific discontinuation-of-use findings are required.

Recommended best practices

To the extent that jurisdictions adopt the "greater than 50%" interpretation, AHLA encourages jurisdictions to use statistical methods to justify the requisite findings, at least for housing elements that rely on large numbers of nonvacant sites.

For example, a jurisdiction or its Council of Governments could survey a random sample of owners of nonvacant sites, asking whether they intend to discontinue their current use during the next eight years. If 40% of the site owners answer affirmatively, the jurisdiction could assume that 40% of its nonvacant inventory sites satisfy the "existing uses are likely to be discontinued" condition. The housing element's nonvacant site capacity (for lower-income housing) would be deemed sufficient if the jurisdiction's lower-income RHNA could realistically be accommodated on 40% of such sites, chosen at random from the inventory. This is a way for jurisdictions to comply with the statutory findings requirement while employing a large, diversified portfolio of inventory sites.

Part 6 - Forecasts of ADU Development and Credits for Anticipated Production

See HCD's Site Inventory Guidebook, pg. 30-32 for citations and examples

Local jurisdictions frequently use overly optimistic estimates of ADU capacity and future production to avoid necessary housing reform and rezoning. ADU development estimates must reflect actual on-the-ground conditions to ensure that they are realistic. This will maximize the likelihood that ADUs will be built to the level forecasted in the housing element update.

Principal requirements for legal compliance

Housing element law and the Guidebook allow jurisdictions to count anticipated ADU production on non-inventory sites toward the jurisdiction's RHNA target. The analysis of ADU capacity must be "based on the number of accessory dwelling units developed in the prior housing element planning period," and "other relevant factors." (Gov't Code 65583.1).

Fundamentally, the assessment of ADU capacity is no different from the assessment of capacity for any other type of housing. The ultimate question is: **what is the realistic housing production yield that can be anticipated during the planning period?** The answer depends

on the number of sites, the sites' likelihood of development, and the number of units likely to be built on each site in the event of development.

To that end, the Guidebook establishes two safe harbors for forecasting ADU production during the 6th Cycle (pg. 31). One option is to project forward the local trend in ADU construction since January 2018. The other, for use when no other data is available, assumes ADU production at five times the local rate of production prior to 2018. Jurisdictions are also permitted to use trends from regional production of ADUs, and include programs that aggressively promote and incentivize ADU and JADU construction.

The housing element "should also include a monitoring program that a) tracks ADU and JADU creation and affordability levels, and b) commits to a review at the planning cycle midpoint to evaluate if production estimates are being achieved." (pg. 31). "Depending on the finding of that review, amendments to the housing element may be necessary, including rezoning pursuant to Government Code 65583.2 (h)and (i)." (pg. 31). This provides a fail-safe in the event that ADU development falls short of forecasted production by the midpoint of the planning cycle.

Recommended best practices

Jurisdictions should clearly explain their methodology and data sources for forecasting ADU development. The data and models should be shared publicly online.

A housing element's provision for mid-cycle adjustment should be feasible to implement at the midpoint of the cycle. Rezoning is generally a multiyear process, often involving extensive CEQA review and litigation. Rezonings initiated at the midpoint may result in little (if any) new zoned capacity during the planning period.

AHLA therefore recommends that jurisdictions proactively plan for the possibility of an ADU shortfall by either:

- Providing in the housing element for by-right density bonuses on inventory sites, which would become automatically available mid-cycle if the ADU target is not met, or
- Completing a fallback rezoning during the first half of the cycle, which would take effect at mid-cycle if the ADU target is not met.

Given the choice between these two approaches, we recommend the first one. It is more transparent and predictable, and it also avoids wasting resources on a rezoning program that may never be adopted.

The density bonus should be large enough, and apply to enough parcels, to fully make up for any ADU production shortfall. For example, if the parcels designated for the bonus have realistic capacity under current zoning of 5,000 units (in the aggregate), and the ADU production shortfall during the first half of the cycle was 1,000 units, the "make up" density bonus would entitle developers to 20% (1,000 / 5,000) more density on each inventory site than the zoning

otherwise allows. To ensure that use of the bonus is economically feasible, no below-market-rate requirements should attach to it.

Part 7 - No Net Loss

See HCD's Site Inventory Guidebook, pg. 22, and HCD's No Net Loss Law Memo, November 2019 for citations and examples

California's No Net Loss law requires jurisdictions to maintain adequate site capacity throughout the planning period. Gov't Code 65863. SB 166 (2017) amended this law to require maintenance of site capacity **by income category**, not just in the aggregate.

Principal requirements for legal compliance

If a jurisdiction downzones a site inventory parcel, or approves a project with fewer units at the targeted affordability level than the housing element planned to accommodate on the site, then the jurisdiction must ensure that it has enough remaining inventory capacity to accommodate the remaining unmet RHNA target at that affordability level (Guidebook, pg. 22). If additional sites with adequate zoned capacity don't exist, the jurisdiction must rezone enough sites to accommodate the remaining unmet RHNA within 180 days. A failure to rezone within this window may result in decertification of the housing element and legal action.

Recommended best practices

Six months is a small window of time for rezoning, and likely sets the stage for a messy, rushed process that results in suboptimal housing policy and litigation risk. To avoid this situation, jurisdictions should take proactive steps when creating their housing element to ensure adequate site capacity throughout the planning period. AHLA endorses HCD's recommendation that jurisdictions "create a **buffer in the housing element inventory of at least 15-30%** more capacity than required, especially for capacity to accommodate the lower income RHNA." (Guidebook, pg. 22).

Part 8 - What If the RHNA Target is Not Realistic?

Having realistically assessed site capacity and potential ADU production, and having developed a housing element that meets AFFH and No Net Loss Law requirements, a jurisdiction may still conclude that the RHNA target itself is unachievable or unrealistic. What then?

We must distinguish two senses in which the RHNA target may be unrealistic. First, it could be practically impossible for the jurisdiction to achieve its targets by income bin without "expend[ing] local revenues for the construction of housing, housing subsidies, or land acquisition." (Gov't Code 65589.9(a)). Second, it could be practically impossible for the jurisdiction to provide sufficient capacity to achieve the aggregate target, without regard to affordability levels, owing to a lack of demand for housing, high-value existing uses, or construction costs that are high for reasons beyond the jurisdiction's control.

In the first scenario, the jurisdiction's problem is more apparent than real. This is because the law allows sites to be counted toward the lower-income target if they are zoned to allow certain densities (30 units per acre in metropolitan counties), regardless of whether market-rate units are more likely than subsidized units to be constructed on the sites (Gov't Code 65583.2(c); Guidebook, pg. 13). To achieve minimum legal compliance, the jurisdiction just needs to zone at the stipulated density and include a capacity buffer for ongoing compliance with No Net Loss law. The same goes for moderate-income housing. Statutory densities deemed adequate for lower-income housing are adequate for moderate-income housing too. (Of course, AHLA expects jurisdictions to both zone for **and** fund subsidized affordable housing. Local funding sources and other incentives, like density bonus programs, can ensure that lower-income housing is actually built; see pg. 8 of this memo.)

In the second scenario, where weak demand or unavoidably high construction costs make it impractical to provide sufficient site capacity, the jurisdiction may be able to achieve compliance by assigning its RHNA target to vacant sites and using HCD's safe harbor for counting vacant sites at their minimum zoned density, regardless of likelihood of development (Guidebook, pg. 19). Alternatively (and preferably) the jurisdiction could comply by committing through its housing element to aggressive rezoning and constraint removal programs, with the goal of creating as much realistic capacity as is feasible.

Concurrently, the jurisdiction would set "quantified objectives" for housing production in each income bin, commensurate with its rezoning and constraint removal programs. These quantified objectives may be smaller than the RHNA targets. (See Gov't Code 65583(b)(2): "[if] total housing needs ... exceed available resources and the community's ability to satisfy this need ..., the quantified objectives need not be identical to the total housing needs"). However, a jurisdiction should never set quantified objectives below its RHNA targets without exhausting all practicable options for increasing housing production during the planning period. AHLA will carefully monitor jurisdictions' use of the quantified objectives proviso.

Requirements and Best Practices for Housing Element Updates: Checklist
Abundant Housing LA

Site Capacity Assessment

- ❑ Does the housing element estimate and report both the **likelihood of development** and the **net new units if developed** of inventory sites, both vacant and nonvacant?
- ❑ Does the housing element **report the proportion of sites from the previous housing element's inventory that were developed** during the previous planning period?
    - ❑ If not, were HCD-recommended methodologies and data sources used in order to conduct a thorough "factors" analysis of sites' realistic development capacity?
- ❑ Does the housing element declare a "fundamental, mandatory, and clear" policy of allowing inventory sites to be developed at the density ascribed to them in the housing element?
- ❑ If the housing element assigns more than 50% of the lower-income RHNA target to nonvacant sites, were statistical methods (e.g. surveying a random sample of owners of nonvacant sites) used to determine that the sites' existing uses are likely to be discontinued during the planning period?
- ❑ Was a buffer **of at least 15-30%** extra capacity included in the housing element site inventory, especially for capacity to accommodate the lower-income RHNA target?

Affirmatively Furthering Fair Housing

- ❑ Does the housing element include a thorough analysis of local patterns in socioeconomic/racial segregation and integration, including patterns of overt racial or ethnic discrimination in the housing and land development market?
- ❑ Does the housing element prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities?
- ❑ Does the housing element identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built?
- ❑ Did the jurisdiction solicit public feedback and commentary on the housing element in a way that accurately reflects the jurisdiction's socioeconomic makeup?

Forecasts of ADU Development

- ❑ Did the housing element use an HCD-recommended safe harbor methodology for forecasting future ADU production?
- ❑ Does the housing element provide for mid-cycle adjustments if a) inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated and if b) ADU production falls short of projections?
    - ❑ Do mid-cycle adjustments automatically implement a by-right density bonus on inventory sites, starting mid-cycle, and is it large enough to make up for an ADU shortfall?

Meredith Elguira

From: Dan Mcfarland <[redacted]>
Sent: Wednesday, December 16, 2020 11:03 AM
To: Meredith Elguira
Subject: Overlay zoning opposition

Hello Meredith,
Please redact my email address and don't read this into the public minutes, but make it a part of the record and provide it to the Planning Commission and City Council members. Our concerns can certainly be summarized at the meetings.

Del Cerro Property Owner
Coveview Drive
Rancho Palos Verdes, CA 90275

December 16, 2020

RE: Oppose Rancho Del Mar Housing Overlay Zone

Dear Planning Commission,

Oppose Overlay Zone – Not in Character with Surroundings
We oppose the overlay zone since it is not in character with the North, South, East and West zoning, which is all residential (1 to 2 homes per acre). We live in RPV directly above and adjacent to the property and our parcels are zoned similarly to Rolling Hills, one home per 20,000 SF. Changing the zoning to allow such high density to one section of the parcel doesn't make any sense? It changes the whole character of the surrounding properties.

Coveview Parcel – Slope and Fire Issue
Our home sits about 100+ feet directly above the parcel's empty lot between the school and the PVUSD maintenance building. There is approximately a 200+ foot slope (maybe 2:1 slope) below our property that terminates into the flat area of the parcel in question. Except for about the top 50 feet of the Coveview Drive hill slope, the rest of the slope behind the Coveview homes is owned by the school district (parcel in question) and it should be excluded from the overlay zone so that it can't be built upon. This slope is a very high fire zone and any activity below on the flat area of the parcel can catch the slope on fire, burn quickly up the hill and burn our homes on Coveview Drive. Of course, we oppose the overlay zone in its entirety, but if you do approve it, all the slope area should be excluded and identified as non-buildable. There should also be a substantial distance from the bottom of the slope to where buildings, parking areas, etc. can be constructed including a wall to separate the slope from where people can congregate.

Noise Issue
You may not know this, but the noise ricochets back and forth in the swale/canyon where the parcel is located. From our backyard, we can hear the noise from every car that drives along Crest Road as the noise bounces back and forth in the canyon between the Coveview Drive hill and Crest Road hill. While we have lived with the school and school district facilities for over 50 years, the noise was only during the day, not nights or weekends other than an occasional soccer match. Now you're adding high-density housing that translates into many more people living there day and night, people parking cars outside with their car alarms chirping every time they lock their cars, playing music in backyards or rooms, nighttime parties, etc. If you were building low-density, single-family homes, most people would park in their garages and there would be fewer people to cause a noise nuisance. Just look at the issues the City of RPV is having with

parking, noise, etc. at the end of Crenshaw where the Burma Trailhead is. We're already dealing with these types of issues as you enter our Del Cerro neighborhood. We don't need another problem.

View Issue

While we oppose the overlay, if you did approve it, we would not want to look down on flat tar roofs, roof air conditioning units, trash enclosures, parking lots, parking structures (listed as approved in your uses), loading docks, etc. You mention in your documents that you would screen these from the street view, but what about from behind and from above where we would look down onto the roof and backyard of the high-density units. We would even see people milling around outside in waiting lines as your staff reports indicates that there must be room for. Additionally, there are no street lights in our neighborhood, nor in Rolling Hills, yet you have specified in your planning documents there would have to be significant lighting for security purposes. Once again, this is not in keeping with the surrounding single-family homes as the now dark canyon below us will be illuminated all night.

Burglary/Crime Issue

If possible, you should remove Emergency Shelters and Single Room Occupancy from your overlay. These can be used for regular renters or tenants, but also the homeless, transients and people in rehab, which is not in character with the surrounding single-family homes. You mention a facility like this would be run by an outside provider who is likely primarily interested in filling beds to make a profit, not in background screening tenants. All the hiking trail homes in RPV now have more burglaries as people become more familiar with the Burma Trailhead at the end of Crenshaw Blvd. Those who stay in the shelter will have access to the vast trail system in Rolling Hills and RPV and potentially increase the crime risk to homes and family members. We're in favor of shelters, and in fact, we donate to several non-profits that are in high-density city areas that are designed and staffed to accommodate people in a proper fashion. They do not locate their shelters in the middle of rural, single-family neighborhoods.

Density Is Too High

Twenty units per acre is as dense as most condos and apartment buildings. This does not fit within a single-family neighborhood. It will be an eyesore. You should either keep the whole 31 acres with the 1 and 2 per acre zoning and enable low income with this type of zoning density. However, if you are mandated to make in high density, you should put your required high-density housing units at another location. This high-density project would be a better fit near City Hall and could replace the tennis courts and riding ring where the project can be more regulated. Then, put the displaced tennis courts or riding ring on the Rancho Del Mar site. Or buy an acre or two from a homeowner who has excess land along Palos Verdes Drive North. Having an exterior street entrance off PVDN for the shelters and high-density buildings where the users don't go through the guard gates is a better solution from a security perspective and a more traditional zoning approach where high-density buildings act as a buffer to single-family residential. This puts your high-density building zoning along a busy street, similar to how most cities zone their land (ie. busy street, then commercial, then multi-family, then single-family residential).

Solve Requirements With Accessory Dwelling Units

It seems from reading some of your planning documents that you can solve some or all of your mandates with ADUs. That sounds like a better solution and there is no need for the overlay zoning. You can't prevent ADUs from being built, so as time goes by, homeowners will naturally be adding them. Maybe your overlay district should be on all single-family parcels and allow one low-income ADU per lot, which is technically already allowed. This might meet your state mandate.

No Transportation Facilities

Bus, taxi, Uber, Lyft, shuttles, car-pool parking, etc. should not be added as allowable uses on the overlay district. We do not want the noise and traffic associated with this type of use and it is not compatible with the surrounding single-family parcels. I understand the school district is already using it for this purpose, but don't codify it now into the zoning for future uses.

Minimize Overlay Zoning to One to Two Acres

Why encumber the whole 31 acres with the new zoning overlay. Most cities don't have 31 acres to designate for low-income housing. The state can't mandate that large of a parcel. A city might have one or two acres to designate only. If you are mandated by law to come up with 20-30 units for low-income housing, then reduce the overlay zoning area to just 1-2 acres to accommodate the housing. We suggest those one to two acres should be near the entrance to Rolling Hills on Crest Road West. This is the area that would least affect the neighborhood and would keep the housing near the city entrance along Crest Road and not deep within the city. If you zone the whole 31 acres for low-income housing, then the school district or parcel owner could develop the vacant parcel directly below our home and the city wouldn't be able to prevent them from doing so. Sure, you could impose architectural or other screening elements, but they'll still be able to build.

Unsightly Existing School and Maintenance Buildings – That's Okay
We bought our homes knowing the school and maintenance buildings were there. We're not asking you to change them. In fact, four kids in our family all went to La Cresta Elementary School. We would much rather you keep the zoning "as is" residential, which also allows the current uses.

We oppose this detrimental zoning change due to the points mentioned above. It will diminish our property values, affect our views, create noise issues, increase fire danger for our properties, and has the potential to increase loitering, burglaries and crime.

Sincerely,

The McFarland Family

Meredith Elguira

From: Jana Cooley <[redacted]>
Sent: Wednesday, December 16, 2020 2:30 PM
To: Meredith Elguira
Subject: Housing Element Document

Hi, Meredith,
I have been reading through the consultant's report and though I haven't completed it, there was one missing item that caught my eye.
Page 14, item 7 under Project Description, the mileage to the 110 is missing in the sentence, it reads "approximately miles to the east."

Also, the information provided about non-residents being able to apply for a permit to hike the trails is out of date. At this time the RHCA only grants trail badges to non-resident Equestrians who fill out an application. They are only allowed to ride on the trails and are not allowed to use the riding rings. Hikers must be on the guest list of a resident and can only hike the trails with a resident.

I am not sure of the importance of the second item, but I did think it should be clarified in the final document.

I will keep reading!

Thanks,
Jana

RESOLUTION NO. 1270

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

RECITALS

A. Pursuant to its obligation under Government Code § 65583.2, the City Council of the City of Rolling Hills needs to amend its Land Use Element and Land Use Policy Map of the City of Rolling Hills General Plan ("General Plan Amendment No. 2020-01") to allow multifamily housing, single room occupancy, and emergency shelters;

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

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

D. On December 22, 2020, the Planning Commission conducted a duly noticed public hearing and considered the staff report, written public comments, and oral public testimony regarding the proposed General Plan Amendment No.2020-01 and recommended approval and adoption to the City Council;

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

F. On January 25, 2021, the City Council conducted a duly noticed public hearing and considered the staff report, written public comments, and oral public testimony regarding the proposed General Plan Amendment No. 2020-01. The City Council continued the public hearing to its February 8, 2021 meeting;

G. On February 8, 2021, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning proposed General Plan Amendment No. 2020-01.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

Section 1. ENVIRONMENTAL DOCUMENTATION (CEQA): An Initial Study and Negative Declaration No. 2020-01 has been prepared, processed, and noticed in accordance with

CEQA (Public Resources Code Section 21000 *et seq*.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq*.) for General Plan Amendment No. 2020-01 Pursuant to Section 15070, et seq of the CEQA Guidelines, the City Council finds, on the basis of substantial evidence in the light of the whole record, that the proposed project could not have a significant effect on the environment. Upon the basis of all of the evidence in the record, the City Council finds that the Negative Declaration reflects the independent judgment of the City Council and hereby approves the Negative Declaration.

Section 2. The City Council hereby approves General Plan Amendment No. 2020-01. Amending the Land Use Element and Land Use Policy Map (Exhibit A), based upon the following findings:

A. The Land Use Element Amendment and Land Use Policy Map Amendment appropriately update these two portions of the General Plan to address current legal developments and required updates and to provide for integration and consistency with the General Plan.

B. The Land Use Element Amendment and Land Use Policy Map Amendment provide for development within the City that is consistent or compatible with the General Plan and all of the other elements of the General Plan.

PASSED AND ADOPTED this 8th day of February, 2021 by the following vote:

Ayes:
Noes:
Abstaining:
Absent:

_____
Jeff Pieper, Mayor

ATTEST:

_____
City Clerk

Attachments:

Exhibit A: General Plan Amendment No. 2020-01 Amending the Land Use Element and Land Use Policy Map

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 7.A
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **PENINSULA CITIES JOINT LETTERs TO STATE REPRESENTATIVES OPPOSING SENATE BILL 9 AND SENATE BILL 10.**

DATE: **February 08, 2021**

BACKGROUND:
At the January 25, 2021 City Council meeting, the direction to staff was to solicit interest in submitting joint opposition letters to SB 9 and SB 10. Staff reached out to the Peninsula cities in regards to their path forward on how they will address SB 9 and SB 10.

DISCUSSION:
The Peninsula cities are favorable to drafting a joint letter in opposition of SB9 but some expressed they do not see the need to comment on SB10 as the proposed legislation allows jurisdiction to opt in on housing and land use matters. Staff will be working the Peninsula cities in finalizing a joint letter for SB 9.

FISCAL IMPACT:
None.

RECOMMENDATION:
Continue to work with Peninsula cities joint comment letter to SB 9.

ATTACHMENTS:

Agenda Item No.: 7.B
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **ELAINE JENG, CITY MANAGER**

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

SUBJECT: **RECEIVE AND FILE EVACUATION ROUTE SURVEY RESULTS, RESULTS ANALYSIS AND RECOMMENDED ACTIONS.**

DATE: **February 08, 2021**

BACKGROUND:
In November 2019, a community wildfire survey was conducted in preparation for a Community Wildfire Protection Plan (CWPP). Reviewing the data collected specifically relating to evacuation routes, city staff and the Lead Block Captains determined that there is a need to get collect more data on the community's concerns about evacuation routes.

In late September 2020, the Lead Block Captains requested a small group of Block Captains to draft a follow up community survey focused on evacuation routes. Participating in this small group are Ross Smith, Penni Smith, Ralph Schmoller, Nancy Schmoller, Judith Haenel, Arun Bhumitra, Debra Shrader, Sue Breiholz, Kathleen Hughes Bethencourt, Michelle Mottola, Susan Collida, and Jack Smith.

The survey was released on the first week of October 2020 and closed in early November 2020. At the November 23, 2020 City Council meeting, the survey results were presented. Staff informed the City Council, the analysis of the results will be presented at a later time.

DISCUSSION:
The Lead Block Captains analyzed the evacuation results and presented the insights to the small group of the Block Captains that drafted the survey questions on January 27, 2021. Co-Chair of the Senior Committee Claudia Feld was added to the group to represent the senior population in the community.

Below is a brief summary of the survey responses:

- 144 responses to survey.
- Most respondents did not know the Crest Road East gate has been automated and can be used as an evacuation route during an emergency.
- 34% (49/144) of respondents stated that vegetation in easements along evacuation routes is an acute problem and needs attention.
- 18% (26/144) of respondents pointed out that the intersection of Palos Verdes Drive North and

Portuguese Bend Road would be particularly bad. Respondents stated the need for traffic control during evacuation.

- 16% (24/144) respondents indicated that Eastfield Drive has serious issues: excessive vegetation in easements; vegetation too close to the street; overhead utility wiring; and Eastfield is too narrow with many overgrown trees.

Below is staff and the Block Captains' recommendations for action:

1. Focused roadside vegetation management along evacuation routes, particularly Crest Road, Portuguese Bend Road and Eastfield Drive.
2. Explore remedies to "choke points" (Portuguese Bend Road/Palos Verdes Drive, Eastfield/Palos Verdes Drive East, and Crest Road West/Crenshaw Blvd) during evacuations.
3. Provide clarity on communications protocols and evacuation protocols during an evacuation event.
4. Improve communication in the community on wildfire mitigation measures (inform the community the automation of the Crest Road East gate).
5. Explore possibilities to connect viable dead-end streets to existing streets to provide additional egress points.
6. Block Captains need branding to assist with recognition in the community.
7. Support horse signs for properties with horses to assist First Responders identify properties that need additional instructions on evacuating large animals.
8. Explore ways for First Responders to identify people with special needs during evacuation events.

The next Block Captain meeting is scheduled for Thursday, February 18, 2021. City staff and the Lead Block Captains will be sharing the above recommended actions with the group and to add to the Block Captain program work plan for 2021.

FISCAL IMPACT:
The survey was prepared by a small group of volunteers from the Block Captain Program. The survey was conducted online via Survey Monkey by the City. The results were analyzed by the Lead Block Captains and the recommendations were developed with a small group of volunteers from the Block Captain Program. There was nominal cost to the city for the evacuation route survey project largely due to the resources provided by the volunteers of the Block Captain program.

RECOMMENDATION:
Staff recommends the City Council receive a report on Evacuation Route Survey results, results analysis, and recommended actions for to support wildfire mitigation.

ATTACHMENTS:
Evacuation Survey Results.pdf
Evacuation Survey Analysis updated 020121.docx

Q1 Where do you reside? [provide your street and closest intersection]

Answered: 144 Skipped: 2

#	RESPONSES	DATE
1	60 Eastfield Drive	11/17/2020 2:17 PM
2	Eastfield Drive and Portuguese Bend	11/11/2020 2:20 PM
3	Eastfield Wideloop	11/11/2020 1:10 PM
4	Reata Lane	11/10/2020 7:29 PM
5	Caballeros and Maverick	11/10/2020 1:23 PM
6	Chuckwagon Road	11/9/2020 12:55 PM
7	Reata	11/9/2020 9:09 AM
8	15 Caballeros Rd	11/8/2020 3:45 PM
9	Quail Ridge and Crest	11/7/2020 9:10 PM
10	Chuckwagon and Bowie	11/7/2020 2:28 PM
11	Openbrand Rd, Eastfield Dr	11/6/2020 12:20 PM
12	5 Ringbit Road West; Southfield	11/5/2020 10:34 AM
13	Bowie Road & Chuckwagon	11/5/2020 10:25 AM
14	Johns Canyon and Crest Road	11/4/2020 1:48 PM
15	10 Upper Blackwater	11/2/2020 9:38 PM
16	8 Chesterfield Road & Chuckwagon	11/2/2020 1:48 PM
17	12 Crest Road West , Crest & Quail Ridge	11/2/2020 7:37 AM
18	Running Brand Rd/Portuguese Bend Road	10/31/2020 4:47 PM
19	71 Portuguese Bend Rd	10/31/2020 1:52 PM
20	8 Caballeros, Crest road east	10/31/2020 12:15 PM
21	Middleridge Lane South and Middleridge Lane	10/31/2020 12:12 PM
22	Crest and Eastfield	10/31/2020 8:29 AM
23	Eastfield, Chuckwagon	10/31/2020 12:03 AM
24	Ringbit Road East and Southfieled Drive	10/30/2020 12:21 PM
25	Georgeff Road and Crest	10/30/2020 9:28 AM
26	Caballeros Rd	10/29/2020 1:57 PM
27	Caballeros	10/28/2020 2:05 PM
28	Chuckwagon and Eastfield Drive	10/28/2020 10:13 AM
29	Georgeff and Crest	10/27/2020 6:22 PM
30	Johns Canyon & Morgan Lane	10/27/2020 4:07 PM
31	Bowie and Chuckwagon roads	10/27/2020 12:15 PM
32	19 Bowie Rd. off Chuckwagon	10/27/2020 10:30 AM
33	Caballeros; Maverick or Crest	10/27/2020 6:34 AM
34	9 Quail Ridge Road South	10/26/2020 3:41 PM
35	Buggy Whip and Crest	10/26/2020 2:15 PM
36	Portuguese Bend and Outrider	10/26/2020 12:37 PM
37	16 Bowie Road	10/26/2020 11:18 AM

38	Caballeros Rd, Caballeros Rd & Crest Rd	10/26/2020 10:56 AM
39	Bowie Rd and Chuckwagon	10/26/2020 10:38 AM
40	Caballeros road	10/26/2020 8:12 AM
41	Reata Lane and Georgeff Rd.	10/25/2020 2:38 PM
42	Caballeros Rd & Crest	10/25/2020 7:25 AM
43	13 Caballeros Road, Maverick	10/24/2020 9:58 PM
44	Eastfield & Chuckwagon	10/24/2020 6:23 PM
45	7 Poppy Trail	10/24/2020 5:45 PM
46	Cinchring closest intersection Spur Lane	10/24/2020 2:54 PM
47	appaloosa lane upper blackwater canyon	10/24/2020 11:08 AM
48	Caballeros Rd- Crest Rd.	10/24/2020 10:59 AM
49	Eastfield and Crest	10/24/2020 6:59 AM
50	Portuguese Bend/Saddleback	10/24/2020 5:00 AM
51	Portuguese Bend	10/23/2020 8:52 PM
52	Upper Blackwater Canyon Road, Portuguese Bend Road	10/23/2020 8:35 PM
53	Portuguese & eucalyptus	10/23/2020 2:12 PM
54	eastfield/hackamore	10/23/2020 1:51 PM
55	13 Buggy whip Drive	10/23/2020 1:12 PM
56	Saddleback Road and Roadrunner	10/23/2020 12:39 PM
57	Portuguese Bend and Upper Blackwater	10/23/2020 11:39 AM
58	4 Georgeff Rd. , Georgeff and Crest Rd.	10/23/2020 9:53 AM
59	Eastfield and Roundup	10/23/2020 9:31 AM
60	1 Runningbrand Rd x Portuguesebend Road	10/22/2020 7:39 PM
61	12 Flying Mane Road	10/22/2020 2:52 PM
62	5 sagebrush-upper blackwater canyon	10/22/2020 12:43 PM
63	5 Quailridge Road South/Crest Road	10/22/2020 12:27 PM
64	Upper blackwater and Portuguese bend	10/22/2020 12:16 PM
65	Crest Rd E and Eastfield	10/22/2020 12:12 PM
66	Buggy Whip Dr. & Crest Rd.	10/22/2020 10:14 AM
67	Caballeros Road; Crest Road	10/22/2020 9:55 AM
68	Flying Mane Rd and Southfield, off Southfield and Crest	10/22/2020 9:55 AM
69	Georgeff Rd near El Concho intersection	10/22/2020 8:35 AM
70	Johns canyon road and Morgan lane (close to crest abs Crenshaw gate)	10/22/2020 8:28 AM
71	Chuckwagon and Eastfield Rd	10/22/2020 8:25 AM
72	Crest Road East & Caballeros Road	10/22/2020 8:24 AM
73	22 Georgeff - off Crest Rd E	10/22/2020 8:16 AM
74	1Wagon Lane. Corner WagonLane and Portuguese Bend Rd.	10/22/2020 7:39 AM
75	5 Packsaddle East	10/22/2020 7:07 AM

76	3 Flying Mane Road, Southfield	10/22/2020 6:22 AM
77	Buggy whip and crest	10/22/2020 5:35 AM
78	Eastfield drive. Closest to pvde	10/21/2020 9:28 PM
79	Reata Lane off Geoegeff	10/21/2020 9:02 PM
80	Ringbit and Southfield	10/21/2020 7:58 PM
81	eastfield and hackamore	10/21/2020 7:03 PM
82	3 Middleridge lane North /Middleridge	10/21/2020 7:03 PM
83	Poppy Trail(Portuguese Bend Road	10/21/2020 6:55 PM
84	Crest road west and Crenshaw	10/21/2020 6:46 PM
85	11 Southfield	10/21/2020 6:44 PM
86	22 Geogeff Rd	10/21/2020 6:35 PM
87	Cinchring. Portuguese bend and crest	10/21/2020 5:11 PM
88	Johns Canyon and Crest RD	10/21/2020 4:57 PM
89	Middleridge Ln S / Middleridge Ln N	10/21/2020 4:55 PM
90	0 Buggy Whip Drive, Rolling Hills, CA 90274	10/21/2020 4:49 PM
91	Morgan Lane, Johns Canyon	10/21/2020 4:46 PM
92	Pinto & Portuguese Bend	10/21/2020 4:35 PM
93	Hackamore and Eastfield	10/21/2020 4:27 PM
94	9 Flying Mane Rd	10/21/2020 4:16 PM
95	Crest and Caballeros	10/21/2020 4:03 PM
96	25 Eastfield. Outrider	10/21/2020 3:25 PM
97	72 EASTFIELD DRIVE	10/21/2020 3:20 PM
98	1 Caballeros Road near Crest Road	10/21/2020 3:18 PM
99	packsaddle road	10/21/2020 3:16 PM
100	chuckwagon/chesterfield	10/21/2020 3:13 PM
101	Eastfield Dr. & Hackamore Rd.	10/21/2020 3:02 PM
102	32 Caballeros Rd., closest is Crest Rd. East or (16 Bowie Rd.)	10/21/2020 2:41 PM
103	8 Hackamore at Eastfield	10/21/2020 2:39 PM
104	Portuguese Bend and Crest Road	10/21/2020 2:38 PM
105	Caballeros/Maverick	10/21/2020 2:30 PM
106	Saddleback Road & Portuguese Bend Road	10/21/2020 2:29 PM
107	#4 Cinchring Road	10/21/2020 2:20 PM
108	22 Cinchring Rd. (Spur Lane & Cinchring)	10/21/2020 2:18 PM
109	14 upper Blackwater cy road. intersection portiguse bent road	10/21/2020 2:17 PM
110	74 Portuguese Bend Road near Pinto Rd.	10/21/2020 2:16 PM
111	El Concho / Georgeff / Crest	10/21/2020 2:10 PM
112	Acacia Road and Portuguese Bend	10/21/2020 2:10 PM
113	26 Cinchring > Spur > PBR	10/21/2020 2:09 PM

114	26 Georgeff Rd (end of the road)	10/21/2020 2:09 PM
115	1 Crest Road West	10/21/2020 2:08 PM
116	Middleridge Lane S and Middleridge Lane N	10/21/2020 2:01 PM
117	Top of Wagon Lane @ Portuguese Bend Rd	10/21/2020 2:01 PM
118	Maverick Ln at cul-de-sac	10/21/2020 1:57 PM
119	14 Chuckwagon Road, Bowie/ Chuckwagon closest intersection	10/21/2020 1:55 PM
120	34 Saddleback Road	10/21/2020 1:54 PM
121	John's Canyon & Crest Rd	10/21/2020 1:54 PM
122	Bowie Road / Chuckwagon	10/21/2020 1:48 PM
123	Openbrand Rd (Eastfield and Openbrand)	10/21/2020 1:48 PM
124	Open Brand - Open Brand/Eastfield	10/21/2020 1:46 PM
125	7 Portuguese Bend Road & Blackwater Canyon	10/21/2020 1:42 PM
126	16 Portuguese Bend Road	10/21/2020 1:40 PM
127	Near intersection of Johns Canyon and Crest Road West	10/21/2020 1:40 PM
128	Runningbrand rd	10/21/2020 1:40 PM
129	eastfield and crest	10/21/2020 1:39 PM
130	23 Buggy Whip Dr Crest Rd and Crenshaw	10/21/2020 1:39 PM
131	spur	10/21/2020 1:39 PM
132	crest and eastfield	10/21/2020 1:38 PM
133	14 Buggywhip. Crest road	10/21/2020 1:38 PM
134	ROUNDUP & EASTFIELD	10/21/2020 1:38 PM
135	17 Johns Canyon & Crenshaw	10/21/2020 1:38 PM
136	3 Hillside Lane. Off Saddleback Road	10/21/2020 1:37 PM
137	2 Wrangler Rd.	10/21/2020 1:37 PM
138	Eastfield/Hummingbird Lane	10/21/2020 8:27 AM
139	Cinchring - Portuguese Bend & Crest	10/20/2020 1:05 PM
140	Bottom of Upper Blackwater Cyn. off of Portuguese Bend Rd.	10/20/2020 8:59 AM
141	114 Cinchring rd	10/19/2020 10:19 AM
142	Georgeff Road (Crest closest main road)	10/18/2020 4:51 PM
143	Eastfield drive & Crest	10/17/2020 3:50 PM
144	Portuguese Bend and Crest Road	10/16/2020 8:29 AM

Q2 In your opinion, what is the current state of evacuation routes?

Answered: 139 Skipped: 7

#	RESPONSES	DATE
1	needs to be improved	11/17/2020 2:17 PM
2	O	11/11/2020 2:20 PM
3	I don't know	11/11/2020 1:10 PM
4	limited	11/10/2020 7:29 PM
5	weak. Only one way out, Caballeros, then possibly the Crest E. gate if opened, if not, all the way to Crest W or Portuguese bend to main exit	11/10/2020 1:23 PM
6	Trails seem to be clear and easily accessible if fire takes over roads or creates traffic. I think there should be a master list of actual, residing residents (names, cell phones) and pets/horses, etc. for each home for city/fire officials to use if evacuation becomes necessary.	11/9/2020 12:55 PM
7	Reasonable	11/9/2020 9:09 AM
8	Caballeros Rd has some issues, one large pine that overhangs the street at 13 Cab, a smaller eucalyptus overhangs the street the same address, 10 Caballeros has a large pine that overhangs the street as well although less than at 13. There are some overhanging trees at the northeast corner of maverick and Caballeros. If the big pine branch at 13 drops, especially if on fire it could very well block the street and trap those behind it. It gives me nightmares.	11/8/2020 3:45 PM
9	Good	11/7/2020 9:10 PM
10	Clear, should be a quick exit if the need presents itself.	11/6/2020 12:20 PM
11	unknown	11/5/2020 10:34 AM
12	Crest Road automated will make a difference East field Road could certainly be consistently widened please.	11/5/2020 10:25 AM
13	Everything seems to be in very good shape	11/4/2020 1:48 PM
14	If there is a fire at the Chuckwagon dip (where willow spring trail crosses Chuckwagon) we are trapped.	11/2/2020 1:48 PM
15	95% of main roads are well groomed, some finger roads need some grooming attention.	11/2/2020 7:37 AM
16	There appear to be a limited number of options. I'm not sure what state some of them are in.	10/31/2020 4:47 PM
17	Poor	10/31/2020 1:52 PM
18	OK I have several ways to go.	10/31/2020 12:15 PM
19	Going to be very crowded getting onto Portuguese Bend and out.	10/31/2020 12:12 PM
20	Clear and open except the locked gate at the end of crest road and Eastfield.	10/31/2020 8:29 AM
21	Don't know	10/31/2020 12:03 AM
22	Single lane may create traffic congestion.	10/30/2020 12:21 PM
23	Open	10/30/2020 9:28 AM
24	I am concerned they may not be wide enough due to overgrowth, emergency vehicles parked on the roadside, confusion at intersections as to which direction to proceed. Will we be able to exit at the locked Crest gate??	10/28/2020 2:05 PM
25	Eastfield Drive has various areas where vegetation and trees are too close to street. I would like to see more compliance by residents to remove vegetation out of the roadside easements.	10/28/2020 10:13 AM
26	Crest west to Crenshaw	10/27/2020 6:22 PM
27	Official routes not well known by residents; assumes they are Crest, Eastfield, and Portuguese Bend? All these roads are narrow.	10/27/2020 4:07 PM
28	Eastfield Road has a few spots where the easements are blocks which could make it difficult to pass through if firetrucks needed to be parked on the road.	10/27/2020 12:15 PM
29	CA	10/27/2020 10:30 AM

30	Good, but if closed gate at Crest and PVDE were open in case of emergency, the evacuation route would be better. Also, if the City or RHCA sent a text AND email to residents if one gate were closed, and a recommendation based on residence address as to the best evacuation route, that would also increase public safety.	10/27/2020 6:34 AM
31	With the electrification of the Crest exit gate, I feel the evacuation routes are adequate.	10/26/2020 3:41 PM
32	Do not have an opinion at this time.	10/26/2020 2:15 PM
33	Fine	10/26/2020 12:37 PM
34	none	10/26/2020 11:18 AM
35	I don't believe there are any evacuations plans in place.	10/26/2020 10:56 AM
36	Good	10/26/2020 10:38 AM
37	If there were a fire, I'd leave via Portuguese Bend or Crest Road (SJF)	10/26/2020 8:12 AM
38	Because of the layout of the streets and the canyons, we do not have enough evacuation routes.	10/25/2020 2:38 PM
39	Not adequate. Could cause congestion and chaos.	10/25/2020 7:25 AM
40	Terrible, I feel we could easily be trapped by burning branches falling. We need to complete the opening of the Crest Road East gate so we can get out quickly. That road needs to be cleared.	10/24/2020 9:58 PM
41	Get to nearest gate exit	10/24/2020 6:23 PM
42	I don't know our evacuation routes.	10/24/2020 5:45 PM
43	Extremely Poor	10/24/2020 2:54 PM
44	one way in and out	10/24/2020 11:08 AM
45	Very concerning, even if half of our city has to evacuate... and if the entire city would need to leave, even more concerning	10/24/2020 10:59 AM
46	Fine	10/24/2020 6:59 AM
47	limited but adequate	10/24/2020 5:00 AM
48	Poor	10/23/2020 8:35 PM
49	Okay	10/23/2020 2:12 PM
50	road open trail difficult to walk	10/23/2020 1:51 PM
51	Crest Road to Crenshaw is the optimum evacuation route. However, the easements in front of my house between 14 and 16 buggy whip Drive are full of foliage and dead vegetation.	10/23/2020 1:12 PM
52	They're responsibly clear.	10/23/2020 12:39 PM
53	Needs procedures, when to information (warning, order, etc)	10/23/2020 11:39 AM
54	I think the opening of the closed gate and the three open gates will satisfy all the needs of evacuation. A guideline for which ones to use in an evacuation, primary one, and an alternative one if that area is blocked.	10/23/2020 9:53 AM
55	fair	10/23/2020 9:31 AM
56	terrible!!! there’s one exit out. fires in past cross over Portuguesebend Road our only way out now that Burma Road is no longer used as a fire Road. a new property owner has put up heavy padlocked gates blocking our only way out if we’re trapped. Our friend escaped the fire in the 70s when the fire crossed Portuguese Bend Road he escaped using Burma fire Road. We’ve brought this to the attention of the city many times and are extremely concerned about public safety in our neighborhood	10/22/2020 7:39 PM
57	moderate	10/22/2020 2:52 PM
58	portuguese bend is too narrow. crest road with its wide easements is probably okay. eastfield has chokepoints also. large eucalyptus trees along roadsides are fire hazards and can block all evacuation routes.	10/22/2020 12:43 PM

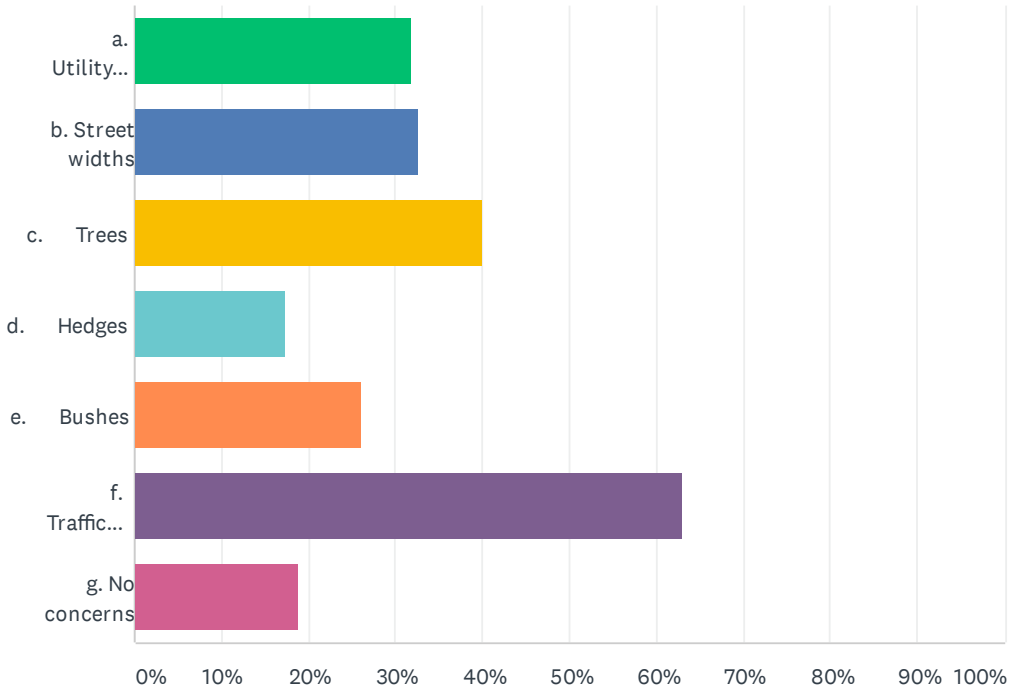
59	Will Crest East Gate be openpenable?	10/22/2020 12:27 PM
60	I think going down Portuguese would be simplest	10/22/2020 12:16 PM
61	I would like to see the Crest Road East gate automatically opened in an emergency.	10/22/2020 12:12 PM
62	Better now that the Crest East gate can be opened in an emergency.	10/22/2020 10:14 AM
63	OK, Live on a cut de sac At Crest can go right or left to evacuate	10/22/2020 9:55 AM
64	I am not sure but I hope the normally closed Crest Gate (East side of city) will be open	10/22/2020 9:55 AM
65	Very poor. We only have one way out of our street.	10/22/2020 8:35 AM
66	In case of fire, We worry that we might not b able to drive out of rh since we only have one exit road.	10/22/2020 8:28 AM
67	Bad, we are on a dead end Street. There is a canyon that is full of trees and brush, after you enter Chuckwagon. If a fire was coming down that canyon there would be no exit.	10/22/2020 8:25 AM
68	Challenging—will create log jams. Opening up the gate at end of Crest Road East nearest Eastfield would be helpful, provide a quicker exit for many & improve bottlenecks	10/22/2020 8:24 AM
69	As good as can be expected	10/22/2020 8:16 AM
70	I am not sure.	10/22/2020 7:39 AM
71	I just moved here and do not know the route. Who is the person I need to contact for this vital information?	10/22/2020 7:07 AM
72	Very worrisome	10/22/2020 6:22 AM
73	For us, The current state would be good because we would make a right off Buggy Whip and out the crest gate quickly...God willing	10/22/2020 5:35 AM
74	One lane. Both ways. Windy. Could be an issue. Can’t use one of our easements due to neighbors trees blocking the path.	10/21/2020 9:28 PM
75	Fairly good	10/21/2020 9:02 PM
76	Limited	10/21/2020 7:58 PM
77	best available	10/21/2020 7:03 PM
78	Not sure	10/21/2020 7:03 PM
79	There are 3 exits out, unless you build more exits this will have to do.	10/21/2020 6:55 PM
80	Adequate	10/21/2020 6:46 PM
81	Tough for our area, not many options other than crest or Eastfield	10/21/2020 6:44 PM
82	Ok except if there is a fire blocking the proximal end of a dead end street like Georgeff	10/21/2020 6:35 PM
83	Okay for us. Never tested it.	10/21/2020 5:11 PM
84	na	10/21/2020 4:57 PM
85	For my situation, there'd be more comfort if the LOCKED gate at the top of Middleridge Ln S was not locked and if the dirt patch between Middleridge Ln S and Buggy Whip was in better shape so that i could escape going up to Crest if necessary. Improving the link between Buggy Whip and Middleridge Ln S would also aid people on Buggy Whip if Crest (their escape route) was blocked.	10/21/2020 4:55 PM
86	We are very cloe to the Crest Gate, so we ARE IN GOOD SHAPE FOR A RAPD EVACUATIN,	10/21/2020 4:49 PM
87	Problematic, we have only one route via Johns Canyon to Crest.	10/21/2020 4:46 PM
88	Incredibly unsafe, clear/open up burma road	10/21/2020 4:35 PM
89	Not enough. I think the closed East gate at Crest (now closed) should be opened in an emergency.	10/21/2020 4:27 PM
90	Not sure	10/21/2020 4:16 PM

91	not sure	10/21/2020 4:03 PM
92	I don't really know	10/21/2020 3:25 PM
93	Don't know.	10/21/2020 3:18 PM
94	limited	10/21/2020 3:16 PM
95	fair	10/21/2020 3:13 PM
96	I remember the 1973 Fire! Depends where a fire starts. South Gate should be considered for Fire Deot. to open?	10/21/2020 3:02 PM
97	Need more!	10/21/2020 2:41 PM
98	Fair but not great. Limited.	10/21/2020 2:39 PM
99	Excessive vegetation on Eastfield Drive. Clear the easements so there is more of a shoulder. Consider underground utilities on Eastfield.	10/21/2020 2:38 PM
100	Limited options	10/21/2020 2:30 PM
101	Seem to be in good condition and easily accessible to residents from what I can tell.	10/21/2020 2:29 PM
102	Limited routes due to the nature of our community. We are fortunate as we are near the intersection of Crest and Portuguese Bend Rd	10/21/2020 2:20 PM
103	2 choices, Crest West, Portuguese North, Eastfield.	10/21/2020 2:18 PM
104	Portuguese rad	10/21/2020 2:17 PM
105	Good condition except for some trees that overhang onto the roadway.	10/21/2020 2:16 PM
106	very good	10/21/2020 2:10 PM
107	Good	10/21/2020 2:10 PM
108	Not sure	10/21/2020 2:09 PM
109	Not the best.	10/21/2020 2:09 PM
110	WE ARE IN GOOD SHAPE	10/21/2020 2:08 PM
111	Fair	10/21/2020 2:01 PM
112	I'm just not sure, I am happy you are planning for this.	10/21/2020 2:01 PM
113	Varies. Some streets appear fine while others would be almost impossible to traverse in the event of fires. Each street needs to be evaluated individually. That said, all main routes (Portuguese Bend, Crest and Eastfield) must have their roadside easement areas cleared of hedges, brush and, in some cases, trees to allow use as an evacuation route.	10/21/2020 1:57 PM
114	All gates, plus the emergency gate on Crest	10/21/2020 1:55 PM
115	We only have 3 ways out of our city and the roads are only one lane in each direction. This could be a huge problem in case everyone is trying to evacuate.	10/21/2020 1:54 PM
116	Limited options. We are close to Crest gate, but if blocked, a long way to main and Eastfield Gates. A Crest Rd East emergency exit would help.	10/21/2020 1:54 PM
117	good	10/21/2020 1:48 PM
118	I have no idea. The trees on Crest road seems better maintained than Eastfield, but I don’t know.	10/21/2020 1:48 PM
119	Significant vegetation and large trees line the routes	10/21/2020 1:46 PM
120	Good	10/21/2020 1:42 PM
121	Good. We are close to the main gate.	10/21/2020 1:40 PM
122	Acceptable.	10/21/2020 1:40 PM
123	Ours are terrible Route downward (Burma road) is blocked by fences	10/21/2020 1:40 PM

124	needs some reworking very concerned that there is a locked gate at Crestbthat residents must pray someone opens	10/21/2020 1:39 PM
125	Buggy Whip to Crest to Crenshaw	10/21/2020 1:39 PM
126	left to cost gate or downhill to main gate. In last fore, fire department directed us away form crest east gate since fire trucks were suing as a staging area	10/21/2020 1:39 PM
127	I don't know. compared to what? Are they considered sufficient by experts?	10/21/2020 1:38 PM
128	If the fire was on the top of buggywhip we would need to evacuate from the bottom onto middleridge and there is a locked gate	10/21/2020 1:38 PM
129	Clear.....out Eastfield Gate	10/21/2020 1:38 PM
130	Minimal	10/21/2020 1:38 PM
131	I'm 1/2 mile from Main Gate of RH	10/21/2020 1:37 PM
132	Portugues Bend then CREST West. But I will be vacating to the open area in front of my property and that will be a less risky drive through Portugues bend curves and grades.	10/21/2020 1:37 PM
133	Scary	10/21/2020 8:27 AM
134	Very good on PB and Crest, but Eastfield could use some more work on roadside clearance. It's better than it was, and can't do any more in some places (topography, etc) but are places where could be improved.	10/20/2020 1:05 PM
135	There should be a clearance of 10' along all the roadsides and the tall, dense hedges should be thinned and reduced in height.	10/20/2020 8:59 AM
136	unknown and pure luck	10/19/2020 10:19 AM
137	Poor. Only one way out for most roads and the main roads are narrow roads and a lot of easements aren’t passable.	10/18/2020 4:51 PM
138	I am petrified if a fire occurs we are stuck. I am repeatedly assured someone will open the locked gate but in the event of a fire opening that gate is not going to be a top priority. There should be a lockbox with a code to,open and the key in the lock box. Residents up by this gate should be given the code for emergency use only.	10/17/2020 3:50 PM
139	Eastfield Drive has too much vegetation and power lines for a safe evaucation. The Crest Road East gate is still manual and in the hands of just the RHCA instead of more residents. Vegatation managment has improved but more is needed.	10/16/2020 8:29 AM

Q3 What are your concerns for the evacuation routes (Portuguese Bend Road, Crest Road and Eastfield Drive)? Check all items that apply.

Answered: 138 Skipped: 8



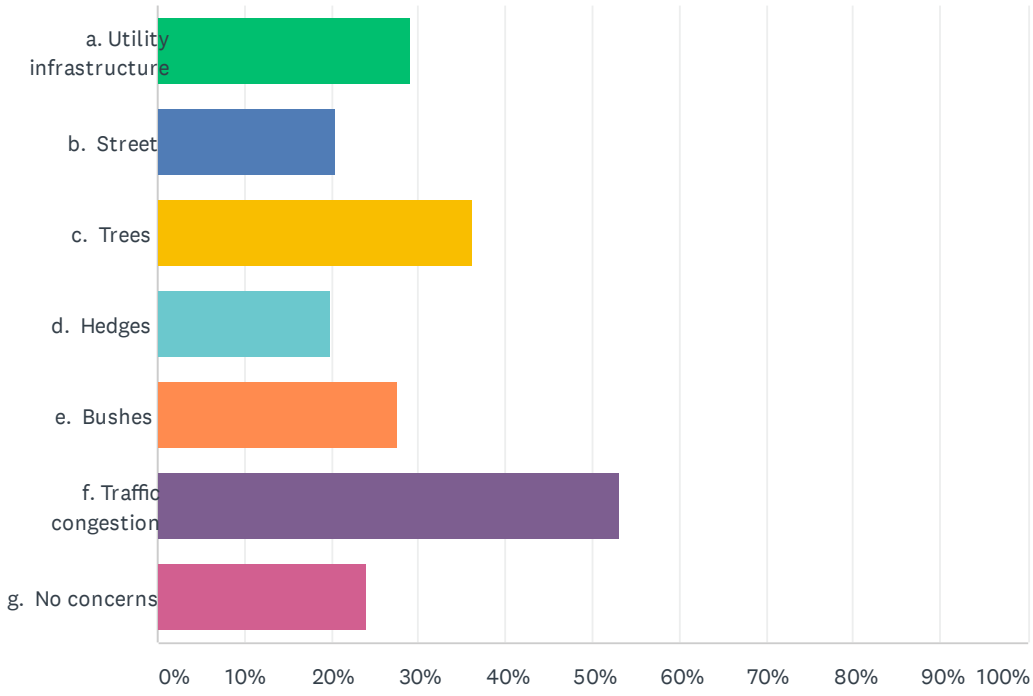
ANSWER CHOICES	RESPONSES	
a. Utility infrastructure	31.88%	44
b. Street widths	32.61%	45
c. Trees	39.86%	55
d. Hedges	17.39%	24
e. Bushes	26.09%	36
f. Traffic congestion	63.04%	87
g. No concerns	18.84%	26
Total Respondents: 138		

#	OTHER (PLEASE SPECIFY)	DATE
1	road blocked in emergency and no way out	11/10/2020 1:23 PM
2	Eastfield is narrow	11/7/2020 2:28 PM
3	Automated gate on Crest accessibility	11/5/2020 10:34 AM
4	Horse and animal evacuation (trailers)	11/2/2020 7:37 AM
5	Locked gate at the entrance of Burma Rd	10/31/2020 1:52 PM
6	trees along Crest are a concern; along PBR and Eastfield are not as much of a concern	10/27/2020 6:34 AM
7	may need someone to direct traffic if Portugese Bend, Eastfield and Crest are congested during evacuation process	10/26/2020 11:18 AM
8	Eastfield is so narrow and the overhead wires will be problematic in a fire or earthquake.	10/26/2020 10:38 AM
9	Our city doesn't compare to Paradise... there is NO chance of something like that happening here.	10/26/2020 8:12 AM
10	Difficulty of getting to the evacuation routes.	10/25/2020 2:38 PM
11	Crest Road East Gate needs work completed to open quickly.	10/24/2020 9:58 PM
12	Overhead lines	10/24/2020 6:59 AM
13	break downs	10/23/2020 8:52 PM
14	Speeding cars/trucks	10/23/2020 8:35 PM
15	Long line at PV Drive N & Rolling Hills road	10/23/2020 2:12 PM
16	Overhanging electric wires. I counted 33 wires crossing Eastfield from Crest to our home	10/23/2020 9:31 AM
17	fire crossing over the road and trapping us with no other exit	10/22/2020 7:39 PM
18	Closed gate on Crest	10/22/2020 2:52 PM
19	Getting to Eastfield from Chuckwagon!	10/22/2020 8:25 AM
20	encroachments into roadside easements	10/22/2020 8:16 AM
21	I am not sure of the safest place to head once I am out of the city	10/22/2020 7:39 AM
22	Too few	10/22/2020 6:22 AM
23	Live on one-access street.	10/21/2020 7:58 PM
24	Potential for blockage due to fire - lots of trees and brush close to road	10/21/2020 6:35 PM
25	what happens if PV Dr N is heavy such that we can't exit the main gate?	10/21/2020 4:55 PM
26	If fire is north of pinto road, my family cannot evacuate. Clear and open burma road!	10/21/2020 4:35 PM
27	Locked gate at Crest Road East	10/21/2020 3:18 PM
28	Water Tanks up to potential demands?	10/21/2020 3:02 PM
29	Getting horses out could be an issue due to large trailers being needed, etc.	10/21/2020 2:29 PM
30	emergency opening of Crest Rd east will certainly facilitate exit for some residents	10/21/2020 2:20 PM
31	emergency vehicles blocking evacuation routes	10/21/2020 2:10 PM
32	and downed trees & poles could really be a problem	10/21/2020 2:01 PM
33	I worry that if something happens quickly as in the fires stated in the intro to this survey we won’t have time to time and that one of those evacuation routes could be blocked.	10/21/2020 1:48 PM
34	We may need to escape by going down instead of up, which is historically what was necessary last time fire was on our hillside. The route is blocked by vegitstion, landfill with tonderous fuel and security fences placed by landowners	10/21/2020 1:40 PM

35	I don't know. what do the experts say we should be concerned about?	10/21/2020 1:38 PM
36	Primarily on Eastfield	10/20/2020 1:05 PM
37	high risk of major routes closed due to fire direction and burning material in streets	10/19/2020 10:19 AM
38	some residents refuse to clear easements	10/16/2020 8:29 AM

Q4 What are your concerns for the streets that feed into Portuguese Bend, Crest and Eastfield? Check all items that apply.

Answered: 141 Skipped: 5

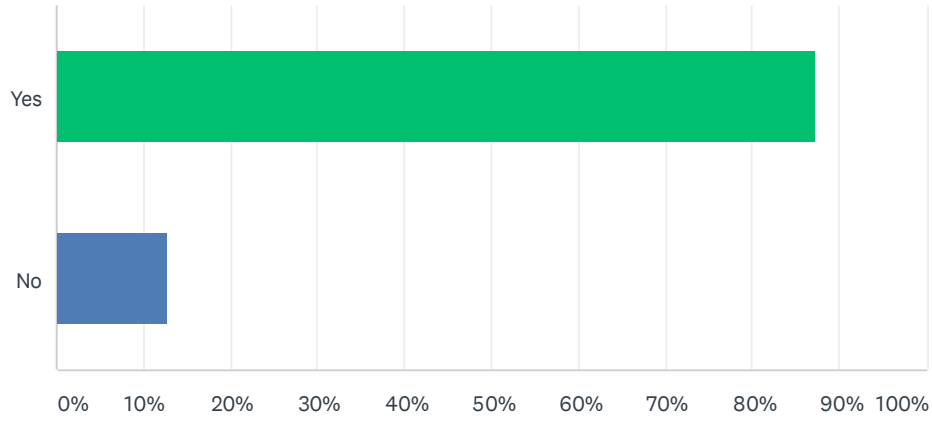


ANSWER CHOICES	RESPONSES	
a. Utility infrastructure	29.08%	41
b. Street	20.57%	29
c. Trees	36.17%	51
d. Hedges	19.86%	28
e. Bushes	27.66%	39
f. Traffic congestion	53.19%	75
g. No concerns	24.11%	34
Total Respondents: 141		

#	OTHER (PLEASE SPECIFY)	DATE
1	Line of sight	11/7/2020 9:10 PM
2	Some trees may need to come out.	11/7/2020 2:28 PM
3	Automated gate on Crest accessibility	11/5/2020 10:34 AM
4	Horse and animal evacuation (trailers)	11/2/2020 7:37 AM
5	We only have one narrow road to exit onto Portuguese Bend	10/31/2020 12:12 PM
6	The locked gate barring emergency exit from Eastfield and crest.	10/31/2020 8:29 AM
7	I am at the bottom of Caballeros. There are several wires across the road as we drive up to Crest. What happens to our only way out if there is a downed line/	10/28/2020 2:05 PM
8	There are so, so many ways to get out. And really... the open land around our city is minimal. We're not going to have a "raging" wildfire. We border an ocean for goodness sakes.	10/26/2020 8:12 AM
9	Very narrow, dead-end streets. Can easily be blocked by falling trees, etc.	10/25/2020 2:38 PM
10	I worry there will be bottlenecks and traffic pileups.	10/24/2020 9:58 PM
11	Speeding cars/trucks	10/23/2020 8:35 PM
12	Anything that creates a blind spot	10/23/2020 12:39 PM
13	Many streets and less than two lames	10/23/2020 11:39 AM
14	looky-lous entering the fire area, blocking fire truck entry down Quailridge Road South; happened in '09 fire	10/22/2020 12:27 PM
15	A canyon leading to a Main Street.	10/22/2020 8:25 AM
16	One-street access	10/21/2020 7:58 PM
17	trees on fire near roads rendering them impassable	10/21/2020 4:55 PM
18	Narrow and winding, Cinchring's poorly paved double private road	10/21/2020 2:09 PM
19	If a fire blocks the exit from Georgeff Rd into Crest, there is no alternative exit for the residents who live on Georgeff and adjacent streets.	10/21/2020 2:09 PM
20	Too many streets, merging could cause huge congestion.	10/21/2020 1:54 PM
21	There are a lot of properties in RH that are not maintained at all.	10/21/2020 1:48 PM
22	See above	10/21/2020 1:40 PM
23	same	10/21/2020 1:38 PM
24	Although width of some streets id a concern, I do not expect streets to be widened	10/20/2020 1:05 PM
25	fire debris Fire engine size	10/19/2020 10:19 AM

Q5 Do you support the City and/or the Rolling Hills Community Association applying for grant funds to assist with managing roadside clearance for fire safety?

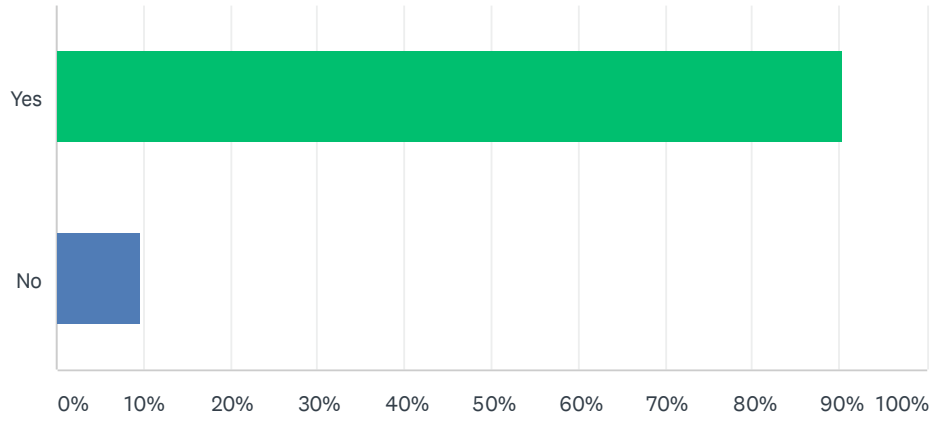
Answered: 142 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	87.32%	124
No	12.68%	18
Total Respondents: 142		

Q6 In an event of emergency, do you know your route options to exit the city?

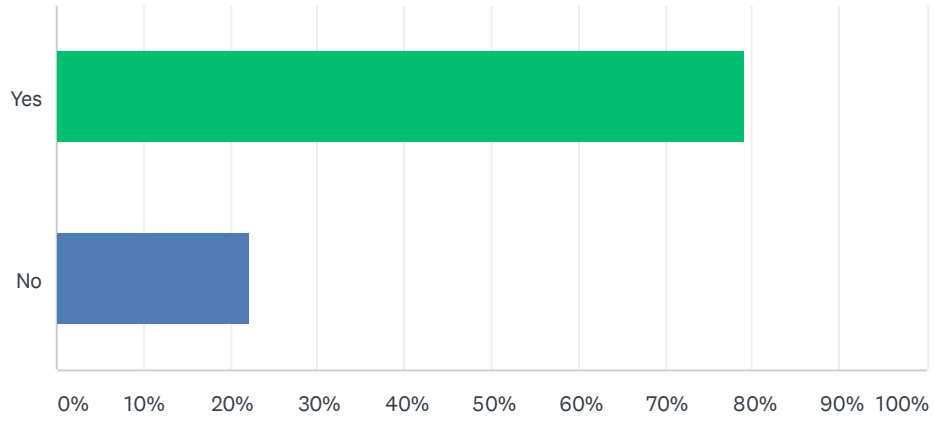
Answered: 145 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	90.34%	131
No	9.66%	14
Total Respondents: 145		

Q7 In an event of emergency, do you feel that you can safely get to the evacuation routes from your home?

Answered: 144 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	79.17%	114
No	22.22%	32
Total Respondents: 144		

Q8 What additional fire prevention measures should be implemented along the evacuation routes?

Answered: 110 Skipped: 36

#	RESPONSES	DATE
1	there needs to a clean easement in front of each house in Rolling Hills. Many residents have grown bushes, flowers etc right up to the streets	11/17/2020 2:17 PM
2	Unknown	11/11/2020 2:20 PM
3	Instructions	11/11/2020 1:10 PM
4	A Location to Evacuate to!	11/10/2020 7:29 PM
5	force people to cut down large trees so that in an emergency they do not potentially block exit routes	11/10/2020 1:23 PM
6	Undergrounding utilities would go a long way for our safety. Overhanging branches must be cut. although Edison cuts trees around the wires, they do such a poor job of it, the problem returns in a year or two. O suppose the contractor wants to keep a steady job.	11/8/2020 3:45 PM
7	Not sure	11/7/2020 9:10 PM
8	Maybe allow outgoing traffic on both sides of the road if no emergency personnel are coming in	11/7/2020 2:28 PM
9	no opinion	11/6/2020 12:20 PM
10	Large trees removed from the roadside	11/5/2020 10:25 AM
11	SoCAl Edison should make it a priority to check and maintain all of their equipment on a regular and frequent basis	11/4/2020 1:48 PM
12	Brush clearance around Chuckwagon dip area	11/2/2020 1:48 PM
13	Route Signs, designated areas with routes, hydrant street markers, markers for houses with pools, emergency call back system, annual maintenance plan for trees to n roadways.	11/2/2020 7:37 AM
14	Unclear.	10/31/2020 4:47 PM
15	Clear brush and trees in the canyon running parallel to Portuguese Bend Rd S	10/31/2020 1:52 PM
16	tree trimming	10/31/2020 12:15 PM
17	Emergency exit at end of crest should be in place to offer everyone an immediate exit through that gate Only under an emergency.	10/31/2020 8:29 AM
18	Availability of water.	10/31/2020 12:03 AM
19	Change both single lanes traffic to exit direction.	10/30/2020 12:21 PM
20	Brush clearance	10/30/2020 9:28 AM
21	Traffic director, signage and notification as to the exact rout we would need to take during the event. If the fire is at one of the exits, we should be notified to avoid that exit. We need explicit instructions from the moment we would be asked to evacuate.	10/28/2020 2:05 PM
22	Clear traffic pattern published so residents know which way to go. Johns Canyon Road (feeder to Crest) needs to have wider easements.	10/27/2020 4:07 PM
23	Not on evacuation route, but easements there should be enough clearance at end of cut-de-sacs (Bowie Rd.) so that large vehicles like firetrucks can maneuver around them.	10/27/2020 12:15 PM
24	Of course, if a public safety official (fireman, sheriff's deputy) were available to direct traffic, it would be the most helpful. If there were an emergency, I doubt this would happen. If even a gate attendant would help with traffic, it would help, but again, I doubt this would happen.	10/27/2020 6:34 AM
25	None at this time	10/26/2020 2:15 PM
26	None	10/26/2020 12:37 PM
27	communication between city and residents need to be more effective when evacuation takes place, especially the elderly	10/26/2020 11:18 AM
28	Eastfield needs some serious cutting work on trees, bushes, shrubs and overhead wiring needs to be buried	10/26/2020 10:38 AM

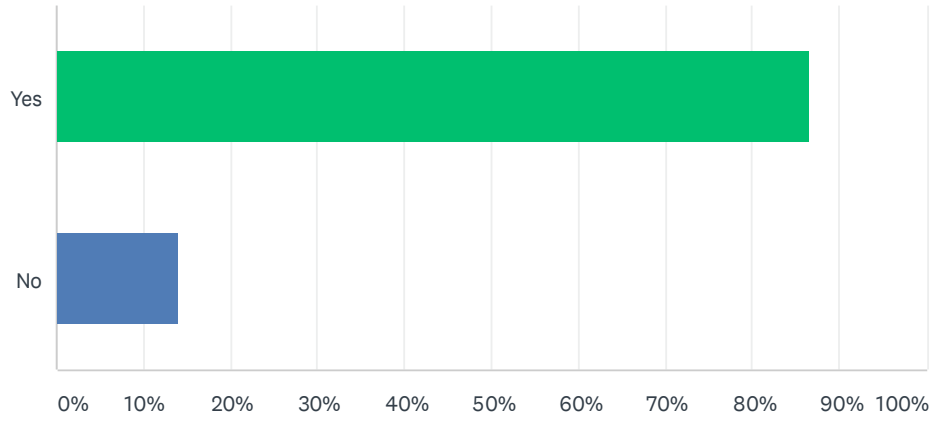
29	The fire dept does a great job with the brush clearance inspections. Residences need to stay on top of their properties so there are defensible barriers.	10/26/2020 8:12 AM
30	Trim large overhanging trees. Widen easements if possible to make the streets wider so that emergency vehicles and evacuees can both use the streets.	10/25/2020 2:38 PM
31	Trees trimmed	10/25/2020 7:25 AM
32	More clearing of branches that could be burning and fall, blocking roads. More clearing of dead brush. On the Crest Road East gate, open it up so cars don't bottleneck and widen it cutting back all the foliage.	10/24/2020 9:58 PM
33	Widen streets by removing plantings that go to the street leaving no easement	10/24/2020 6:23 PM
34	We are on a cul de sac and don't have an alternative evacuation. We learned this when we had a landslide.	10/24/2020 5:45 PM
35	Comply with Fire Code at a minimum. Eliminate or reduce height of all vegetation so can not fall on road especially high fire hazard vegetation.	10/24/2020 2:54 PM
36	more brush cutting	10/24/2020 11:08 AM
37	I think it is critical that we stress to residents to follow the direction of first responders on what route to take to leave the city.... not follow what we think is best... they far more knowledge of where the fire is heading, where other emergency service providers are.... our streets are so narrow... we shouldn't clog arteries, when EMS is trying to get in.	10/24/2020 10:59 AM
38	Unknown	10/23/2020 8:35 PM
39	Traffic lights at PV Dr. N & Rolling Hills Rd. will cause delay,time for N & S direction is much shorter	10/23/2020 2:12 PM
40	All large trees should not exceed the height of the ridge of the roof. Otherwise, they might be blocking the exit routes, in case of fire.	10/23/2020 1:12 PM
41	Keep brush debris off the sides of the roads.	10/23/2020 12:39 PM
42	Eastfield is a problem. Narrow, too many trees and hedges. If Eastfield is blocked because of stalled or burning vehicle, fallen tree or burning vegetation the situation would be deadly.	10/23/2020 11:39 AM
43	trees on roadsides that are close to power lines	10/23/2020 9:53 AM
44	Open the closed gate on Crest Rd. That is the quickest route out of here, and helped with the 1973 fire where we all met by the radar station.	10/22/2020 2:52 PM
45	underground powerlines.	10/22/2020 12:43 PM
46	Define clear options/routes for exiting & stow-aways for horses and pets.	10/22/2020 12:27 PM
47	perhaps signage like tsunami evac. route in pertinent areas elsewhere	10/22/2020 12:16 PM
48	There are several tree limbs touching or leaning on overhead wires. They should be trimmed.	10/22/2020 12:12 PM
49	We need to make sure there is room for cars to pass emergency vehicles that may be parked along side of the roads.	10/22/2020 10:14 AM
50	do not know	10/22/2020 9:55 AM
51	Ideally, all telephone lines, etc. should be underground. Also, our street and the surrounding streets end in cul de sacs. We need another way out, even if it is only a fire road.	10/22/2020 8:35 AM
52	Would like to have an alternative route to use.	10/22/2020 8:28 AM
53	Fire control in the canyon before getting to main road.	10/22/2020 8:25 AM
54	Least amount of fire prone landscaping close to roadway	10/22/2020 8:24 AM
55	implementing a policy of clearing roadside easements to as great an extent as possible	10/22/2020 8:16 AM
56	Need qualified personnel directing traffic.	10/22/2020 7:39 AM
57	There are only 3 exits from city area each of which feeding what could be very congested major streets. Seems unlikely all residents could evacuate area quickly if need too.	10/22/2020 6:22 AM

58	I don't know what I don't know..... so?	10/22/2020 5:35 AM
59	Removal of all brush or trees blocking ANY EASEMENT in case you need to drive down it	10/21/2020 9:28 PM
60	Clear all dead vegetation	10/21/2020 9:02 PM
61	Remove trees near telephone poles that have transformers attached to them.	10/21/2020 7:58 PM
62	Clear plans for each area of the city to exit. Also clear instructions for emergency vehicles to access the city of RH	10/21/2020 7:03 PM
63	None	10/21/2020 6:55 PM
64	None	10/21/2020 6:46 PM
65	Foliage in Canyon's should be trimmed	10/21/2020 6:44 PM
66	Clear as wide of a path alongside the roads	10/21/2020 6:35 PM
67	Some notification system of the best and safest route. I might start out exiting the crest gate to Crenshaw but perhaps that one is closed. I wouldn't have a way to know which was the best way out.	10/21/2020 5:11 PM
68	wide, clear easements	10/21/2020 4:55 PM
69	creating am equal distribution of residents for each City exit.	10/21/2020 4:49 PM
70	Consideration of use of Schultz property access to Crenshaw in an emergency.	10/21/2020 4:46 PM
71	OPEN AND CLEAR BURMA ROAD FOR EVACUATION PURPOSES!	10/21/2020 4:35 PM
72	Our utility lines need to be underground. Eastfield is a dangerous mess. The lines are low and heavy on a major street. Closed gate should be opened if an emergency. We need cell towers so neighbors can call for help.	10/21/2020 4:27 PM
73	unsure	10/21/2020 4:16 PM
74	n/a	10/21/2020 4:03 PM
75	cut down eucalyptus trees, or at least trim to less than 20 feet in height.	10/21/2020 3:20 PM
76	Trim or remove trees along the Evacuation Routes alongside the roads!!! Some look like they can fall & block the roads!	10/21/2020 3:02 PM
77	Trees that hang over the streets should be trimmed back.	10/21/2020 2:41 PM
78	Clear more trees - there should be nothing within maybe 20 feet of the edge of the street on Eastfield, Crest and PB. Replace dangerous Eucalyptus trees with Chinese Elm or Willow or Pepper Trees along roads.	10/21/2020 2:39 PM
79	we need easements to be cleared of vegetation. Bushes and hedges should not be so close to the edge of the roads, especially Eastfield. All gates should have the ability to open the Crest Road East Gate not just the Main Gate.	10/21/2020 2:38 PM
80	Overgrown brush in canyons should be the cities #1 priority. Additionally, there are still dead trees, half dead trees, everywhere on private property that owners are refusing to remove. Some vegetation is so dense that it should be thinned out for the safety of the community.	10/21/2020 2:30 PM
81	No specific recommendations	10/21/2020 2:20 PM
82	Open Crest Rd. East exit. I observed that it now has an electric gate capability. Who has the code and key to open in an emergency?	10/21/2020 2:18 PM
83	Consider making Crest Road East recognized as an evacuation route, and consider the southern end of Portuguese Bend Road as an evacuation route.	10/21/2020 2:16 PM
84	first responders direction of exit routes	10/21/2020 2:10 PM
85	None. I've been through a fire where I had to evacuate my home. Fires are not explosions where everyone leaves at once. They start slowly and build. People evacuate at different times depending on their comfort level considering how close the fire is getting. Most often, ample notice is given when evacuation becomes mandatory for those die-hards who are determined to fight with a garden hose, while most sane people left long ago...	10/21/2020 2:10 PM

86	Not sure	10/21/2020 2:09 PM
87	We live at the end of Georgeff Rd, which means we only have one way of evacuation. If that is blocked by fire, we have no alternatives.	10/21/2020 2:09 PM
88	CREATE FIRE BREAKS IN THE CANYONS AND ON THE NORTHERN BORDER OF THE RPV CONSERVANCY	10/21/2020 2:08 PM
89	Prohibit and Cite cars parked on easements.	10/21/2020 2:01 PM
90	Our little street has many many large trees that could pose a huge problem. Cn the East Crest Rd Exit be opened in an emergency?	10/21/2020 2:01 PM
91	See answer to #2, above	10/21/2020 1:57 PM
92	Traffic control for streets merging into the 3 main roads.	10/21/2020 1:54 PM
93	Emergency exit at Crest Rd East.	10/21/2020 1:54 PM
94	I don't know, I just think the fire fuel in individual properties needs to be addressed. Clearing and cleaning out should be mandated, not encouraged.	10/21/2020 1:48 PM
95	Could the Crest Road East gate be opened as an additional evacuation route if useful/necessary?	10/21/2020 1:46 PM
96	None	10/21/2020 1:42 PM
97	Brush clearing and tree trimming.	10/21/2020 1:40 PM
98	None.	10/21/2020 1:40 PM
99	Clear the downhill evacuation route for residents of the flying triangle area. Eliminate metal fences, dumped woodchips, etc from Burma Road easement so we can drive out if fire is. Cv oming from uphill	10/21/2020 1:40 PM
100	consider a combination lock on Crest gate that close by residents have code for	10/21/2020 1:39 PM
101	Walking path north to Middleridge	10/21/2020 1:39 PM
102	not applicable	10/21/2020 1:39 PM
103	Clear all brush back 10 feet from evacuation route roadsides where possible	10/21/2020 1:37 PM
104	Traffic Management Stranded Cars Fallen Trees	10/21/2020 1:37 PM
105	The trees next to the roadsides at the bottom of Eastfield will block ANY ingress/egress if they catch fire. They are to close to the road! In some areas there are not even space to walk because the trees actually go to the edge of the street blocking trails.	10/21/2020 8:27 AM
106	Clearing the vegetation and flammable material along the feeder streets so that residents can get to the main evacuation routes. The streets are narrow and easily blocked. We need space on both sides of the road to afford safe passage. There should not be plantings to the edge of the street.	10/20/2020 8:59 AM
107	see my memo to you last year	10/19/2020 10:19 AM
108	Clear easements	10/18/2020 4:51 PM
109	Overgrown eucalyptus trees at top of Eastfield are a huge fire risk. Ability for residents to evacuate via locked gate at crest and Eastfield drive is critical.	10/17/2020 3:50 PM
110	we need widening of feeder roads or better clearing of easments of feeder roads. Possibly undergrounding of utilities on the high risk and heavy populated areas.	10/16/2020 8:29 AM

Q9 Do you support the LA County Fire Department to have a more active enforcement role to support fire mitigation in the community?

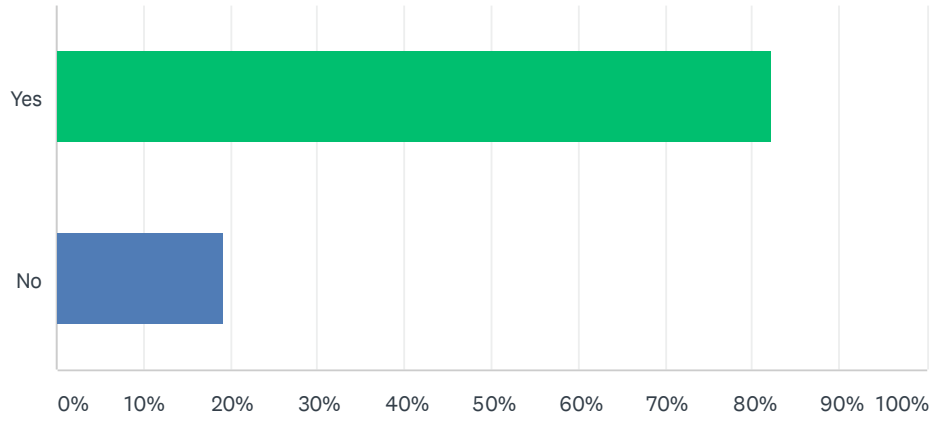
Answered: 142 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	86.62%	123
No	14.08%	20
Total Respondents: 142		

Q10 Do you support the City of Rolling Hills to have a more active enforcement role to support fire mitigation in the community?

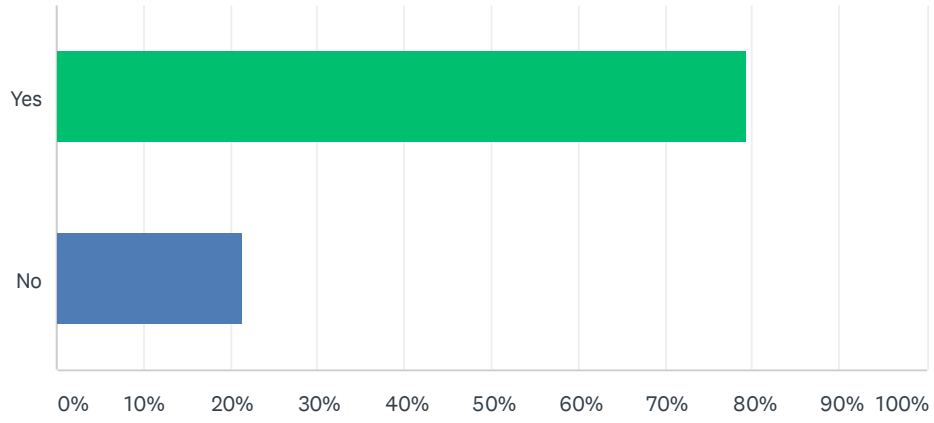
Answered: 141 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	82.27%	116
No	19.15%	27
Total Respondents: 141		

Q11 Do you support the RHCA to have a more active enforcement role to support fire mitigation in the community?

Answered: 140 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	79.29%	111
No	21.43%	30
Total Respondents: 140		

Evacuation Survey Findings and Analysis

Findings from open-ended question:

Q2 - In your opinion, what is the current state of evacuation routes?
Q3 - What are your concerns for the evacuation routes, Portuguese Bend Road, Crest Roads and Eastfield Drive?
Q4 - What are you concerns for the streets that feed into Portuguese Bend Rd, Crest Roads and Eastfield Drive?
Q8 - What additional fire prevention measures should be implemented along the evacuation routes?

1. 144 responded to the survey:
   - 15 - Portuguese Bend Rd
   - 13 – Crest Road East; and West
   - 20 – Eastfield Drive
   - 105 - Feeder Streets
2. There were 34 responses that said opening of the locked Crest Road East gate during evacuation would be essential. Most respondents did not know the gate is now automatically operative and can be used as an evacuation route during an emergency.
3. 33 respondents indicated that the current state of evacuation is good, reasonable or moderate, while 21 did not know or had no opinion of the current state.
4. There were 49 respondents who stated that vegetation in easements along evacuation routes is an acute problem and needs attention.
5. Traffic congestion during evacuation were a concern to 26 respondents. Several pointed out that the intersection of Palos Verdes Drive North and Portuguese Bend Road would be particularly bad. Many stated the need for traffic controllers to be on duty during evacuation.
6. 24 respondents indicated that Eastfield Drive has serious issues: excessive vegetation in easements; vegetation too close to the street; overhead utility wiring; and Eastfield is too narrow with many overgrown trees.
7. Communications was a concern to 19 respondents. “Communication between city and residents need to more effective when evacuation takes place, especially the elderly”. Timely communication from first responders on the best and safest evacuation routes is critical.
8. Developing alternate routes were identified by 14 respondents as needing attention. Residents who live on feeder streets that typically terminate in a dead-end want alternate routes in case their street is blocked with downed trees or electrical lines during evacuation.

9. 6 respondents identified canyons with overgrown vegetation that could burn during a wildfire would block their exit routes.

Analysis/Recommendations:

1. It appears the 33 respondents who said the current state of evacuation is either good or reasonable, most likely live on a major exit route - Portuguese Bend Road, Crest Road West/East, or Eastfield Drive. 80 or 55% of residents who responded with concerns most likely live on feeder streets. 21 or 15% had no opinion or didn't know.
2. There should be more emphasis on improving Eastfield Drive as an exit route. Of the four main exits routes (including the Crest Road East gate), Eastfield Dr was identified as the weakest in terms of 1) excessive roadside easement vegetation, 2) narrowness of Eastfield Drive, and 3) overhead utility lines – all may cause problems for exiting the city during a wildfire.
3. Traffic congestion caused by large animal trailers and residents evacuating in vehicles are issues to many residents. The exit route out of the City at Portuguese Bend Rd. and Palos Verdes Drive North, Eastfield Drive at Palos Verdes Drives East and Crest Road West at Crenshaw Blvd are 'choke points' in the event of an evacuation. These exits should be analyzed and changes made to ensure safe and efficient exits during an evacuation. The traffic congestion during the up-grade of the water system in Palos Verdes in 2019 and 2020 is a stark reminder of what the entire Peninsula may incur during a major wildfire.
4. Timely communication to the residents on designated evacuation routes is essential to avoid traffic congestion.
5. Managing roadside vegetation appears to be more important to residents living on feeder streets than on main exit routes. These residents only have one way to exit during an evacuation and would be trapped in the event of fallen trees or electrical lines.
6. Many residents have questions and are not informed of the most current information and updates, such as the automation of the Crest Road East gate or the updated procedure for horse evacuation from Caballeros.
7. Undergrounding utilities would make the city safer as they could be the source of a fire and downed electrical lines could block escape routes.
8. The City should study connecting some of the dead-end streets so residents living on these streets have multiple options to exit, such as Middleridge, Upper/Lower Blackwater and Portuguese Bend South.
9. An evacuation brochure should be available to all residents that details the procedure for evacuation. The brochure can include but not be limited to: (1) identifying the various means of communication to the residents, when to evacuate and options for

exit routes to take; (2) identifying evacuation for special needs resident (3) identifying what important items to take; (4) preparing the home for evacuation.

Q2 - In your opinion, what is the current state of evacuation routes?

Needs to improve, weak, poor, limited	39
Good, reasonable, moderate	33
Don't know	21
Open Crest Road emergency exit	19
Eastfield Drive excess vegetation, trees, power lines	15
Need more information and communication on evacuation	10
Concern of excess vegetation on exit routes	10
Traffic congestion, feeder streets have only one exit	9
Need alternate exit routes, Burma Rd, Middleridge, etc.	5
Chuckwagon exit to Eastfield Dr, brush and trees in canyon	2
Use trails as an exit rout	2
Evacuation of animals	2

Q3 - What are your concerns for the evacuation routes - Portuguese Bend Road, Crest Road and Eastfield Drive?

Traffic management, heavy traffic, emergency vehicles	8
Opening of Crest Road East gate	5
Access to evacuation route from feeder streets	4
Eastfield Drive too narrow, problematic	3
Need alternate exits, Burma Road	3
Evacuation of animals	2
Where to go after exiting City	1

Q4 - What are your concerns for the streets that feed into Portuguese Bend, Crest Road and Eastfield Drive?

Narrow streets	7
Traffic management	4
Trees, excess vegetation	3
Opening Crest Road East gate	2
Animal trailers	1
Utilities lines blocking the street	1
No problem	

Q8 - What additional fire prevention measures should be implemented along the evacuation routes?

None, unknown, not sure	19
Easement clearance of vegetation	43
Opening of Crest Road East gate	10
Traffic Management	9
Communication from City, First Responders	8
Underground utilities	7
Need alternate routes for Middleridge, Georgeff, cul-de-sacs	6
Eastfield Drive is a problem	6
Fires in canyons blocking exits	6
Signage, pools, hydrant,	3
Availability of water	1

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.A
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **TERRY SHEA, FINANCE DIRECTOR**

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

SUBJECT: **REVIEW OF FISCAL YEAR 2019/2020 AUDITED FINANCIAL STATEMENTS.**

DATE: **February 08, 2021**

BACKGROUND:

Attached you will find the City of Rolling Hills' Fiscal Year 2019-20 Annual Financial Statement (Statement) and associated letters prepared by Lance, Soll & Lunghard, LLP (LSL). The Statement expresses an "unmodified opinion" for the City acknowledging the City's finances and accounting procedures are in order. The Finance/Budget/Audit Committee met with the auditor and reviewed the materials on January 25, 2021 and the Committee Members had a few questions concerning various items as referenced in the meeting notes, all items were answered to their satisfaction.

DISCUSSION:

In November 2020, Lance, Soll & Lunghard, LLP (LSL) audited the City's financial records inclusive of reviewing its internal controls and testing procedures. As a result of that effort, along with an unmodified opinion in the Audit Report, LSL issued two letters and an Appropriations Limit Worksheet. As covered in the attached Internal Control Letter, LSL found that the City has no internal control deficiencies or compliance issues.

FISCAL IMPACT:
Service cost provided by LSL is included in the adopted budget for FY 2020-2021.

RECOMMENDATION:

It is recommended that the City Council receive and file the Fiscal Year 2019-20 Annual Financial Statements and associated audit letters.

ATTACHMENTS:
Finance-Budget-Audit Notes 01-25-21.pdf
General Fund Fiscal Year 2019-20 Revenues & Expenditures - Final Budget Vs. Audited Actual.pdf
Rolling Hills Audit Communication Letter.pdf
Rolling Hills Audited Financial Statements FY 2019-20.pdf
Rolling Hills Report on Internal Controls.pdf

Finance / Budget / Audit Committee
January 25, 2021 6:00 PM
Meeting Notes

Participants
Jeff Piper, Mayor
James Black, M.D., Councilmember
Elaine Jeng P.E., City Manager
Terry Shea, Finance Director
Debbie Harper, Partner, Lance Soll & Lunghard, LLP (CPA)

- The Committee met to discuss the Fiscal Year 2019-20 Audit and the Financial Statements.

- Debbie Harper, the Partner in charge of the audit for Lance, Soll & Lunghard, LLP discussed the SAS 114 Letter, required communication with those charged with governance and indicated the audit fieldwork was completed in November and there were no recommended changes to our policies and no proposed adjusting journal entries.

- She also went over the Internal Control and Compliance Letter and indicated there were no material weaknesses or significant deficiencies to report and indicated the audit was also performed under *Governmental Auditing Standards.*

- She indicated the opinion on the Financial Statement was an "Unmodified" opinion, which is the highest level of assurance they can give, and the financial statements are properly stated in all material respects.

- She explained what an audit is and that it does not provide absolute assurance, and they performed certain risked based procedures, which included reviewing and testing all the City's major transaction cycles. They confirmed our cash and investment amounts with the appropriate entity, and obtained and verified evidence to support other balance sheet accounts.

- Terry Shea and Debbie Harper discussed the Financial Statements and made the following comments:

    - On the Government Wide Statements, which shows a long-term picture, our Net Position was $8,246,818, with $5,246,753 being unrestricted, and an increase in Net Position of $35,095 for the year.

- Included on the Statement of Net Position is an Other Post Employment (OPEB) Asset of $225,042 as we have fully funded our OPEB Plan. Debbie indicated for this fiscal year on the Statement of Net Position is the PARS Section 115 Trust the City set up to help fund the Net Pension Liability, the amount of $398,474 is reflected as restricted cash and a portion of Net Position is restricted as well.

- Terry went over the Balance Sheet, which is a short-term look at the City's financial position. The General Fund fund balance was $5,617,133, of which $404,681 was nonspendable or restricted and $5,212,452 was unassigned and available to fund ongoing operations and compared to total expenditures of $2,011,954 indicates the City is in sound financial position.

- Total Fund Balance of all governmental funds was $7,604,934.

- The total General Fund revenues were $2,172,220 and expenditures were $2,011,954, and after transfers in of $24,000 and transfers out of $(362,913), the General Fund had a decrease in Fund Balance of $178,647. Transfers out included $263,628 to the Capital Projects Fund for the ADA and Tennis Court Projects. Of this $263,628 only $23,863 was spent and the balance of $239,765 is available for the two Projects in FY 2020-21. In prior years we only would transfer what was spent during the year.

- The General Fund revenues were $106,080 lower than the budgeted amount, with property taxes and investment earnings higher than budgeted by $54,422 and $100,472 respectively, offset by license and permits and charges for services being lower than the budgeted by $213,750 and $34,013, respectively.

- The General Fund expenditures were $355,033 less than budgeted, with the savings coming from the General Government expenditures for salaries and benefits, insurance, emergency preparedness and contingency expenditures.

- Terry went over the notes in detail and indicated the Net Pension Liability increased by $66,553. The PARS Section 115 Trust amount of $398,474 was discussed and it does offset the unfunded liability. There was discussion on future deposits to the Section 115 Trust fund and what the funds are being invested in. There were three investment strategies offered and the Council chose the middle strategy which is more conservative and has less equity securities. The City Manager indicated the funds were being managed by High Mark Capital and shared a report from them with the

investment breakdown. There was some discussion regarding the investment makeup of the fund and the Committee Members asked to see a more current statement.

- Debbie discussed the Required Supplementary Information (RSI) as it relates to GASB 68 and indicated the "Net Pension Liability" increased from $622,418 to $688,971 for the fiscal year ended June 30, 2020 and is shown as a liability on the City's Statement of Net Position. The City's Section 115 Trust Pension Stabilization funds of $398,474 are shown as an asset on the Statement of Net Position. The City is included in a cost-sharing multiple-employer defined benefit plan at CalPERS. The $688,971 is our share of the unfunded liability of the pool. She also went over the notes to the pension plan in detail.

- Terry discussed the RSI as it relates to the City's Other Post Employment Benefit Plan (OPEB) for retiree healthcare. The City's total OPEB liability is $351,015 which is offset by the Plans fiduciary net position of $549,934, resulting in a net asset of $198,919 on June 30, 2020.

Notes prepared by: Terry Shea

CITY OF ROLLING HILLS
GENERAL FUND REVENUES & EXPENDITURES
FINAL BUDGET VS AUDITED ACTUAL
YEAR ENDED JUNE 30, 2020

	Final Budget	Audited Actual	Variance With Final Budget	% Bud
Revenues				
401.0 Property Taxes	$ 1,144,500	$ 1,201,368	$ 56,868	104.97%
405.0 Sales Tax	8,000	3,310	(4,690)	41.38%
410.0 Real Estate Transfer Tax	41,800	48,546	6,746	116.14%
420.0 Motor Vehicles in Lieu Tax-VLF	223,500	226,034	2,534	101.13%
440.0 Building & Other Permit Fees	583,000	369,250	(213,750)	63.34%
450.0 Variance, Planning & Zoning	40,000	6,700	(33,300)	16.75%
455.0 Animal Control Fees	1,300	587	(713)	45.15%
460.0 Franchise Fees	19,000	14,498	(4,502)	76.31%
480.0 Fines & Traffic Violations	14,300	14,722	422	102.95%
600.0 City Hall Leasehold RHCA	84,000	83,976	(24)	99.97%
602.0 Reimbursement PW M & O RHCA	-	-	-	#DIV/0!
620.0 Proposition A Exchange	-	-	-	#DIV/0!
650.0 PSAF & COPS	800	1,000	200	125.00%
655.0 Burglar Alarm Responses	600	1,400	800	233.33%
670.0 Interest Earned	100,000	200,496	100,496	200.50%
675.0 Miscellaneous Revenue	17,500	334	(17,166)	1.91%
699.0 Operating Transfer In	24,000	24,000	-	100.00%
Revenues	**2,302,300**	**2,196,221**	**(106,079)**	**95.39%**
Expenditures				
Dept: 00				
999.0 Operating Transfer Out	398,000	362,913	35,087	110%
Dept: 01 City Admin				
702.0 Salaries-Full Time	409,300	333,333	75,967	81.44%
703.0 Salaries-Part Time	10,500	435	10,065	4.14%
710.0 Retirement CalPERS-	63,100	53,402	9,698	84.63%
715.0 Workers Compensation	7,800	7,776	24	99.69%
716.0 Group Insurance	40,800	39,670	1,130	97.23%
717.0 Retiree Medical	28,900	30,049	(1,149)	103.98%
718.0 Employer Payroll Taxes	33,600	22,695	10,905	67.54%
720.0 Auto Allowance	2,400	2,400	-	100.00%
740.0 Office Supplies &	60,000	25,784	34,216	42.97%
745.0 Equipment Leasing	4,100	7,075	(2,975)	172.56%
750.0 Dues & Subscriptions	11,300	11,369	(69)	100.61%
755.0 Conference Expense	10,000	5,041	4,959	50.41%
757.0 Meetings Expense	1,500	2,630	(1,130)	175.33%
759.0 Training & Education	2,000	3,100	(1,100)	155.00%
761.0 Auto Mileage	500	416	84	83.20%
765.0 Postage	13,000	15,258	(2,258)	117.37%
770.0 Telephone	6,100	6,510	(410)	106.72%
775.0 City Council Expense	10,000	5,181	4,819	51.81%
780.0 Minutes Clerk Meetings	6,000	4,960	1,040	82.67%
785.0 Codification	5,000	10,117	(5,117)	0.00%
790.0 Advertising	1,500	-	1,500	0.00%
795.0 Other Gen Admin	10,000	6,169	3,831	61.69%
801.0 City Attorney	90,000	81,950	8,050	91.06%
802.0 Legal Expenses-Other	3,000	-	3,000	0.00%
820.0 Website	6,000	13,019	(7,019)	216.98%
890.0 Consulting Fees	77,600	74,264	3,336	95.70%
950.0 Capital Outlay	-	-	-	#DIV/0!
City Administration	**914,000**	**762,603**	**151,397**	**83.44%**

CITY OF ROLLING HILLS
GENERAL FUND REVENUES & EXPENDITURES
FINAL BUDGET VS AUDITED ACTUAL
YEAR ENDED JUNE 30, 2020

	Final Budget	Audited Actual	Variance With Final Budget	% Bud
Dept: 05 Finance				
750.0 Dues & Subscriptions	650	333	317	51.23%
810.0 Annual Audit	17,100	16,780	320	98.13%
890.0 Consulting Fees	101,700	100,185	1,515	98.51%
950.0 Capital Outlay-Equipment	-	-	-	#DIV/0!
Finance	**119,450**	**117,298**	**2,152**	**98.20%**
Dept: 15 Planning & Development				
702.0 Salaries-Full Time	193,500	215,590	(22,090)	111.42%
702.0 Salaries-Part Time	15,750	8,229	7,521	52.25%
710.0 Retirement CalPERS-Employer	29,800	29,932	(132)	100.44%
715.0 Workers Compensation Insurance	3,850	3,839	11	99.71%
716.0 Group Insurance	19,000	14,202	4,798	74.75%
718.0 Employer Payroll Taxes	16,750	16,350	400	97.61%
719.0 Deferred Compensation	7,150	1,103	6,047	15.43%
720.0 Auto Allowance	2,400	1,850	550	77.08%
750.0 Dues & Subscriptions	600	-	600	0.00%
755.0 Conference Expense	5,000	1,177	3,823	23.54%
758.0 Planning Commission Meeting	3,000	1,036	1,964	34.53%
759.0 Training & Education	2,000	-	2,000	0.00%
776.0 Miscellaneous Expenses	2,000	250	1,750	12.50%
872.0 Property Development-Legal Exp	47,000	29,117	17,883	61.95%
878.0 Build Inspect. LA County/Willd	195,000	197,815	(2,815)	101.44%
881.0 Storm Water Management	129,100	113,946	15,154	88.26%
882.0 Variance & CUP Expense	6,000	6,859	(859)	114.32%
884.0 Special Project Study & Cons	139,200	169,375	(30,175)	121.68%
950.0 Capital Outlay-Equipment	-	-	-	#DIV/0!
Planning & Development	**817,100**	**810,670**	**6,430**	**99.21%**
Dept: 25 Public Safety				
830.0 Law Enforcement	221,700	197,275	24,425	88.98%
833.0 Other Law Enforcement Expenses	3,000	1,221	1,779	40.70%
837.0 Wild Life Mgmt & Pest Control	61,500	11,274	50,226	18.33%
838.0 Animal Control Expense	11,000	4,674	6,326	42.49%
Public Safety	**297,200**	**214,444**	**82,756**	**72.15%**
Dept: 65 Non-Department				
895.0 Insurance & Bond Expense	34,900	19,284	15,616	55.26%
901.0 South Bay Comm. Organization	4,100	2,600	1,500	63.41%
915.0 Community Recognition	11,000	7,154	3,846	65.04%
916.0 Civil Defense Expense	650	627	23	96.46%
917.0 Emergency Preparedness	29,000	9,164	19,836	31.60%
985.0 Contingency	25,000	-	25,000	0.00%
Non-Department	**104,650**	**38,829**	**65,821**	**37.10%**
Dept: 75 City Properties				
925.0 Utilities	34,000	29,254	4,746	86.04%
930.0 Repairs & Maintenance	32,000	23,637	8,363	73.87%
932.0 Area Landscaping	13,500	15,219	(1,719)	112.73%
City Properties	**79,500**	**68,110**	**11,390**	**85.67%**
Expenditures	**2,729,900**	**2,374,867**	**355,033**	**86.99%**
Revenues Over (Under) Expenditures	$ (427,600)	**$ (178,646)**	$ 248,954	

December 21, 2020

To the Honorable Mayor and Members of the City Council
City of Rolling Hills, California

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Rolling Hills, California (the City) for the year ended June 30, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 7, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the notes to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during fiscal year 2019-2020. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

> Management's estimates of its net pension liability and net other post-employment benefits liability based on actuarial valuation specialist assumptions. We evaluated the key factors and assumptions used to develop the net pension liability and net other post-employment benefits liability in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. No misstatements were found.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 21, 2020.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, the budgetary comparison schedules for the general fund, the schedule of proportionate share of the net pension liability, the schedule of plan contributions – miscellaneous, the schedule of changes in net OPEB asset and related ratio, and the schedule of plan contributions – OPEB, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual non major fund financial statements and schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

To the Honorable Mayor and Members of the City Council
City of Rolling Hills, California

New Accounting Standards

The following new Governmental Accounting Standards Board (GASB) pronouncements were effective for fiscal year 2019-2020 audit:

GASB Statement No. 95, *Postponement of Effective Dates of Certain Authoritative Guidance* – The following pronouncements have been postponed as a temporary relief to governments and other stakeholders in light of the COVID-19 pandemic and the new effective date is reflected in the following fiscal years.

GASB Statement No. 88, *Certain Disclosure Related to Debt, including Direct Borrowing and Direct Placements.*

The following Governmental Accounting Standards Board (GASB) pronouncements are effective in the following fiscal year audit and should be reviewed for proper implementation by management:

Fiscal year 2021

GASB Statement No. 84, *Fiduciary Activities.*

GASB Statement No. 90, *Majority Equity Interests - an Amendment of GASB Statement Nos. 14 and 61.*

Fiscal year 2022

GASB Statement No. 87, *Leases.*

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period.*

Fiscal year 2023

GASB Statement No. 91, *Conduit Debt Obligations.*

Restriction on Use

This information is intended solely for the use of City Council and management of Rolling Hills and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Lance, Soll & Lunghard, LLP

Brea, California

CITY OF ROLLING HILLS, CALIFORNIA

FOR THE FISCAL YEAR ENDED JUNE 30, 2020

FINANCIAL STATEMENTS

Focused on YOU



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CITY OF ROLLING HILLS, CALIFORNIA

FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2020

PREPARED BY:

THE CITY OF ROLLING HILLS, CALIFORNIA

FINANCIAL SERVICES DEPARTMENT

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CITY OF ROLLING HILLS, CALIFORNIA

FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2020

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CITY OF ROLLING HILLS, CALIFORNIA

FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2020

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INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council
City of Rolling Hills, California

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Rolling Hills, California, (the City) as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Rolling Hills, California, as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules for the general fund, the schedule of proportionate share of the net pension liability, the schedule of plan contributions – miscellaneous, the schedule of changes in net OPEB asset and related ratio, and the schedule of plan contributions – OPEB on pages 49-55 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects in relation to the basic financial statements as a whole.

To the Honorable Mayor and Members of the City Council
City of Rolling Hills, California

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 21, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Lance, Soll & Lunghard, LLP

Brea, California
December 21, 2020

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Management Discussion and Analysis

The following narrative provides an overview and analysis of the financial activities of the City of Rolling Hills for the fiscal year ended June 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal and the City's financial statements.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $8,246,818 *(net position).* Of this amount, $5,246,753, *(unrestricted net position)* may be used to meet the government's ongoing obligations to citizens and creditors.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $7,604,934. Of this amount $5,212,452 is unassigned and available for spending at the City's discretion.
- At the end of the current year, unassigned fund balance for the General Fund was $5,212,452 which represents 2.59 times the total General Fund expenditures.
- General Fund revenues available for appropriation were $106,080 less than budgeted while actual expenditures were $355,033 less than budgeted. After transfers in and out, the General Fund showed a $178,647 decrease in fund balance.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements contain the following three components: 1) Government-wide Financial Statements, 2) Fund Financial Statements and 3) Notes to the Financial Statements.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business. These statements include all assets and liabilities of the City using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The statement of net position presents information on all of the City's assets, deferred inflows/outflows of resources and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change regardless of the timing of related cash flows. Thus, some of the revenues and expenses reported in this statement will have no effect on cash until some future fiscal period.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover some or all of their costs through user fees and charges (business-type activities).

Governmental activities. Most of the City's basic services are reported in this category, including the general administration, public safety, planning and development, recreation and public works. Property taxes, sales tax, real estate transfer tax, licenses and permits, franchise fees, charges for services, interest income, grants, contributions from other agencies, and other revenues finance these activities.

Business-type activities. The City charges a fee to customers to cover all or most of the costs of certain services it provides. The City's Refuse Collection operation is reported in this category.

The government-wide financial statements can be found on pages 13 to 15 of this report.

Fund Financial Statements. The fund financial statements provide detailed information about the City's most significant funds. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds. Most of the City's basic services are reported in governmental funds, which focus on how money flows in and out of those funds and balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The difference between the results in the Governmental Fund financial statements to those in the Government wide financial statements are explained in a reconciliation following each Governmental Fund financial statement.

In addition to the major funds reported separately on the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance, the City also maintains 7 special revenue funds and one capital project fund. Data from these funds are combined into a single, aggregated presentation referred to as other governmental funds.

Individual fund data for each of these non-major governmental funds are provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for all of its governmental and proprietary funds. A budget comparison statement has been provided for the General Fund to demonstrate compliance with this budget. This comparison can be found on page 51 of this report.

The basic governmental fund financial statements can be found on pages 16 to 19 of this report.

Proprietary funds. When the City charges customers for the services it provides, these services are generally reported in proprietary funds. Within the category of proprietary funds are Enterprise Funds and Internal Service Funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its Refuse activity. Internal service funds are an accounting devise used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for its Municipal Self Insurance costs. Because these services predominantly benefit governmental rather than business-type functions, this fund has been included within the governmental activities in the government-wide financial statement.

The basic proprietary fund financial statements can be found on pages 20 to 22 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City's fiduciary activities are reported in a separate Statement of Fiduciary Net Position.

The basic fiduciary fund financial statements can be found on page 23 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 25 to 48 of this report.

Other Information. The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the notes to the financial statements. Combining and individual fund statements and schedules can be found on pages 56 to 69 of this report.

Governmental-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's net position for fiscal years 2019-2020 and 2018-2019 are shown in Table 1. In the City of Rolling Hills, total assets and deferred outflows exceeded total liabilities and deferred inflows by $8,246,818 at June 30, 2020.

Table 1
City of Rolling Hills Net Position

	Governmental Activities		Business Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Assets:						
Current and other assets	$8,319,369	$8,236,301	$519,911	$574,657	$8,839,280	$8,810,958
Capital assets	613,790	599,129	-	-	613,790	599,129
Total Assets	**8,933,159**	**8,835,430**	**519,911**	**574,657**	**9,453,070**	**9,410,087**
Deferred outflows of resources:						
Pension/OPEB related items	236,265	217,494	-	-	236,625	217,494
Liabilities:						
Current and other liabilities	937,253	947,698	412,545	397,136	1,349,798	1,344,834
Total Liabilities	**937,253**	**947,698**	**412,545**	**397,136**	**1,349,798**	**1,344,834**
Deferred inflows of resources:						
Pension related items	92,719	71,024	-	-	92,719	71,024
Net position:						
Invested in capital assets	613,790	599,129	-	-	613,790	599,129
Restricted	2,386,275	2,058,050	-	-	2,386,275	2,058,050
Unrestricted	5,139,387	5,377,023	107,366	177,521	5,246,753	5,554,544
Total Net Position	**$8,139,452**	**$8,034,202**	**$107,366**	**$177,521**	**$8,246,818**	**$8,211,723**

Of the City of Rolling Hills net position, 7.44% reflects its investment in capital assets. An additional portion of the City of Rolling Hills net position, 28.94% represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, 63.62% may be used to meet the government's ongoing obligations.

At the end of the current fiscal year, the City of Rolling Hills is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation was true for the prior fiscal year.

Governmental activities. As a result of the governmental activities, the City of Rolling Hills net position increased by $105,250. Key elements of this increase are as follows:

Table 2
City of Rolling Hills Net Position
Changes in Net Position

	Governmental Activities		Business Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	$414,416	$536,917	$789,835	$770,401	$1,204,251	$1,307,318
Operating grants and contributions	275,477	327,667	-	-	275,477	327,667
General Revenues:						
Property taxes	1,201,368	1,189,613	-	-	1,201,368	1,189,613
Franchise taxes	14,498	14,930	-	-	14,498	14,930
Other taxes	51,856	62,466	-	-	51,856	62,466
Motor Vehicle in lieu - unrestricted	226,033	215,126	-	-	226,033	215,126
Use of money and property	292,721	277,023	-	-	292,721	277,023
Other	334	7,276	20,154	-	20,488	7,276
Total Revenues	**2,476,703**	**2,631,018**	**809,989**	**770,401**	**3,286,692**	**3,401,419**
Expenses:						
General government	1,004,875	867,059	-	-	1,004,875	867,059
Public safety	394,187	397,442	-	-	394,187	397,442
Planning and development	835,459	735,605	-	-	835,459	735,605
Recreation	2,341	2,500	-	-	2,341	2,500
Public works	158,591	161,743	-	-	158,591	161,743
Refuse Collection Fund	-	-	856,144	794,196	856,144	794,196
Total Expenses	**2,395,453**	**2,164,349**	**856,144**	**794,196**	**3,251,597**	**2,958,545**
Excess (Deficiency) Before Transfers	**81,250**	**466,669**	**(46,155)**	**(23,795)**	**35,095**	**442,874**
Transfers	**24,000**	**24,000**	**(24,000)**	**(24,000)**	**-**	**-**
Increase (decrease) in Net Position	**105,250**	**490,669**	**(70,155)**	**(47,795)**	**35,095**	**442,874**
Net Position – Beginning-Restated	**8,034,202**	**7,543,533**	**177,521**	**225,316**	**8,211,723**	**7,768,849**
Net Position - Ending	**$8,139,452**	**$8,034,202**	**$107,366**	**$177,521**	**$8,246,818**	**$8,211,723**

Governmental Activities

The increase in net position of $105,250 during the current fiscal year is directly related to the revenues exceeding the expenditures of the governmental funds by $110,076. The governmental funds had a net change in fund balance of $134,076 which was offset in the government-wide statements by $15,665 for the funding of the OPEB, $(69,326) in pension related expenses, $10,174 in the change in compensated absences payable and capital asset activity of $14,661. The net cost of all governmental activities for the year was $1,705,560. Overall, the City's governmental program revenues were $689,893; of the remaining "public benefit" governmental activities, $1,201,368 were paid with Property Taxes, Motor Vehicle in lieu Taxes of $226,033 and Use of Money and Property of $292,721.

The City's programs for governmental activities include General Government, Public Safety, Planning and Development, Public Works and Recreation.

Business-Type Activities

The program for the business-type activities includes refuse collection operations.

As a result of the business-type activities, the City of Rolling Hills net position decreased by $70,155. The decrease in net position is mainly attributable to not increasing in the monthly refuse charges because of available reserves. Charges for services are the major revenue source for the City's business type activities, accounting for 97.51% or $789,835 of total business-type activity revenue. The cost of Proprietary (Business Type) activities this year was $856,144 and included $24,000 of transfers to the General Fund for administrative services.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of fiscal year 2019-20, the City's governmental funds reported combined ending fund balances of $7,604,934 an increase of $134,076 from the previous year. The increase is attributed to revenues and transfers in exceeding expenditures and transfers out in the current fiscal year of $134,076. Total governmental revenues of $2,476,703 decreased by $154,315 from prior year amount of $2,631,018, the components of the decrease are as follows; property taxes increased $11,754, building permits revenue decreased by $(112,798) due to less activity and a change in the multiplier, motor vehicle in-lieu increased $10,908, interest income increased $15,436, Proposition A exchange revenues decreased by $56,250, COPS funds increased by $7,201 and Transit Fund revenues decreased by $1,737. Total governmental expenditures of $2,366,627 increased by $166,768 from the prior year amount of $2,199,859, the components of the increase are as follows; General Government expenditures increased by $107,473, Planning and Development costs increased by $71,415 due to increased professional services, Public Works expenditures decreased by $19,358 due to the exchange of Proposition A Funds of $75,000 and the gifting of Proposition C Funds of $65,000 in the prior year and none in the current year and additional street engineering and striping, and $37,112 in undergrounding projects in the current year. Public Safety expenditures increased by $19,163.

There are two major funds on the balance sheet for governmental funds. The first is the General Fund, the primary operating fund of the City. At the end of the current fiscal year, unassigned fund balance was $5,212,452 which represents 92.80% of total fund balance of $5,617,133. As a measure of the General Fund's liquidity, it may be useful to compare unassigned and total fund balance to total fund expenditures. Unassigned fund balance represents 2.59 times of total General Fund expenditures, while total fund balance represents 2.79 times of that same amount. Restricted fund balance in the General Fund is $398,474 which is funds held in a pension stabilization fund held in Section 115 Trust. The City established the Trust in the fiscal year 2017-18.

The City's General Fund fund balance decreased by $178,647 during the current fiscal year which is $667,480 less than the prior year increase of $488,833, primarily because of an increase in property taxes of $11,755, motor vehicle in-lieu fees of $10,908, decrease in building permits revenue of $112,798, and an increase interest earnings of $15,436 offset by an increase in General Fund expenditures of $153,142 and transfers out of $333,947 for capital projects.

The Underground Utility Fund on the City's governmental funds balance sheet is a major fund. The Capital Projects – Utility Fund provides funds for consultant and construction services for underground utilities projects and other infrastructure improvements. The Capital Projects – Utility Fund has a total fund balance of $1,430,345. There was decrease of $54,612 for the Capital Projects - Utility Fund for the fiscal year 2019-20 for consulting fees for undergrounding projects. During the prior fiscal year the City exchanged $675,295 with a neighboring City and received Southern Cal Edison Rule 20A funds of $1,125,491 for future undergrounding projects.

Proprietary Funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements but in greater detail.

Ending unrestricted net position for the Refuse Collection - Enterprise Fund is $107,366. The total change in net position for the Refuse Collection - Enterprise Fund was a net position decrease of $70,155.

Ending unrestricted net position for the Municipal Self Insurance Fund - Internal Service Fund is $260,374. There was no change in net position for the Municipal Self Insurance Fund - Internal Service Fund for the fiscal year 2019-20.

General Fund Budgetary Highlights

The difference between the original General Fund budget and the final amended budget was an increase in revenues of $0 and an increase of $98,300 in expenditures, which is summarized as follows:

Storm Water Management costs were increased by $64,100 which were originally budgeted in the Measure W Fund. Consulting Fees were increased by $34,200 for acacia removal.

Actual to budget revenue variances included positive variances for Taxes of $54,422 and Use of Money and Property of $100,472 and negative variance in License and Permits of $213,750. Total General Fund revenues were $106,080 less than budgeted.

Total General Fund expenditures were $355,033 less than budgeted due to savings in General Government costs of $235,930, Public Safety costs of $77,585, Planning and Development costs of $6,431. Also, actual transfers out were $35,087 less than budgeted.

Capital Asset and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental and business-type activities as of June 30, 2020 amounts to $613,790. This investment includes land for the City Hall campus, tennis courts, Poppy Trail land, Hesse's Gap, Hix Ring and Storm Hill Park. Additional information on the City of Rolling Hills capital assets can be found in Note 5 on page 37 of this report.

Long-term Debt. The City avoids debt financing and has no long-term debt. At the end of the current fiscal year, the City's compensated absences decreased by $10,174 to $19,263.

Other Post-Employment Health Care Benefits

The City adopted GASB Statement 78 during fiscal year 2017-18 and the liability of $399,235 was offset by the City's fiduciary net position of $624,277 which resulted in a Net OPEB Asset of $225,042, which is included on the Statement of Net Position. See Note 9 on pages 45 to 48.

Pension Plan Obligations

The City implemented GASB Statement 68 during fiscal year 2014-15 which resulted in ending net pension liability of $421,924 on June 30, 2015, $369,954 on June 30, 2016, $528,827 on June 30, 2017, $627,859 on June 30, 2018, $622,418 on June 30, 2019, and $688,971 on June 30, 2020.

Economic Factors and Next Year's Budgets

The City Council adopted the Fiscal Year 2020-21 budget on June 8, 2020, and the following factors were considered in preparing the budget:

- The City budgeted an increase in property taxes of 4% and a 48% decrease in development activity. The Fiscal Year 2020-21 budget includes a net decrease in budgeted revenues of $217,900 in the General Fund.

- The Fiscal Year 2020-21 General Fund expenditures are $42,118 more than prior year: due to the current fiscal year including additional salary and benefits costs for the Administration Department of $28,700.

- The City's General Fund adopted budget anticipates having a deficit after transfers in and out of $479,845 for Fiscal Year 2020-21. Included are transfers out to the Capital Improvement Fund of $89,000 for various projects, to the Refuse Collection Fund of $57,527 for a rate subsidy and to the Traffic Safety Fund of $20,000 for road striping.

Contacting the City's Financial Department

This financial report is designed to provide a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City's Finance Department at the City of Rolling Hills, 2 Portuguese Bend Road, Rolling Hills, California 90274.

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CITY OF ROLLING HILLS, CALIFORNIA

STATEMENT OF NET POSITION
JUNE 30, 2020

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets:			
Cash and investments	$ 6,885,661	$ 476,403	$ 7,362,064
Receivables:			
Accounts	107,871	43,508	151,379
Accrued interest	20,819	-	20,819
Deposits	675,295	-	675,295
Prepaid costs	6,207	-	6,207
Restricted cash and investments	398,474	-	398,474
Capital assets not being depreciated	583,489	-	583,489
Capital assets, net of depreciation	30,301	-	30,301
Net other post-employment benefits asset	225,042	-	225,042
Total Assets	**8,933,159**	**519,911**	**9,453,070**
Deferred Outflows of Resources:			
Pension deferrals	198,250	-	198,250
Other post-employment benefit deferrals	38,015	-	38,015
Total Deferred Outflows of Resources	**236,265**	**-**	**236,265**
Liabilities:			
Accounts payable	213,084	412,545	625,629
Accrued liabilities	7,971	-	7,971
Deposits payable	7,964	-	7,964
Compensated absences, due within one year	5,000	-	5,000
Noncurrent liabilities:			
Compensated absences	14,263	-	14,263
Net pension liability	688,971	-	688,971
Total Liabilities	**937,253**	**412,545**	**1,349,798**
Deferred Inflows of Resources:			
Pension deferrals	71,584	-	71,584
Other post-employment benefit deferrals	21,135	-	21,135
Total Deferred Inflows of Resources	**92,719**	**-**	**92,719**
Net Position:			
Investment in capital assets	613,790	-	613,790
Restricted:			
Public safety	52,527	-	52,527
Public works	255,973	-	255,973
Capital projects	1,670,110	-	1,670,110
Quimby Act	9,191	-	9,191
Pension stabilization trust	398,474	-	398,474
Unrestricted	5,139,387	107,366	5,246,753
Total Net Position	**$ 8,139,452**	**$ 107,366**	**$ 8,246,818**

The notes to financial statements are an integral part of this statement.

CITY OF ROLLING HILLS, CALIFORNIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Contributions and Grants
Governmental Activities:			
General government	$ 1,004,875	$ 587	$ -
Public safety	394,187	16,122	156,948
Planning and development	835,459	375,950	-
Recreation	2,341	-	-
Public works	158,591	21,757	118,529
Total Governmental Activities	2,395,453	414,416	275,477
Business-Type Activities:			
Refuse collection	856,144	789,835	-
Total Business-Type Activities	856,144	789,835	-
Total	**$ 3,251,597**	**$ 1,204,251**	**$ 275,477**

General Revenues:	
Taxes:	
Property taxes	
Sales taxes	
Franchise taxes	
Other taxes	
Motor vehicle in lieu - unrestricted	
Use of money and property	
Other	
Transfers	
Total General Revenues and Transfers	
Change in Net Position	
Net Position, Beginning of the Year	
Net Position, End of the Year	

The notes to financial statements are an integral part of this statement.

Net (Expenses) Revenues and Changes in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
$ (1,004,288)	$ -	$ (1,004,288)
(221,117)	-	(221,117)
(459,509)	-	(459,509)
(2,341)	-	(2,341)
(18,305)	-	(18,305)
(1,705,560)	-	(1,705,560)
-	(66,309)	(66,309)
-	(66,309)	(66,309)
(1,705,560)	**(66,309)**	**(1,771,869)**
1,201,368	-	1,201,368
3,310	-	3,310
14,498	-	14,498
48,546	-	48,546
226,033	-	226,033
292,721	-	292,721
334	20,154	20,488
24,000	(24,000)	-
1,810,810	**(3,846)**	**1,806,964**
105,250	(70,155)	35,095
8,034,202	177,521	8,211,723
$ 8,139,452	**$ 107,366**	**$ 8,246,818**

The notes to financial statements are an integral part of this statement.

BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2020

	General	Capital Projects Fund: Underground Utility Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets:				
Cash and investments	$ 5,293,960	$ 756,859	$ 574,468	$ 6,625,287
Receivables:				
Accounts	107,871	-	-	107,871
Accrued interest	20,819	-	-	20,819
Deposits	-	675,295	-	675,295
Prepaid costs	6,207	-	-	6,207
Restricted cash and investments	398,474	-	-	398,474
Total Assets	**$ 5,827,331**	**$ 1,432,154**	**$ 574,468**	**$ 7,833,953**
Liabilities and Fund Balance:				
Liabilities:				
Accounts payable	$ 194,263	$ 1,809	$ 17,012	$ 213,084
Accrued liabilities	7,971	-	-	7,971
Deposits payable	7,964	-	-	7,964
Total Liabilities	210,198	1,809	17,012	229,019
Fund Balance:				
Nonspendable:				
Prepaid costs	6,207	-	-	6,207
Restricted:				
Public safety - police	-	-	52,527	52,527
Grants - public works	-	-	255,973	255,973
Capital projects	-	1,430,345	239,765	1,670,110
Quimby Act	-	-	9,191	9,191
Pension stabilization trust	398,474	-	-	398,474
Unassigned	5,212,452	-	-	5,212,452
Total Fund Balance	5,617,133	1,430,345	557,456	7,604,934
Total Liabilities and Fund Balance	**$ 5,827,331**	**$ 1,432,154**	**$ 574,468**	**$ 7,833,953**

The notes to financial statements are an integral part of this statement.

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
JUNE 30, 2020

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances - governmental funds		$ 7,604,934
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		613,790
Compensated absences are not due and payable in the current period, and therefore, are not reported in the funds.		(19,263)
Governmental funds report all pension contributions as expenditures; however, in the statement of activities, the excess/deficiency of the total pension liability over/under the plan fiduciary net position is reported as a net pension liability/asset.		(688,971)
Pension-related deferred outflows of resources that have not been included as financial uses in the governmental fund activity are as follows:		
Contributions made after the actuarial measurement date	$ 84,285	
Changes in assumptions	32,853	
Difference between expected and actual experiences	47,852	
Adjustments due to differences in proportions	33,260	198,250
Pension-related deferred inflows of resources that have not been included as financial resources in the governmental fund activity are as follows:		
Changes in assumptions	(11,646)	
Difference between expected and actual experiences	(3,708)	
Net difference between projected and actual earnings on plan investments	(12,045)	
Difference in proportionate share	(44,185)	(71,584)
Governmental funds report all other post-employment benefits contributions as expenditures; however, in the statement of net position, the excess of the plan fiduciary net position over the total other post-employment benefits liability is reported as a net other post-employment benefits asset.		225,042
Other post-employment benefits-related deferred outflows of resources that have not been included as financial uses in the governmental fund activity are as follows:		
Contributions made after the actuarial measurement date	18,424	
Assumption changes	19,591	38,015
Other post-employment benefits-related deferred inflows of resources that have not been included as financial resources in the governmental fund activity are as follows:		
Investment Gains/Losses	(1,398)	
Experience Gain/Losses	(19,737)	(21,135)
Internal service funds are used by management to charge the costs of certain activities, such as equipment and technology replacement, to individual funds. The assets and liabilities of the internal service funds must be added to the statement of net position.		260,374
Net Position of Governmental Activities		**$ 8,139,452**

The notes to financial statements are an integral part of this statement.

CITY OF ROLLING HILLS, CALIFORNIA

STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

	General	Capital Projects Fund: Underground Utility Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:				
Taxes	$ 1,267,722	$ -	$ -	$ 1,267,722
Licenses and permits	369,250	-	-	369,250
Intergovernmental	227,033	-	274,477	501,510
Charges for services	7,287	21,757	-	29,044
Use of money and property	284,472	-	8,249	292,721
Fines and forfeitures	16,122	-	-	16,122
Miscellaneous	334	-	-	334
Total Revenues	**2,172,220**	**21,757**	**282,726**	**2,476,703**
Expenditures:				
Current:				
General government	981,670	-	-	981,670
Public safety	219,615	-	174,572	394,187
Planning and development	810,669	-	-	810,669
Recreation	-	-	2,341	2,341
Public works	-	54,612	99,285	153,897
Capital outlay	-	-	23,863	23,863
Total Expenditures	**2,011,954**	**54,612**	**300,061**	**2,366,627**
Excess (Deficiency) of Revenues Over (Under) Expenditures	160,266	(32,855)	(17,335)	110,076
Other Financing Sources (Uses):				
Transfers in	24,000	-	362,913	386,913
Transfers out	(362,913)	-	-	(362,913)
Total Other Financing Sources (Uses)	**(338,913)**	**-**	**362,913**	**24,000**
Net Change in Fund Balance	(178,647)	(32,855)	345,578	134,076
Fund Balance, Beginning of the Year	5,795,780	1,463,200	211,878	7,470,858
Fund Balance, End of the Year	**$ 5,617,133**	**$ 1,430,345**	**$ 557,456**	**$ 7,604,934**

The notes to financial statements are an integral part of this statement.

CITY OF ROLLING HILLS, CALIFORNIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED JUNE 30, 2020

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds		$ 134,076
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays was less than depreciation expense in the current period.		
Capital outlay	$ 19,169	
Depreciation	(4,508)	14,661
Compensated absences expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		10,174
Pension obligation expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(69,326)
Other post-employment benefits obligation expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		15,665
Change in Net Position of Governmental Activities		**$ 105,250**

The notes to financial statements are an integral part of this statement.

CITY OF ROLLING HILLS, CALIFORNIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2020

	Business-Type Activities - Enterprise Fund	Governmental Activities- Internal Service Fund
	Refuse Collection Fund	
Assets:		
Current:		
Cash and investments	$ 476,403	$ 260,374
Accounts receivable	43,508	-
Total Current Assets	519,911	260,374
Total Assets	**519,911**	**260,374**
Liabilities:		
Current:		
Accounts payable	412,545	-
Total Current Liabilities	412,545	-
Total Liabilities	**412,545**	**-**
Net Position:		
Unrestricted	107,366	260,374
Total Net Position	**$ 107,366**	**$ 260,374**

The notes to financial statements are an integral part of this statement.

CITY OF ROLLING HILLS, CALIFORNIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION PROPRIETARY FUNDS FOR THE YEAR ENDED JUNE 30, 2020

	Business-Type Activities - Enterprise Fund	Governmental Activities- Internal Service Fund
	Refuse Collection Fund	
Operating Revenues:		
Sales and service charges	$ 789,835	$ -
Miscellaneous	20,154	-
Total Operating Revenues	**809,989**	**-**
Operating Expenses:		
Administration and general	31,060	-
Refuse collection	825,084	-
Total Operating Expenses	**856,144**	**-**
Operating Loss Before Transfers	(46,155)	-
Transfers out	(24,000)	-
Change in Net Position	(70,155)	-
Net Position, Beginning of the Year	177,521	260,374
Net Position, End of the Year	**$ 107,366**	**$ 260,374**

The notes to financial statements are an integral part of this statement.

CITY OF ROLLING HILLS, CALIFORNIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

	Business-Type Activities - Enterprise Fund	Governmental Activities-
	Refuse Collection Fund	Internal Service Fund
Cash Flows from Operating Activities:		
Cash received from customers and users	$ 808,948	$ -
Cash paid to suppliers for goods and services	(840,735)	-
Net Cash Used for Operating Activities	**(31,787)**	**-**
Cash Flows from Non-Capital Financing Activities:		
Cash transfers out	(24,000)	-
Net Cash Used for Non-Capital Financing Activities	**(24,000)**	**-**
Net Decrease in Cash and Cash Equivalents	(55,787)	-
Cash and Cash Equivalents, July 1	532,190	260,374
Cash and Cash Equivalents, June 30	**$ 476,403**	**$ 260,374**
Reconciliation of Operating Loss to Net Cash Used for Operating Activities:		
Operating loss	$ (46,155)	$ -
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Increase in accounts receivable	(1,041)	-
Increase in accounts payable	15,409	-
Total adjustments	14,368	-
Net Cash Provided by Operating Activities	**$ (31,787)**	**$ -**

Non-Cash Investing, Capital, and Financing Activities:
There were no non-cash transactions during the fiscal year

The notes to financial statements are an integral part of this statement.

CITY OF ROLLING HILLS, CALFORNIA

STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND
JUNE 30, 2020

	Agency Fund
Assets:	
Cash and investments	**$ 19,404**
Total Assets	**$ 19,404**
Liabilities:	
Deposits payable	$ 19,404
Total Liabilities	**$ 19,404**

The notes to financial statements are an integral part of this statement.

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I. SIGNIFICANT ACCOUNTING POLICIES

Note 1: Organization and Summary of Significant Accounting Policies

The basic financial statements of the City of Rolling Hills, California (the City) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

a. Description of Entity

The accompanying basic financial statements present the financial activity of the City of Rolling Hills. The City is the level of government primarily accountable for activities relevant to the operations of the City of Rolling Hills, California.

The City of Rolling Hills (the City) was incorporated on January 25, 1957, under the provisions of the State of California. The City operates under a Council-Manager form of government and provides the following services as authorized by its charter: public safety, sanitation, animal control, culture and recreation, public improvement planning and zoning, and general administrative services.

The Rolling Hills Community Association is not a part of the City's reporting entity because the City has no accountability for fiscal matters of the Rolling Hills Community Association.

b. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Note 1: Organization and Summary of Significant Accounting Policies (Continued)

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's proprietary funds function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for various functions concerned.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when the government receives cash.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, and then use unrestricted resources as needed.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

The Underground Utility capital projects fund is used to facilitate the expenditures necessary to construct the City's underground utility projects.

Note 1: Organization and Summary of Significant Accounting Policies (Continued)

The City reports the following major proprietary fund:

The Refuse Collection Fund is used to account for operations (a) that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Additionally, the City reports the following fund types:

- Special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.

- The internal service fund accounts for the financing of goods and services provided by one department to other departments on a cost reimbursement basis. The City's internal service fund is for self-insurance.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the government's proprietary funds are charges to customers for sales and services. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

Agency funds are used to account for assets held by the City in an agency capacity. The City reports an Agency fund for deposits.

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position or Equity

Cash and Investments

All cash and investments, except those that are held by fiscal agents, are held in a City pool. These pooled funds are available upon demand and, therefore, are considered cash and cash equivalents for purposes of the statement of cash flows. Investments held by fiscal agents with an original maturity of three months or less are also considered cash equivalents and are shown as restricted assets for financial statement presentation purposes.

Investments for the City, as well as for its component units, are reported at fair value. The City's policy is generally to hold investments until maturity.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances." All trade and property tax receivables are shown net of allowance for uncollectibles.

Note 1: Organization and Summary of Significant Accounting Policies (Continued)

Prepaid Costs

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements using the purchases method.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the governmental activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost when purchased or constructed. Donated capital assets are recorded at acquisition value at the date of acquisition.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, equipment, and infrastructure of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Building improvements	7-50
Improvements other than buildings	20
Computer equipment	5-20
Equipment and vehicles	5-20
Furniture and fixtures	20

Compensated Absences

It is the City's policy to permit employees to accumulate a limited amount of earned but unused vacation, which will be paid to employees in the period taken or upon separation from City's service. All vacation pay is accrued when incurred in the government-wide financial statements. In governmental funds, the cost of vacations is recognized when payments are made to employees.

Accumulated sick leave benefits are not recognized as liabilities of the City. The City's policy is to record sick leave as an operational expense in the period taken, since such benefits do not vest, nor is payment probable; however, unused sick leave is added to the creditable service period for calculation of retirement benefits when the employee retires.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position and governmental fund balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The government has two items that qualify for reporting in this category. They are deferred outflows relating to the net pension obligation and deferred outflows related

Note 1: Organization and Summary of Significant Accounting Policies (Continued)

to other post-employment benefits reported in the government-wide statement of net position. These outflows are the results of contributions made after the measurement period, the net difference between projected and actual earnings on plan investments, changes in actuarial assumptions, differences between expected and actual experiences, and adjustments due to differences in proportions. The amounts for contributions made after the measurement period will be recognized in the subsequent fiscal year; the net difference between projected and actual earnings on plan investments will be amortized over five years; and all remaining deferrals will be amortized over the remaining expected average remaining service life.

In addition to liabilities, the statement of financial position or governmental fund balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government may report one item which arises only under a modified accrual basis of accounting that qualifies for reporting in this category, accordingly, unavailable revenue, is reported only in the governmental funds balance sheet and is related to grant revenue. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The other item that qualifies for reporting in this category are deferred inflows relating to the net pension obligation reported in the government-wide statement of net position. These inflows are the result changes in actuarial assumptions, differences between expected and actual experiences, adjustments to proportions, and differences in the proportionate share of contributions. These amounts are deferred and amortized over the remaining service life.

Fund Equity

In the fund financial statements, government funds report the following fund balance classification:

Non-spendable includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted include amounts that are constrained on the use of resources by either (a) external creditors, grantors, contributors, or laws of regulations of other governments or (b) by law through constitutional provisions or enabling legislation.

Committed include amounts that can only be used for specific purposes pursuant to constraints imposed by the City Council through resolution. The City has no committed fund balance as of June 30, 2020.

Assigned include amounts that are constrained by the government's intent to be used for specific purposes but are neither restricted nor committed. The assigned balance is set aside with the intent to be used for a specific purpose by the City Council through resolution.

Note 1: Organization and Summary of Significant Accounting Policies (Continued)

Unassigned include the residual amounts that have not been restricted, committed, or assigned to specific purposes.

An individual governmental fund could include non-spendable resources and amounts that are restricted or unrestricted (committed, assigned, or unassigned) or any combination of those classifications.

The City established certain a minimum fund balance policy as follows:

The General Fund, Community Facilities Fund, and Utility Fund shall maintain unrestricted fund balance (amount remaining after non-spendable and restricted fund balance) equivalent to a minimum of 100% of originally adopted annual expenditures (excluding one-time expenditures greater than $25,000) before transfers plus any City Council approved committed or assigned fund balance.

Fund Equity Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Property Tax

Property tax revenue is recognized on the basis of GASB Code Section P70, that is, in the fiscal year for which the taxes have been levied providing they become available. Available means due or past due and receivable within the current period and collected within the current period or expected to be collected soon enough thereafter (not to exceed 60 days) to be used to pay liabilities of the current period.

The County of Los Angeles collects property taxes for the City. Tax liens attach annually as of 12:01 AM on the first day in January prior to the fiscal year for which the taxes are levied. Taxes are levied on both real and personal property, as it exists on that date. The tax levy covers the fiscal period July 1 to June 30. All secured personal property taxes and one-half of the taxes on real property are due November 1; the second installment is due February 1. All taxes are delinquent, if unpaid, by December 10 and April 10, respectively. Unsecured personal property taxes become due on March 1 each year and are delinquent, if unpaid, on August 31.

Note 1: Organization and Summary of Significant Accounting Policies (Continued)

Pension Plans

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by the CalPERS Financial Office. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value. CalPERS audited financial statements are publicly available reports that can be obtained at CalPERS' website under Forms and Publications.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used.

Valuation Date (VD): June 30, 2018

Measurement Date (MD): June 30, 2019

Measurement Period (MP): July 1, 2018 to June 30, 2019

Other Post-Employment Benefits Plan

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's plan (OPEB Plan), the assets of which are held by the California Public Employees' Retirement System (CalPERS), and additions to/deductions from the OPEB Plan's fiduciary net position have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD): June 30, 2019

Measurement Date (MD): June 30, 2019

Measurement Period (MP): July 1, 2018 to June 30, 2019

II. DETAILED NOTES ON ALL FUNDS

Note 2: Cash and Investments

As of June 30, 2020, cash and investments were reported in the accompanying financial statements as follows:

Cash and Investments:		
Governmental activities	$	6,885,661
Business-type activities		476,403
Fiduciary funds		19,404
Total cash and investments		7,381,468
Restricted cash and investments:		
Governmental activities		398,474
Total restricted cash and investments		398,474
Total	$	7,779,942

Cash and investments as of June 30, 2020, consisted of the following:

Cash on hand	$	1,500
Demand deposits		1,106,027
Restricted investments (Section 115 Trust)		398,474
Investments		6,273,941
Total Cash and Investments	$	7,779,942

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under provisions of bond indentures. Interest income earned on pooled cash and investments is allocated annually to the various funds based on average daily cash balances. Interest Income from cash and investments with fiscal agents is credited directly to the related fund.

a. Deposits

As of June 30, 2020, the carrying amount of the City's deposits was $1,106,027 and the bank balance was $1,217,625. The $111,598 difference represents outstanding checks and deposits in transit.

Note 2: Cash and Investments (Continued)

The California Government Code requires California banks and savings and loan associations to secure a City's deposits by pledging government securities with a value of 110% of a City's deposits. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of a City's total deposits. The City Treasurer may waive the collateral requirement for deposits which are fully insured up to $250,000 by the FDIC. The collateral for deposits in federal and state chartered banks is held in safekeeping by an authorized Agent of Depository recognized by the State of California Department of Banking. The collateral for deposits with savings and loan associations is generally held in safekeeping by the Federal Home Loan Bank in San Francisco, California as an Agent of Depository. These securities are physically held in an undivided pool for all California public agency depositors. Under Government Code Section 53655, the placement of securities by a bank or savings and loan association with an "Agent of Depository" has the effect of perfecting the security interest in the name of the local governmental agency. Accordingly, all collateral held by California Agents of Depository are considered to be held for, and in the name of, the local governmental agency.

b. Investments

Under provision of the City's investment policy, and in accordance with the California Government Code, the following investments are authorized:

- U.S. Treasury Bonds, Notes and Bills
- Money Market Savings Accounts
- Local Agency Investment Fund (State Pool)
- Deposit of Funds

c. Investments Authorized by Debt Agreements

The above investments do not address investment of debt proceeds held by a bond trustee. Investments of debt proceeds held by a bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy.

d. Investments in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. LAIF is overseen by the Local Agency Investment Advisory Board, which consists of five members, in accordance with State statute. The State Treasurer's Office audits the fund annually. The fair value of the position in the investment pool is the same as the value of the pool shares.

e. Pension Rate Stabilization Program Section 115 Trust

In July 2018, the City Council authorized participation in the PARS Pension Rate Stabilization Program Section 115 Trust in order to mitigate rising pension costs through CalPERS. The initial funding amount was $185,000. The program has been established as a multiple employer trust so that public agencies regardless of size can join the program and receive the necessary economies of scale to keep administrative feels low and avoid any setup costs. The trust permits the City, under Federal and State law, to invest in a more diversified array of investments to maximize investment returns long term. The balance of the Trust at June 30, 2020 is $398,474 and is reported as restricted cash and investments.

Note 2: Cash and Investments (Continued)

f. Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. The City mitigates its credit risk generally by following its three primary investment objectives, in order, of safety, liquidity and yield. The California Government Code generally limits allowable investments to those classes of investments with lower risk (and therefore lower yields). The City's investment policy further restricts these investments to the highest quality within a category and excludes certain otherwise allowable investments as not meeting the City's liquidity requirement.

Credit risk is measured by the assignment of a rating by a nationally recognized statistical rating organization.

As of June 30, 2020, all securities were investment grade and were legal under State and City law. Investments in U.S. government securities are not considered to have a credit risk and, therefore, their credit quality is not disclosed As of June 30, 2020, the City's investments in external investment pools and money market mutual funds are unrated.

g. Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party.

As of June 30, 2020, $1,829,623 of the City’s deposits or investments were exposed to custodial credit risk, although deposits are classified as local agency collateralized deposit account.

h. Concentration of Credit Risk

The City is in compliance with restrictions imposed by its investment policy, which limits certain types of investments. As of June 30, 2020, in accordance with GASB Statement No. 40, if the City has invested more than 5% of its total investments in any one issuer then it is exposed to credit risk. The Investments guaranteed by the U.S. government and investments in mutual funds and external investment pools are excluded from this.

As of June 30, 2020, none of the City’s deposits or investment were exposed to concentration of credit risk.

Note 2: Cash and Investments (Continued)

i. Interest Rate Risk

The City's investment policy limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The City's investment policy establishes a maximum maturity of three years for all individual investments.

As of June 30, 2020, the City had the following investments and original maturities:

	Investment Maturities (in Years)			
	1 year or less	1 - 3 years	3 - 5 years	Fair Value
Investments:				
Local Agency Investment Fund	$ 2,158,067	$ -	$ -	$ 2,158,067
Money Market Saving Accounts	874,610	-	-	874,610
Certificates of Deposits	744,626	2,496,638	-	3,241,264
Restricted investments:				
Money Market Funds	398,474	-	-	398,474
	$ 4,175,777	$ 2,496,638	$ -	$ 6,672,415

j. Fair Value Hierarchy

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. At June 30, 2020, all of the City's investments are valued using Level 1 inputs, with the exception of the Local Agency Investment Fund, which is considered to be uncategorized.

Note 3: Receivables

Receivables at June 30, 2020, for the City's individual major funds, and non-major and internal service funds in the aggregate, including applicable allowances for uncollectible accounts, are detailed below. All receivables are expected to be collected within one year, except for delinquent property taxes.

Accounts Receivable	General Fund	Refuse Collection Fund	Total
Accounts	$ 107,871	$ -	$ 107,871
Taxes assessed for rubbish collection	-	43,508	43,508
Total Receivables	$ 107,871	$ 43,508	$ 151,379

Note 4: Interfund Transfers

Individual fund operating transfers for the fiscal year ended June 30, 2020, are as follows:

	Transfers Out		
Funds	General Fund	Refuse Collection Fund	Total
Transfers In:			
General Fund	$ -	$ 24,000	$ 24,000
Non-Major Funds	362,913	-	362,913
Total	$ 362,913	$ 24,000	$ 386,913

The General Fund transferred out $362,913 to the non-major governmental funds for covering costs incurred for Road Striping Project and to cover project expenditures. The Refuse Collection Fund transferred out $24,000 to the General Fund to cover administrative expenditures in the current fiscal year.

Note 5: Capital Assets

Capital asset activity for the year ended June 30, 2020, was as follows:

	Balance June 30, 2019	Increases	Decreases	Balance June 30, 2020
Governmental Activities:				
Capital assets, not being depreciated:				
Land	$ 564,040	$ -	$ -	$ 564,040
Construction-in-progress	8,000	11,449	-	19,449
Total Capital Assets, Not Being Depreciated	572,040	11,449	-	583,489
Capital assets, being depreciated:				
Land Improvements	176,139	-	-	176,139
Equipment	11,987	-	-	11,987
Fixtures	18,871	7,720	-	26,591
Total Capital Assets, Being Depreciated	206,997	7,720	-	214,717
Less accumulated depreciation:				
Land Improvements	176,139	-	-	176,139
Equipment	1,199	2,397	-	3,596
Fixtures	2,570	2,111	-	4,681
Total Accumulated Depreciation	179,908	4,508	-	184,416
Total capital assets being depreciated, net	27,089	3,212	-	30,301
Governmental Activities Capital Assets, net	$ 599,129	$ 14,661	$ -	$ 613,790

During the fiscal year ended June 30, 2020, depreciation expense was $4,508 and allocated to general government functional expense.

Note 6: Compensated Absences

The following is a summary of changes in compensated absences of the City for the fiscal year ended June 30, 2020:

	Balance June 30, 2019	Additions	Deletions	Balance June 30, 2020	Due Within One Year
Compensated Absences	$ 29,437	$ 24,233	$ 34,407	$ 19,263	5,000
Total	$ 29,437	$ 24,233	$ 34,407	$ 19,263	$ 5,000

Liabilities for compensated absences are typically liquidated by the General Fund.

Note 7: Liability, Insured Programs and Workers' Compensation Protection

a. Description of Self-Insured Pool Pursuant to Joint Powers Agreement

The City of Rolling Hills is a member of the CALIFORNIA JOINT POWERS INSURANCE AUTHORITY (Authority). The Authority is composed of 118 California public entities and is organized under a joint powers agreement pursuant to California Government Code §6500 et seq. The purpose of the Authority is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other lines of coverage. The California JPIA began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.

b. Primary Self-Insurance Programs of the Authority

Each member pays an annual contribution at the beginning of the coverage period. A retrospective adjustment is then conducted annually thereafter, for coverage years 2012 - 13 and prior. Coverage years 2013-14 and forward are not subject to routine annual retrospective adjustment. The total funding requirement for primary self-insurance programs is based on an actuarial analysis. Costs are allocated to individual agencies based on payroll and claims history, relative to other members of the risk-sharing pool.

Primary Liability Program

Claims are pooled separately between police and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to $30,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from $30,000 to $750,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from $750,000 to $50 million, are distributed based on the outcome of cost allocation within the first and second loss layers.

The overall coverage limit for each member, including all layers of coverage, is $50 million per occurrence. Subsidence losses have a sub-limit of $40 million per occurrence. The coverage structure includes retained risk that is pooled among members, reinsurance, and excess insurance. More detailed information about the various layers of coverage is available on the following website: https://cjpia.org/protection/coverage-programs.

Note 7: Liability, Insured Programs and Workers' Compensation Protection (Continued)

Primary Workers' Compensation Program

Claims are pooled separately between public safety (police and fire) and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to $50,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from $50,000 to $100,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from $100,000 to statutory limits are distributed based on the outcome of cost allocation within the first and second loss layers.

For 2019-20 the Authority's pooled retention is $1 million per occurrence, with reinsurance to statutory limits under California Workers' Compensation Law. Employer's Liability losses are pooled among members to $1 million. Coverage from $1 million to $5 million is purchased as part of a reinsurance policy, and Employer's Liability losses from $5 million to $10 million are pooled among members.

c. Purchased Insurance

Pollution Legal Liability Insurance

The City of Rolling Hills participates in the pollution legal liability insurance program which is available through the Authority. The policy covers sudden and gradual pollution of scheduled property, streets, and storm drains owned by the City of Rolling Hills. Coverage is on a claims-made basis. There is a $50,000 deductible. The Authority has an aggregate limit of $50 million for the 3-year period from July 1, 2017 through July 1, 2020. Each member of the Authority has a $10 million sublimit during the 3-year policy term.

Property Insurance

The City of Rolling Hills participates in the all-risk property protection program of the Authority. This insurance protection is underwritten by several insurance companies. City of Rolling Hills property is currently insured according to a schedule of covered property submitted by the City of Rolling Hills to the Authority. City of Rolling Hills property currently has all-risk property insurance protection in the amount of $1,041,716. There is a $10,000 deductible per occurrence except for nonemergency vehicle insurance which has a $2,500 deductible.

Crime Insurance

The City of Rolling Hills purchases crime insurance coverage in the amount of $1,000,000 with a $2,500 deductible. The fidelity coverage is provided through the Authority.

d. Adequacy of Protection

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2019-20.

Note 8: Pension Plan Obligations

a. General Information about the Pension Plans

Plan Description

All qualified permanent and probationary employees are eligible to participate in the City of Rolling Hills' cost-sharing multiple-employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plans are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website. The City of Rolling Hills has a Miscellaneous cost-sharing plan including the Classic Tier and PEPRA Tier.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: The Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

Below is a summary of the plans' provisions and benefits in effect at June 30, 2020, for which the City of Rolling Hills has contracted:

Major Benefit Options	Miscellaneous	Misc. PEPRA
Hire date	Prior to January 1, 2013	January 1, 2013 and thereafter
Benefit Provision		
Benefit formula	2% @60	2% @62
Social Security	Yes	No
Full/Modified	Modified	Modified
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life
Retirement age	Minumum 50 yrs	
Monthly benefits, as a % of eligible compensation	1.092% to 2.418%	1.0% to 2.5%
Required employer contribution rates	18.651%	7.736%
Required employee contribution rates	6.910%	7.250%

New entrants are not allowed in the Miscellaneous Classic Tier.

Note 8: Pension Plan Obligations (Continued)

Contribution Description

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through the CalPERS' annual actuarial valuation process. For public agency cost-sharing plans covered by either the Miscellaneous or Safety risk pools, the Plan's actuarially determined rate is based on the estimated amount necessary to pay the Plan's allocated share of the risk pool's costs of benefits earned by employees during the year, and any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2020, the contributions recognized as a reduction to the net pension liability for all Plans was $68,379.

b. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2020, the City of Rolling Hills reported net pension liability for its proportionate shares of the net pension liability of the Plan was $688,971.

The City of Rolling Hills' net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2019, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2018 rolled forward to June 30, 2019 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for the Plan as of June 30, 2018 and 2019, was as follows:

	Miscellaneous Classic
Proportion - June 30, 2018	0.00679%
Proportion - June 30, 2019	0.00672%
Change - Increase (Decrease)	-0.00007%

Note 8: Pension Plan Obligations (Continued)

For the year ended June 30, 2020, the City of Rolling Hills recognized pension expense of $153,610. At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	$ 84,285	$ -
Change in assumptions	32,853	11,646
Difference between expected and actual experiences	47,852	3,708
Net difference between projected and actual earnings on plan investments	-	12,045
Adjustment due to differences in proportions	33,260	-
Difference in proportionate share of contributions	-	44,185
Total	$ 198,250	$ 71,584

The $84,285 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended June 30	Deferred Outflows/ (Inflows) of Resources
2021	$ 42,939
2022	(7,602)
2023	4,611
2024	2,433

Actuarial Assumptions

For the measurement period ended June 30, 2019 (the measurement date), the total pension liability was determined by rolling forward the June 30, 2018, total pension liability. The June 30, 2018 and the June 30, 2019, total pension liabilities were based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal in accordance with the requirements of GASB Statement No. 68
Actuarial Assumptions	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table [(1)]	Derived using CalPERS' Membership Data for all Funds
Post Retirement Benefit Increase	Contract COLA up to 2.5% until Purchasing Power Protection Allowance Floor on Purchasing Power applies

[(1)] The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using Society of Actuaries Scale 90% of scale MP 2016. For more details on this table, please refer to the December 2017 experience study report (based on CalPERS demographic data from 1997 to 2015) that can be found on the CalPERS website.

Note 8: Pension Plan Obligations (Continued)

Change in Assumptions

For the measurement date June 30, 2019, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes in the discount rate.

Discount Rate

The discount rate used to measure the total pension liability was 7.15%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

Note 8: Pension Plan Obligations (Continued)

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

Asset Class	Assumed Asset Allocation	Real Return Years 1 - 10 (1)	Real Return Years 11+ (2)
Global Equity	50.0%	4.80%	5.98%
Global Fixed Income	28.0	1.00	2.62
Inflation Sensitive	0.0	0.77	1.81
Private Equity	8.0	6.30	7.23
Real Estate	13.0	3.75	4.93
Liquidity	1.0	0.0	(0.92)

(1) In the System's CAFR, Fixed Income is included in Global Debt Securities; Liquidity is included in Short-Term Investments; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.
(2) An expected inflation of 2.0% used for this period.
(3) An expected inflation of 2.92% used for this period.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability/ (asset) of the Plan, calculated using the discount rate for the Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% point lower (6.15 percent) or 1% point higher (8.15 percent) than the current rate:

Plan's Net Pension Liability/(Assets)	Discount Rate - 1% (6.15%)	Current Discount Rate (7.15%)	Discount Rate +1% (8.15%)
Miscellaneous Plan	$ 1,104,301	$ 688,971	$ 346,145

Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports. See CalPERS website for additional information.

c. Pension Rate Stabilization Program Section 115 Trust

The City holds investments in a Section 115 Trust for pension stabilization. The current market value of the trust is $398,474. This trust fund is not included in the calculation of the net pension liability, as the assets are not in the custody of the plan administrator, CalPERS. Refer to Note 2 for additional information.

Note 9: Other Post-Employment Health Care Benefits

a. Plan Description

The City provides retiree medical benefits through an agent multiple-employer defined benefit healthcare plan, administered by the California Public Employees' Retirement System (CalPERS) which provides medical insurance benefits to eligible retirees. A separate financial report is not available for the plan. Employees are eligible for retiree health benefits if they retire from the City on or after age 60 with at least 5 years of service with the City and are eligible for a PERS pension.

b. Employees Covered

Membership of the plan consisted of 6 eligible active employees and 5 enrolled eligible retirees at June 30, 2020. These amounts do not reflect current retirees not enrolled in the CalPERS health plan who are eligible to enroll in the plan at a later date.

c. Contributions

The contribution requirements of plan members and the City are established and may be amended by the City Council. The City must agree to make a defined monthly payment towards the cost of each retiree's coverage. The actual contribution is based on projected pay-as-you-go financing requirements. For the measurement dated ended June 30, 2019, the City's contributions were $18,424 in total payments, which were recognized as a reduction to the OPEB liability.

d. Net OPEB Asset

The City's net OPEB asset was measured as of June 30, 2019 and the total OPEB liability used to calculate the net OPEB asset was determined by an actuarial valuation dated June 30, 2019 to determine the June 30, 2019 total OPEB liability, based on the following actuarial methods and assumptions:

Inflation:	2.75% per year
Investment Return / Discount Rate:	6.50% per year
Healthcare Trend:	4.00% per year
Payroll Increase:	2.75% per year
Mortality:	2014 CalPERS Mortality for Active Miscellaneous Employees
Retirement Rates:	2009 CalPERS 2.0% @ 60 Rates for Miscellaneous Employees (adjusted to reflect a minimum retirement age of 52 for those hired after 2012)

Note 9: Other Post-Employment Health Care Benefits (Continued)

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Assumed Gross Return
US Large Cap	40.00%	7.795%
US Small Cap	10.00%	7.795%
Long-Term Corporate Bonds	18.00%	5.295%
Long-Term Government Bonds	6.00%	4.500%
Treasury Inflation Protected Securities (TIPS)	15.00%	7.795%
US Real Estate	8.00%	7.795%
All Commodities	3.00%	7.795%
Total	100.00%	

e. Discount Rate

The discount rate used to measure the total OPEB liability was 6.50 percent. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees and beneficiaries. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

f. Changes in the OPEB Liability (Asset)

	Total OPEB Liability	Fiduciary Net Position	Total OPEB Liability (Asset)
Roll back balance at June 30, 2018	$ 374,204	$ 583,430	$ (209,226)
Service Cost	19,302	-	19,302
Interest on TOL	24,323	-	24,323
Expected Investment Income	-	37,919	(37,919)
Employer Contributions	-	18,424	(18,424)
Administrative Expense	-	(125)	125
Benefit Payments	(18,424)	(18,424)	-
Expected Minus Actual Benefit Payments*	(879)	-	(879)
Expected Balance at June 30, 2019	398,526	621,224	(222,698)
Experience (Gains)/Losses	(22,094)	-	(22,094)
Changes in Assumptions	22,803	-	22,803
Investment Gains/(Losses)	-	3,053	(3,053)
Net Change during 2018-19	25,031	40,847	(15,816)
Balance at June 30, 2019 **	$ 399,235	$ 624,277	$ (225,042)

*Deferrable as an Experience Gain or Loss
**Measurement Date

Note 9: Other Post-Employment Health Care Benefits (Continued)

g. Sensitivity of the Net OPEB Asset to Changes in the Discount Rate

The following presents the net OPEB asset of the City if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2019:

	1% Decrease (5.5%)	Current Discount Rate (6.5%)	1% Increase (7.5%)
Net OPEB Asset	$ (187,317)	$ (225,042)	$ (257,129)

h. Sensitivity of the Net OPEB Asset to Changes in the Healthcare Cost Trend Rate

The following presents the net OPEB liability of the City if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2019:

	1% Decrease	Current Healthcare Cost Trent Rates	1% Increase
Net OPEB Asset	$ (258,546)	$ (225,042)	$ (185,878)

i. OPEB Plan Fiduciary Net Position

CalPERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained from CalPERS' website at www.calpers.ca.gov.

j. OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2020, the City recognized OPEB expense of $2,759. As of fiscal year ended June 30, 2020, the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions subsequent to measurement date	$ 18,424	$ -
Assumption changes	19,591	-
Experience gains/losses	-	(19,737)
Investment gains/losses	-	(1,398)
Deferred Balances	$ 38,015	$ (21,135)

Note 9: Other Post-Employment Health Care Benefits (Continued)

The $18,424 reported as deferred outflows of resources related to contributions subsequent to the June 30, 2019 measurement date will be recognized as a reduction of the net OPEB liability during the fiscal year ending June 30, 2021. All other deferred items will be amortized and recognized in pension expense as follows:

Fiscal Year Ended June 30,	Deferred Outflows/ (Inflows) of Resources
2021	$ (286)
2022	(286)
2023	(289)
2024	(633)
2025	(24)
Thereafter	(26)

Note 10: Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. Pursuant to the IRC 457 subsection (g); all amounts of compensation deferred under the deferred compensation plan, all property, or rights are solely the property and rights of the employee and beneficiaries of the plan. Deferred compensation funds are not subject to the claims of the City's general creditors; consequently, the assets and related liabilities of the plan are not included within the City's financial statements. The ending investment balance of the plan as of June 30, 2020, was $1,142,060.

Note 11: Commitments and Contingencies

a. Litigation

In the opinion of the California Joint Powers Insurance Authority, there are no known claims which would exceed the City's applicable coverage. The City's management is not aware of any lawsuits or claims that would have a material adverse effects on the financial position of the City.

b. Grants

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies. While no matters of non-compliance were disclosed by prior year's audits of the financial statements or by a prior year single audit of a Federal grant program; grantor agencies may subject grant programs to additional compliance tests, which may result in disallowed costs. In the opinion of management, future disallowances of current or prior grant expenditures, if any, would not have a material adverse effect on the financial position of the City.

Stewardship, Compliance and Accountability

General Budget Policies

The City Council is required to adopt an annual budget resolution by July 1 of each fiscal year. Annual budgets are adopted and presented for reporting purposes on a basis consistent with generally accepted accounting principles.

The City Council reviews a tentative budget and adopts a final budget after a public hearing is conducted to receive comments prior to adoption. The City's governing board satisfied these requirements.

Expenditures may not exceed the total annual budgeted amount in any category without the approval of the City Council. Throughout the fiscal year, monthly financial reports comparing actual figures with budgeted figures are prepared and distributed to the City Manager and members of the City Council. As these reports are reviewed, attention is drawn to variations between budgeted amounts and actual amounts and if necessary the City Council considers the need for increases in expenditure categories. The original adopted budgets are revised by the City Council during the year to give consideration to these modified expenditure categories and to unanticipated income. It is this final revised budget including all revisions and amendments approved by the City Council subsequent to the initial budget adoption that is presented in the financial statements.

The level of appropriated budgetary control is the total adopted budget which is defined as the total budget for all funds and divisions. The City Manager may authorize transfers of appropriations within the sub-categories of the major expenditure categories of the adopted budget. Supplemental appropriations during the year must be approved by the City Council.

Unexpended or unencumbered appropriations lapse at the end of the fiscal year. Encumbered appropriations are reappropriated in the subsequent year's budget by action of the City Council.

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CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Budgetary Fund Balance, July 1	$ 5,795,780	$ 5,795,780	$ 5,795,780	$ -
Resources (Inflows):				
Taxes	1,213,300	1,213,300	1,267,722	54,422
Licenses and permits	583,000	583,000	369,250	(213,750)
Intergovernmental	224,300	224,300	227,033	2,733
Charges for services	41,300	41,300	7,287	(34,013)
Use of money and property	184,000	184,000	284,472	100,472
Fines and forfeitures	14,900	14,900	16,122	1,222
Miscellaneous	17,500	17,500	334	(17,166)
Transfers in	24,000	24,000	24,000	-
Amounts Available for Appropriations	**8,098,080**	**8,098,080**	**7,992,000**	**(106,080)**
Charges to Appropriations (Outflows):				
General government	1,207,600	1,217,600	981,670	235,930
Public safety	297,200	297,200	219,615	77,585
Planning and Development	728,800	817,100	810,669	6,431
Transfers out	398,000	398,000	362,913	35,087
Total Charges to Appropriations	**2,631,600**	**2,729,900**	**2,374,867**	**355,033**
Budgetary Fund Balance, June 30	**$ 5,466,480**	**$ 5,368,180**	**$ 5,617,133**	**$ 248,953**

The notes to required supplementary information are an integral part of this schedule.

CITY OF ROLLING HILLS, CALIFORNIA

COST-SHARING MULTIPLE EMPLOYER MISCELLANEOUS PLAN
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS [1]

	2020	2019	2018	2017	2016	2015
Measurement Date	6/30/2019	6/30/2018	6/30/2017	6/30/2016	6/30/2015	6/30/2014
Proportion of the Net Pension Liability	0.00672%	0.00679%	0.00633%	0.00611%	0.00539%	0.00678%
Proportionate Share of the Net Pension Liability	$ 688,971	$ 622,418	$ 627,859	$ 528,827	$ 369,954	$ 421,924
Covered Payroll	$ 458,829	$ 408,643	$ 492,817	$ 465,123	$ 453,661	$ 410,896
Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	150.16%	152.31%	127.40%	113.70%	81.55%	102.68%
Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	75.30%	75.30%	73.30%	74.10%	78.30%	81.00%

Notes to Schedule of Proportionate Share of the Net Pension Liability:

Benefit Changes: There were no changes to benefit terms that applied to all members of the Public Agency Pool. However, individual employers in the Plan may have provided a benefit improvement to their employees by granting Two Years Additional Service Credit to members retiring during a specified time period (a.k.a Golden Handshakes).

Changes of Assumptions: In 2018, demographic and inflation rate were changes in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes in the discount rate.

[1] Historical information is required only for measurement for which GASB 68 is applicable. Fiscal Year 2014-15 was the first year of implementation, therefore only six years are shown.

CITY OF ROLLING HILLS, CALIFORNIA

COST-SHARING MULTIPLE EMPLOYER MISCELLANEOUS PLAN
SCHEDULE OF PLAN CONTRIBUTIONS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS [1]

	2020	2019	2018	2017	2016	2015
Actuarially Determined Contribution	$ 84,285	$ 68,379	$ 54,671	$ 53,328	$ 45,578	$ 34,611
Contribution in Relation to the Actuarially Determined Contribution	(84,285)	(68,379)	(54,671)	(53,328)	(45,578)	(34,611)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -
Covered Payroll	$ 522,620	$ 458,829	$ 408,643	$ 492,817	$ 465,123	$ 453,661
Contributions as a Percentage of Covered Payroll	16.13%	14.90%	13.38%	10.82%	9.80%	7.63%

Notes to Schedule of Plan Contributions:

Valuation Date: June 30, 2017

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method: Entry Age Normal Cost Method

Amortization method: Level percentage of pay, a summary of the current policy is provided in the table below:

Driver	Source					
	(Gain)/Loss		Method	Benefit	Benefit	Golden
	Investment	Non-investment	Change	Change	Change	Handshake
Amortization Period	30 years	30 Years	20 Years	20 Years	20 Years	5 Years
- Active Plans	2.875%	2.875%	2.875%	2.875%	2.875%	2.875%
- Inactive Plans	0%	0%	0%	0%	0%	0%
Ramp Up	5	5	5	0	0	0
Ramp Down	5	5	5	0	0	0

Asset valuation method: Direct rate smoothing

Inflation: 2.63%

Payroll Growth: 2.88%

Projected Salary Increases: Varies by Entry Age and Service

Investment Rate of Return: 7.00% (net of pension plan investment and administrative expenses, includes inflation)

Retirement Age: All other actuarial assumptions used in the June 30, 2017 valuation were based on the results of an actuarial experience study for the period from 1997 to 2015, including updates to salary increase, mortality and retirement rates. The Experience Study report may be accessed on the CalPERS website at www.calpers.ca.gov under Forms and Publications.

Mortality: The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using 90 percent of Society of Actuaries' Scale 2016. For more details on this table, please refer to the 2017 experience study report.

[1] Historical information is required only for measurement for which GASB 68 is applicable. Fiscal Year 2015 was the first year of implementation, therefore only six years are shown.

CITY OF ROLLING HILLS, CALIFORNIA

SCHEDULE OF CHANGES IN THE NET OPEB ASSET AND RELATED RATIOS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS [1]

	2020	2019	2018
Measurement Date	6/30/2019	6/30/2018	6/30/2017
Total OPEB Liability:			
Service cost	$ 19,302	$ 18,785	$ 18,282
Interest on the total OPEB liability	24,323	22,828	20,310
Benefit payments	(18,424)	(18,424)	(17,715)
Expected Minus Actual Benefit Payments	(879)	-	-
Experience (Gains)/Losses	(22,094)	-	-
Changes in assumptions	22,803	-	-
Net change in total OPEB liability	25,031	23,189	20,877
Total OPEB liability - beginning	374,204	351,015	330,138
Total OPEB liability - ending (a)	**399,235**	**374,204**	**351,015**
Plan Fiduciary Net Position:			
Contribution - employer	18,424	18,424	17,715
Net investment income	37,919	35,713	37,288
Benefit payments	(18,424)	(18,424)	(17,715)
Administrative expense	(125)	(1,017)	(449)
Investment Gains/Losses	3,053	(1,742)	-
Other	-	542	-
Net change in plan fiduciary net position	40,847	33,496	36,839
Plan fiduciary net position - beginning	583,430	549,934	513,095
Plan fiduciary net position - ending (b)	**624,277**	**583,430**	**549,934**
Net OPEB Liability/(Asset) - ending (a) - (b)	**$ (225,042)**	**$ (209,226)**	**$ (198,919)**
Plan fiduciary net position as a percentage of the total OPEB liability	156.37%	155.91%	156.67%
Covered-employee payroll	$ 458,829	$ 408,643	$ 492,817
Net OPEB asset as a percentage of covered-employee payroll	49.05%	51.20%	40.36%

Notes to Schedule of Changes in Net OPEB Asset and Related Ratios:

Changes in assumptions: The mortality assumption was updated from the prior valuation. The mortality assumptions are based on the 2014 CalPERS Active Mortality for Miscellaneous Employees and 2014 CalPERS Retiree Mortality for Miscellaneaous Employees.

[1] Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2018 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

CITY OF ROLLING HILLS, CALIFORNIA

SCHEDULE OF PLAN CONTRIBUTIONS
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS [1]

	2020	2019	2018
Actuarially Determined Contribution	$ 18,424	$ 18,424	$ 17,422
Contribution in Relation to the Actuarially Determined Contributions	(18,424)	(18,424)	(17,422)
Contribution Deficiency (Excess)	$ -	$ -	$ -
Covered-employee payroll	$ 522,620	$ 458,829	$ 408,643
Contributions as a percentage of covered-employee payroll	3.53%	4.02%	4.26%

Notes to Schedule:

Methods and assumptions used to determine contributions:

Valuation Date	June 30, 2019
Actuarial Cost Method	Entry Age Normal
Amortization Valuation Method/Period	Level percent of payroll over a closed rolling 15-year period
Asset Valuation Method	Market value
Inflation	2.75%
Payroll Growth	2.75%
Investment Rate of Return	6.50% per annum
Healthcare cost-trend rates	4.00%
Retirement Age	2014 CalPERS 2.0%@60 Rates for Miscellaneous Employees
Mortality	2014 CalPERS Mortality for Active Miscellaneous Employees

[1] Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2018 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

CITY OF ROLLING HILLS, CALIFORNIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2020

	Special Revenue Funds				
	Community Facilities Fund	Transit Fund	Traffic Safety Fund	Measure R	COPS
Assets:					
Cash and investments	$ 9,191	$ 97,105	$ 880	$ 82,655	$ 53,033
Total Assets	**$ 9,191**	**$ 97,105**	**$ 880**	**$ 82,655**	**$ 53,033**
Liabilities and Fund Balance:					
Liabilities:					
Accounts payable	$ -	$ -	$ 880	$ -	$ 13,215
Total Liabilities	-	-	880	-	13,215
Fund Balances:					
Restricted:					
Public safety -police	-	-	-	-	39,818
Grants - public works	-	97,105	-	82,655	-
Capital Projects	-	-	-	-	-
Quimby Act	9,191	-	-	-	-
Total Fund Balances	9,191	97,105	-	82,655	39,818
Total Liabilities and Fund Balance	**$ 9,191**	**$ 97,105**	**$ 880**	**$ 82,655**	**$ 53,033**

CITY OF ROLLING HILLS, CALIFORNIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2020

	Special Revenue Funds		Capital Projects Fund	Total Nonmajor Governmental Funds
	CLEEP	Measure M Local Return	Capital Projects Fund	
Assets:				
Cash and investments	$ 12,709	$ 76,213	$ 242,682	$ 574,468
Total Assets	**$ 12,709**	**$ 76,213**	**$ 242,682**	**$ 574,468**
Liabilities and Fund Balance:				
Liabilities:				
Accounts payable	$ -	$ -	$ 2,917	$ 17,012
Total Liabilities	-	-	2,917	17,012
Fund Balances:				
Restricted:				
Public safety -police	12,709	-	-	52,527
Grants - public works	-	76,213	-	255,973
Capital Projects	-	-	239,765	239,765
Quimby Act	-	-	-	9,191
Total Fund Balances	12,709	76,213	239,765	557,456
Total Liabilities and Fund Balance	**$ 12,709**	**$ 76,213**	**$ 242,682**	**$ 574,468**

CITY OF ROLLING HILLS, CALIFORNIA

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

	Special Revenue Funds				
	Community Facilities Fund	Transit Fund	Traffic Safety Fund	Measure R	COPS
Revenues:					
Intergovernmental	$ -	$ 68,855	$ -	$ 23,381	$ 155,948
Use of money and property	277	1,839	-	1,980	2,271
Total Revenues	**277**	**70,694**	**-**	**25,361**	**158,219**
Expenditures:					
Current:					
Public safety	-	-	-	-	174,499
Recreation	2,341	-	-	-	-
Public works	-	-	99,285	-	-
Capital outlay	-	-	-	-	-
Total Expenditures	**2,341**	**-**	**99,285**	**-**	**174,499**
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,064)	70,694	(99,285)	25,361	(16,280)
Other Financing Sources:					
Transfers in	-	-	99,285	-	-
Total Other Financing Sources	**-**	**-**	**99,285**	**-**	**-**
Net Change in Fund Balance	(2,064)	70,694	-	25,361	(16,280)
Fund Balance, Beginning of the Year	11,255	26,411	-	57,294	56,098
Fund Balance, End of the Year	**$ 9,191**	**$ 97,105**	**$ -**	**$ 82,655**	**$ 39,818**

CITY OF ROLLING HILLS, CALIFORNIA

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

	Special Revenue Funds		Capital Projects Fund	
	CLEEP	Measure M Local Return	Capital Projects Fund	Total Nonmajor Governmental Funds
Revenues:				
Intergovernmental	$ -	$ 26,293	$ -	$ 274,477
Use of money and property	349	1,533	-	8,249
Total Revenues	**349**	**27,826**	**-**	**282,726**
Expenditures:				
Current:				
Public safety	73	-	-	174,572
Recreation	-	-	-	2,341
Public works	-	-	-	99,285
Capital outlay	-	-	23,863	23,863
Total Expenditures	**73**	**-**	**23,863**	**300,061**
Excess (Deficiency) of Revenues Over (Under) Expenditures	276	27,826	(23,863)	(17,335)
Other Financing Sources:				
Transfers in	-	-	263,628	362,913
Total Other Financing Sources	**-**	**-**	**263,628**	**362,913**
Net Change in Fund Balance	276	27,826	239,765	345,578
Fund Balance, Beginning of the Year	12,433	48,387	-	211,878
Fund Balance, End of the Year	**$ 12,709**	**$ 76,213**	**$ 239,765**	**$ 557,456**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
COMMUNITY FACILITIES FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Budgetary Fund Balance, July 1	$ 11,255	$ 11,255	$ 11,255	$ -
Resources (Inflows):				
Use of money and property	100	100	277	177
Transfers in	3,500	3,500	-	(3,500)
Amounts Available for Appropriations	**14,855**	**14,855**	**11,532**	**(3,323)**
Charges to Appropriations (Outflows):				
Recreation	15,000	15,000	2,341	12,659
Total Charges to Appropriations	**15,000**	**15,000**	**2,341**	**12,659**
Budgetary Fund Balance, June 30	**$ (145)**	**$ (145)**	**$ 9,191**	**$ 9,336**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
TRANSIT FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Budgetary Fund Balance, July 1	$ 26,411	$ 26,411	$ 26,411	$ -
Resources (Inflows):				
Intergovernmental	71,900	71,900	68,855	(3,045)
Use of money and property	300	300	1,839	1,539
Amounts Available for Appropriations	**98,611**	**98,611**	**97,105**	**(1,506)**
Budgetary Fund Balance, June 30	**$ 98,611**	**$ 98,611**	**$ 97,105**	**$ (1,506)**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
TRAFFIC SAFETY FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	$ -	$ -	$ -	$ -
Resources (Inflows):				
Fines and forfeitures	50	50	-	(50)
Transfers in	54,500	91,027	99,285	8,258
Amounts Available for Appropriations	**54,550**	**91,077**	**99,285**	**8,208**
Charges to Appropriations (Outflows):				
Public works	54,550	91,077	99,285	(8,208)
Total Charges to Appropriations	**54,550**	**91,077**	**99,285**	**(8,208)**
Budgetary Fund Balance, June 30	**$ -**	**$ -**	**$ -**	**$ -**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
MEASURE R FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Budgetary Fund Balance, July 1	$ 57,294	$ 57,294	$ 57,294	$ -
Resources (Inflows):				
Intergovernmental	24,450	24,450	23,381	(1,069)
Use of money and property	150	150	1,980	1,830
Amounts Available for Appropriations	**81,894**	**81,894**	**82,655**	**761**
Budgetary Fund Balance, June 30	**$ 81,894**	**$ 81,894**	**$ 82,655**	**$ 761**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
COPS FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Budgetary Fund Balance, July 1	$ 56,098	$ 56,098	$ 56,098	$ -
Resources (Inflows):				
Intergovernmental	140,000	140,000	155,948	15,948
Use of money and property	50	50	2,271	2,221
Amounts Available for Appropriations	**196,148**	**196,148**	**214,317**	**18,169**
Charges to Appropriations (Outflows):				
Public safety	160,000	160,000	174,499	(14,499)
Total Charges to Appropriations	**160,000**	**160,000**	**174,499**	**(14,499)**
Budgetary Fund Balance, June 30	**$ 36,148**	**$ 36,148**	**$ 39,818**	**$ 3,670**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
CLEEP FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	$ 12,433	$ 12,433	$ 12,433	$ -
Resources (Inflows):				
Use of money and property	75	75	349	274
Amounts Available for Appropriations	**12,508**	**12,508**	**12,782**	**274**
Charges to Appropriations (Outflows):				
Public safety	2,700	2,700	73	2,627
Total Charges to Appropriations	**2,700**	**2,700**	**73**	**2,627**
Budgetary Fund Balance, June 30	**$ 9,808**	**$ 9,808**	**$ 12,709**	**$ 2,901**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
MEASURE M LOCAL RETURN FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Budgetary Fund Balance, July 1	$ 48,387	$ 48,387	$ 48,387	$ -
Resources (Inflows):				
Intergovernmental	27,700	27,700	26,293	(1,407)
Use of money and property	150	150	1,533	1,383
Amounts Available for Appropriations	**76,237**	**76,237**	**76,213**	**(24)**
Budgetary Fund Balance, June 30	**$ 76,237**	**$ 76,237**	**$ 76,213**	**$ (24)**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
UNDERGROUND UTILITY FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Budgetary Fund Balance, July 1	$ 1,463,200	$ 1,463,200	$ 1,463,200	$ -
Resources (Inflows):				
Charges for services	-	-	21,757	21,757
Amounts Available for Appropriations	**1,463,200**	**1,463,200**	**1,484,957**	**21,757**
Charges to Appropriations (Outflows):				
Public works	172,000	172,000	54,612	117,388
Total Charges to Appropriations	**172,000**	**172,000**	**54,612**	**117,388**
Budgetary Fund Balance, June 30	**$ 1,291,200**	**$ 1,291,200**	**$ 1,430,345**	**$ 139,145**

CITY OF ROLLING HILLS, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE
CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	$ -	$ -	$ -	$ -
Resources (Inflows):				
Miscellaneous	10,000	10,000	-	(10,000)
Transfers in	340,000	340,000	263,628	(76,372)
Amounts Available for Appropriations	**350,000**	**350,000**	**263,628**	**(86,372)**
Charges to Appropriations (Outflows):				
Capital outlay	350,000	315,800	23,863	291,937
Total Charges to Appropriations	**350,000**	**315,800**	**23,863**	**291,937**
Budgetary Fund Balance, June 30	**$ -**	**$ 34,200**	**$ 239,765**	**$ 205,565**

CITY OF ROLLING HILLS, CALFORNIA

STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
AGENCY FUND
FOR THE YEAR ENDED JUNE 30, 2020

	Balance July 1, 2019	Additions	Deductions	Balance June 30, 2020
Deposits Fund				
Assets:				
Cash and investments	$ 1,303	$ 42,174	$ 24,073	$ 19,404
Total Assets	**$ 1,303**	**$ 42,174**	**$ 24,073**	**$ 19,404**
Liabilities:				
Deposits payable	$ 1,303	$ 42,174	$ 24,073	$ 19,404
Total Liabilities	**$ 1,303**	**$ 42,174**	**$ 24,073**	**$ 19,404**

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and Members of the City Council
City of Rolling Hills, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Rolling Hills, California (the City), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 21, 2020.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

To the Honorable Mayor and Members of the City Council
City of Rolling Hills, California

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lance, Soll & Lunghard, LLP

Brea, California
December 21, 2020

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **DELIA ARANDA,**

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

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

DATE: **February 08, 2021**

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

DISCUSSION:
In the fourth quarter of 2020 (October 1, 2020 through December 31, 2020), three (3) new fire fuel abatement violation cases were opened and two (2) new complaints unrelated to fire fuel abatement violations were received and opened. During that same period 23 non-fire fuel abatement violations and one (1) vegetation related cases were closed. All dead vegetation cases from 2018 through 2019 have been closed with no further action needed.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:
Receive and file as presented.

ATTACHMENTS:
4th Quarter Closed Code Cases.pdf
4th Quarter Open Code Chronological by date.pdf
4th Quarter Open Code Alphabetical 1.21.21.pdf

Case #	Case Date	Address of Violation	Description	Main Status	Case Closed
Group: 106.5.4 - Expiration.					
18	3/11/2020	5 Buggy Whip Dive	Expired Permit	Closed	11/9/2020
38	3/11/2020	75 Eastfield Drive	Expired Permit	Closed	12/1/2020
58	3/11/2020	10 Johns Canyon Road	Expired Permit	Closed	12/1/2020
60	3/11/2020	9 Middleridge Lane South	Expired Permit	Closed	10/29/2020
61	3/11/2020	8 Morgan Lane	Expired Permit	Closed	12/17/2020
71	3/11/2020	17 Portuguese Bend Road	Expired Permit	Closed	10/29/2020
72	3/11/2020	18 Portuguese Bend Road	Expired Permit	Closed	10/20/2020
80	3/11/2020	5 Ringbit Road	Expired Permit	Closed	11/3/2020
82	3/11/2020	6 Saddleback Road	Expired Permit	Closed	10/19/2020
84	3/11/2020	50 Saddleback Road	Expired Permit	Closed	10/26/2020
85	3/11/2020	80 Saddleback Road	Expired Permit	Closed	10/14/2020
87	3/11/2020	92 Saddleback Road	Expired Permit	Closed	10/19/2020
12	6/25/2020	12 Bowie Road	Expired Permit	Closed	11/6/2020
94	7/6/2020	14 Cinchring Road	Expired Permit	Closed	10/14/2020
95	7/6/2020	2 Flying Mane	Expired Permit	Closed	11/17/2020
96	7/6/2020	3 Flying Mane	Expired Permit	Closed	12/31/2020
97	7/6/2020	2 Hillside Lane	Expired Permit	Closed	11/17/2020
100	7/6/2020	9 Johns Canyon Road	Expired Permit	Closed	11/16/2020
103	7/6/2020	2720 Palos Verdes Drive North	Expired Permit	Closed	10/19/2020
					Group Total: 19
Group: 17.16.190 - Additional residential development standards. Outdoor Lighting.					

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

Group Total: 2

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

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

Group Total: 2

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

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

Group Total: 1

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

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

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

City of Rolling Hills INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.B
Mtg. Date: 02/08/2021

TO: **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

FROM: **ELAINE JENG, CITY MANAGER**

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

SUBJECT: **UPDATE ON WATER QUALITY MONITORING IN THE SEPULVEDA CANYON. (VERBAL REPORT)**

DATE: **February 08, 2021**

BACKGROUND:
None.

DISCUSSION:
None.

FISCAL IMPACT:
None.

RECOMMENDATION:
None.

ATTACHMENTS: