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 | **PLANNING COMMISSION** | **CITY OF ROLLING HILLS**
Special Planning Meeting | **Thursday, December 17, 2020** | **6:30 PM**

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE AGENDA**

4. **PUBLIC COMMENTS ON MINUTES AND ANY ITEM NOT ON THE AGENDA**

5. **APPROVAL OF MINUTES**
NONE.

6. **RESOLUTIONS**
NONE.

7. **PUBLIC HEARINGS ON ITEMS CONTINUED FROM PREVIOUS MEETING**
NONE.

8. **NEW PUBLIC HEARINGS**
   - **SUPPLEMENTAL PACKET**

8.A. RECOMMENDATION TO CITY COUNCIL APPROVAL OF RESOLUTION NO 2020-08 OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADDÂ CHAPTER 17.19 (OVERLAY ZONING DISTRICT â€“ RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE HOUSING AND DETERMINING THE ORDINANCE AND ADOPTION OFÂ THE INITIAL STUDY AND NEGATIVE DECLARATION, AND APPROVAL OFÂ RESOLUTION NO. 2020-09 OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 20-01 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
RECOMMENDATION: Recommend approval of the resolutions to the City Council.

Initial Study_Neg Declaration.docx
Chapter 17.19 Civic_Residential Zone.docx
Planning Commission Resolution Re Land Use Element Amendment 2020-09.doc
MAP.pdf
Resolution_RE_Mixed_Family_Overlay_Zone_Ordinance-_2020-08.docx
LandUseElementChanges.docx
Supplemental Packet PC Meeting 12.17.20.pdf

9. NEW BUSINESS
NONE.

10. OLD BUSINESS
NONE.

11. SCHEDULE FIELD TRIPS
NONE.

12. ITEMS FROM STAFF
NONE.

13. ITEMS FROM THE PLANNING COMMISSION

14. ADJOURNMENT
Next meeting: 19, JANUARY, 2021 at 6:30 p.m.
Planning Commission meeting will be available on the City's website (https://www.rolling-hills.org/PC%20Meeting%20Zoom%20Link.pdf).

Notice:

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

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

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

Agenda Item No.: 8.A
Mtg. Date: 12/17/2020

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

FROM: **MEREDITH ELGUIRA, PLANNING DIRECTOR**

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

SUBJECT: **RECOMMENDATION TO CITY COUNCIL APPROVAL OF RESOLUTION NO 2020-08 OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (OVERLAY ZONING DISTRICT – RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE HOUSING AND DETERMINING THE ORDINANCE AND ADOPTION OF THE INITIAL STUDY AND NEGATIVE DECLARATION, AND APPROVAL OF RESOLUTION NO. 2020-09 OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 20-01 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**

DATE: **December 17, 2020**

BACKGROUND:

Pursuant to the California State Housing-Element Law, the City of Rolling Hills (City) is in the process of updating its Housing Element of the General Plan to address the planning period from 2014-2021. The City last adopted their 2014-2021 Housing Element of the General Plan on February 10, 2014, along with the associated General Plan Amendment. The City is currently moving forward with bringing the 4th and 5th cycles into compliance with the Housing Element Regional Housing Needs Assessment (RHNA) and is working with the California Department of Housing and Community Development (HCD) to also bring the 6th cycle into compliance. The update to the Housing Element of the General Plan includes identifying an opportunity site within the City that would accommodate and meet RHNA numbers as assessed by the HCD.

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

In compliance with the California Environmental Quality Act (CEQA), the City of Rolling Hills prepared an Initial Study/Negative Declaration to analyze the potential environmental impacts resulting from the proposed Project. The City of Rolling Hills requests that the Planning Commission review the proposed Project and consider the Initial Study/Negative Declaration and all comments received from the public.

CEQA CONSIDERATIONS

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

CEQA guidelines require that local governments comply with Assembly Bill (AB) 52 to include California Native American Tribes in the decision-making process by notifying the associated local tribes of the Proposed Project. Local tribes have the opportunity to request consultation and provide recommendations for mitigation measures that would help to preserve any potentially impacted tribal and cultural resources resulting from the Project. The City sent out tribal consultation request letters to five local tribes on Friday, October 16, 2020, and one letter on Saturday, October 17, 2020. Local tribes have until January 21, 2021 to respond and request for consultation. As of December 15, 2020, no request for consultation has been received.

DISCUSSION:

Since 1969, the State of California has mandated that all cities and counties properly plan for the housing needs of all residents in their communities Local governments adopt Housing Elements as part of their General Plans to adequately address the housing needs and demands of Californians. Plans and regulatory systems defined in a Housing Element provide opportunities for housing development. An assessment of housing needs for each region is calculated and determined by the California Department of Housing and Community Development (HCD) for each new Housing Element cycle. Regional housing needs are divided by income levels and are based on demographic population from the California Department of Finance. The State of California is currently in its 6th Cycle of the Housing Element updates Statewide.

An approximately 31-acre site located at the southern border of the City has been designated as an opportunity site that would allow for the development of new housing units, including affordable housing, emergency shelters, and Single Room Occupancy Housing. The site would require changes to the General Plan Land Use Element, zone change and the creation of a new overlay zone to adequately accommodate for RHNA unit numbers. The zone change and new overlay zone will enable the City of Rolling Hills to accommodate its RHNA allocations under the 4th and 5th Cycle RHNA requirements, including accommodation of affordable housing units as well as emergency shelters and Single Room Occupancy Housing. The total number of units that will be accommodated "by right" under the 4th and 5th Cycles would be a total of 16units, including low income units and very low-income units. Additionally, the proposed Project would also allow for the continued use of the public facilities, schools and transportation facilities at the site. Though emergency shelters and Single Room Occupancy (SRO) residential uses are also currently permitted under the City's Municipal Code and may be allowed in the future, these units will not be allowed to be counted as the total dwelling units required under the City's Regional Housing Needs Allocation (RHNA) for all future Cycles.

PROJECT SITE

The approximate 31-acre site currently houses the Rancho Del Mar High School building, the Beach Cities Learning Center, and the Palos Verdes Peninsula Transit Authority (PVP Transit Authority). This parcel of land is owned by the Palos Verdes Unified School District (PVUSD) and has an existing school (Rancho Del Mar School) located at this site. However, the Rancho Del Mar School facility is not being utilized as a school site at the current time. Access to the Project site is through a private roadway that veers off Crest Road West. A few unpaved internal roadways traverse the site. The site slopes from east to west, from the Beach Cities Learning Center to the Palos Verdes Peninsula Transit Authority, with an approximate 38 feet drop from east end of the Project site. Vegetation on-site consists of a few trees around the existing buildings and a mix of grasses and paved areas. The portion of the PVP Transit Authority site is primarily paved, with few buildings, parking areas and storage buildings. The site is currently zoned Residential Agriculture Suburban-2-Acres (RAS-2) and has a General Plan Land Use designation of Very Low-Density Residential 2+ Net Acres. The Project site is surrounded by RAS-2 zones to the east and north of Crest Road and is bounded by the City of Rancho Palos Verdes to the west and south, with zoning designations of Residential Single Lot – 20,000 square feet.

PROJECT COMPONENTS

The proposed Project would establish a new mixed-use-multi-family overlay zone (Rancho Del Mar Housing Opportunity Overlay Zone) that would accommodate the existing uses on the site, as well as allow for new multi-family residential, emergency shelters, transitional and Single Room Occupancy housing units to be developed in the future. The proposed Project would require an amendment to the General Plan Land Use Element, amendments to the General Plan Land Use Map and Zoning Map, and amendments to the Zoning Ordinance text in order to reflect the new overlay zone. These changes would then allow for future construction of 16 clustered multi-family units, consistent with the 20 units/acre designation.

The proposed Project includes the following specific components:

- Preparation of a Negative Declaration for the General Plan and Zoning Amendment and associated map changes.

- Amendment to the General Plan Land Use Element to add new Overlay zone designation to be known as the Rancho Del Mar 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). The Overlay *requires* the allowable number of dwelling units on any site with this designation to be clustered at a minimum of 20 units per acre. Other amendments to the Land Use Element will be made as needed to recognize that multi-family uses are permitted and anticipated within this overlay area.
- Amendment to the Zoning Ordinance (Title 17 of the Municipal Code) and related zoning map to add the "Rancho Del Mar Affordable Opportunity Overlay Zone". The City has one other overlay zone that has been adopted and mapped for an area of smaller lots and steep terrain. (See Rolling Hills Municipal Code Chapter 17.17 (Overlay Zoning District – 1 (OZD-1).) The number of units allowed by the "base" General Plan designation on this site must be clustered; in other words, the overlay allows 16 multi-family units on this site by right.

The Project is currently not being developed with any structures at the site. The proposed overlay zone that would allow for the future addition of new multi-family units would also assist the City in meeting its future housing requirements mandated under the California Department of Housing and Community Development (CA HCD). The City of Rolling Hills will be able to accommodate its RHNA allocations, including accommodation of affordable housing units. The Overlay Zone will also accommodate emergency shelters and Single Room Occupancy Housing as part of the Housing Element Update.

INITIAL STUDY/ NEGATIVE DECLARATION

An Initial Study was prepared by the City to evaluate the environmental impacts resulting from the proposed Project. Since any development at this current time is not a component of the proposed Project, it was concluded that any proposed Land Use Element policy, map and text changes, Zoning Ordinance map and text changes, as well as the creation of a new overlay zone, will not have a significant effect on the environment and a Negative Declaration has been prepared. The purpose of the environmental review under the Initial Study/Negative Declaration (Rancho Del Mar Affordable Housing Opportunity Overlay Zone IS/ND) is to evaluate all the planning document level changes that are currently being 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). 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.

FISCAL IMPACT:
None.

RECOMMENDATION:

Approve recommendation to the City Council approval of Resolution 2020-08 amending Title 17 (Zoning) of the Rolling Hills Municipal Code to add Chapter 17.19 (Overlay Zoning District – Rancho Del Mar Housing Opportunity Overlay Zone) and adopting Initial Study and Negative Declaration 2020-01, and Resolution No. 2020-09 adopting General Plan Amendment No 20-01 amending the Land Use Element and Land Use Map.

ATTACHMENTS:
Initial Study_Neg Declaration.docx
Chapter 17.19 Civic_Residential Zone.docx
Planning Commission Resolution Re Land Use Element Amendment 2020-09.doc
MAP.pdf
Resolution_RE_Mixed_Family_Overlay_Zone_Ordinance-_2020-08.docx
LandUseElementChanges.docx
Supplemental Packet PC Meeting 12.17.20.pdf

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).

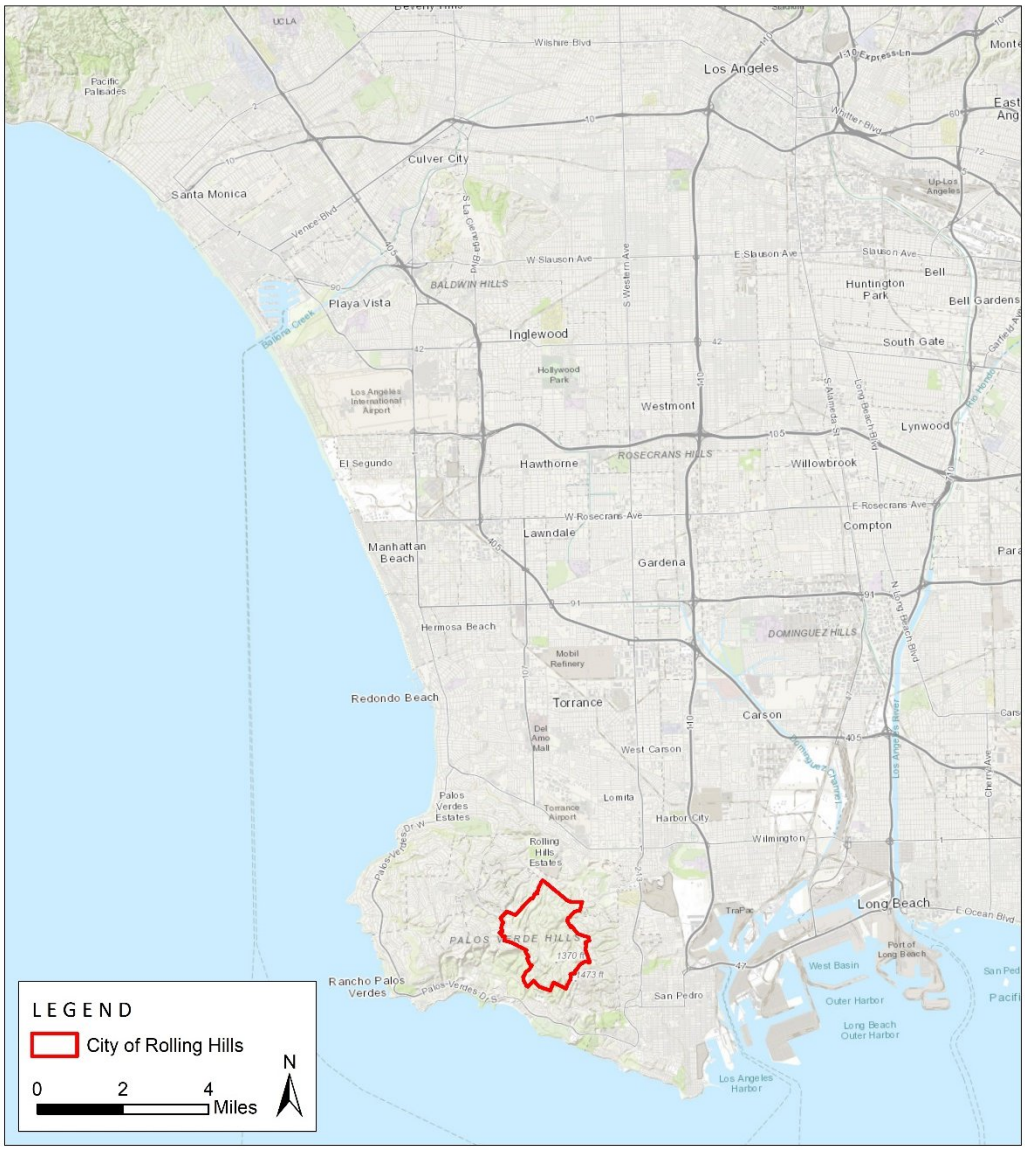
7. PROJECT DESCRIPTION:

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.

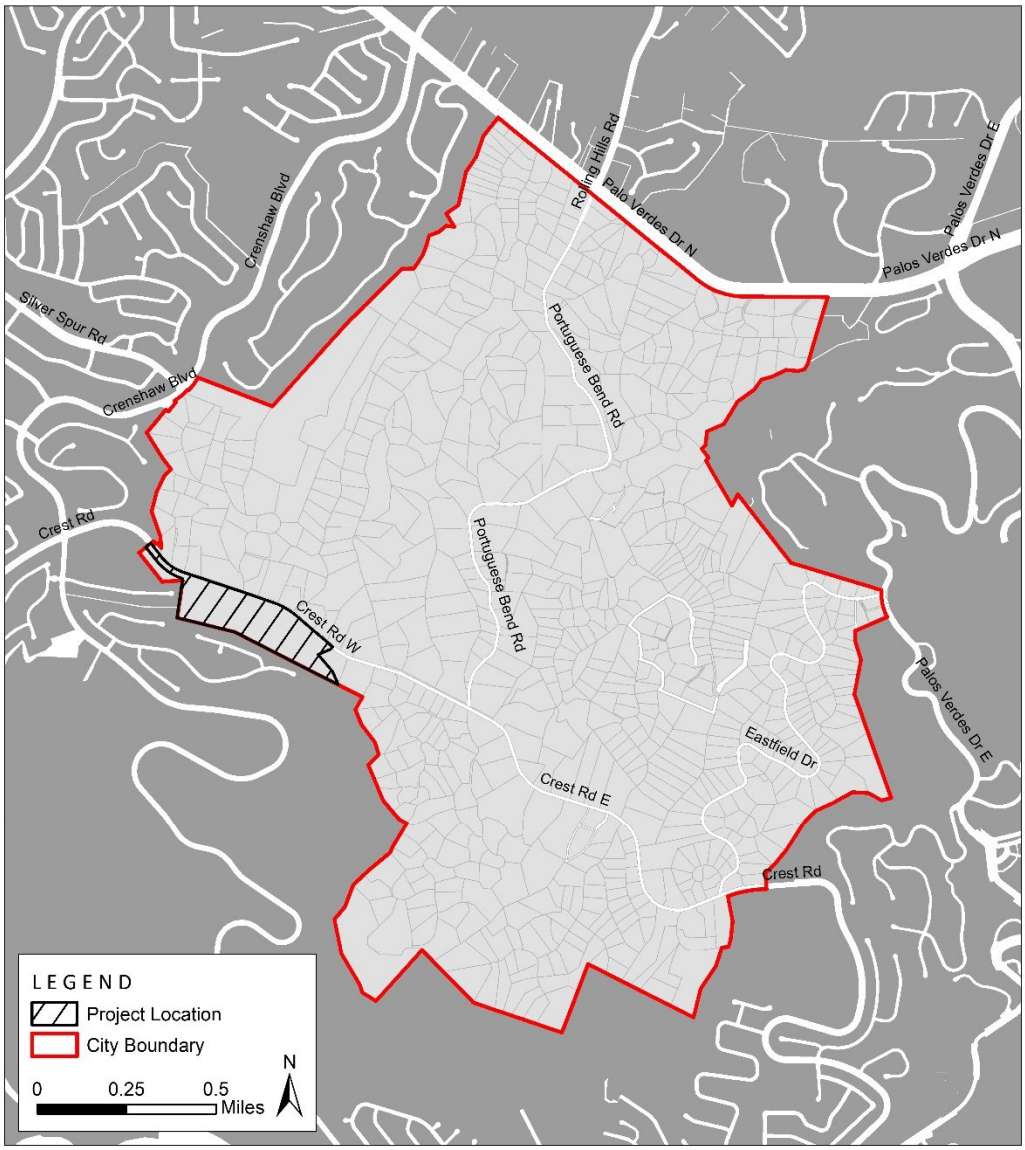
November 2020

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

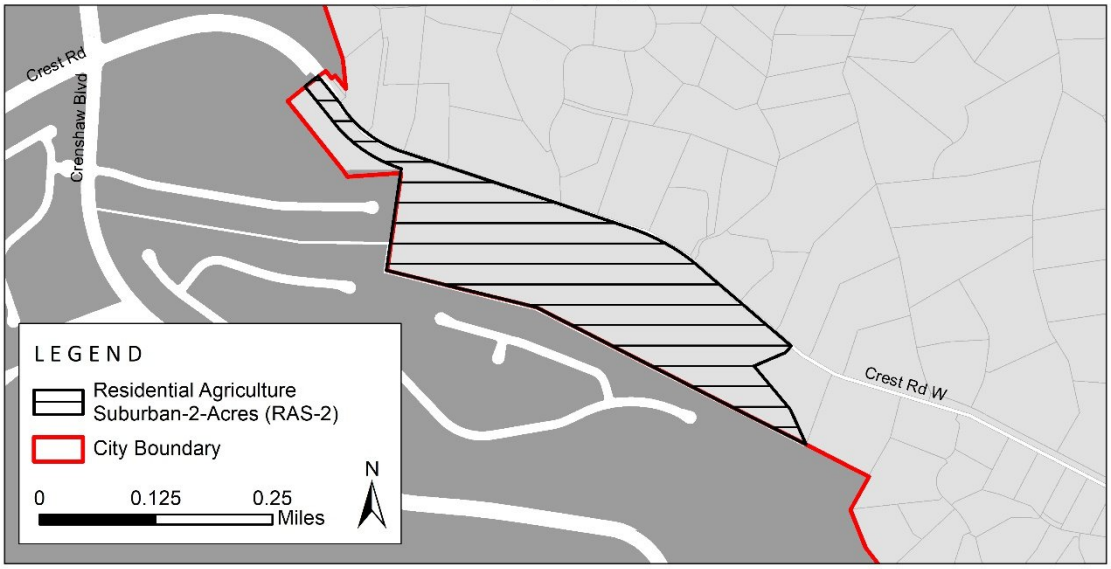
Project Components

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.

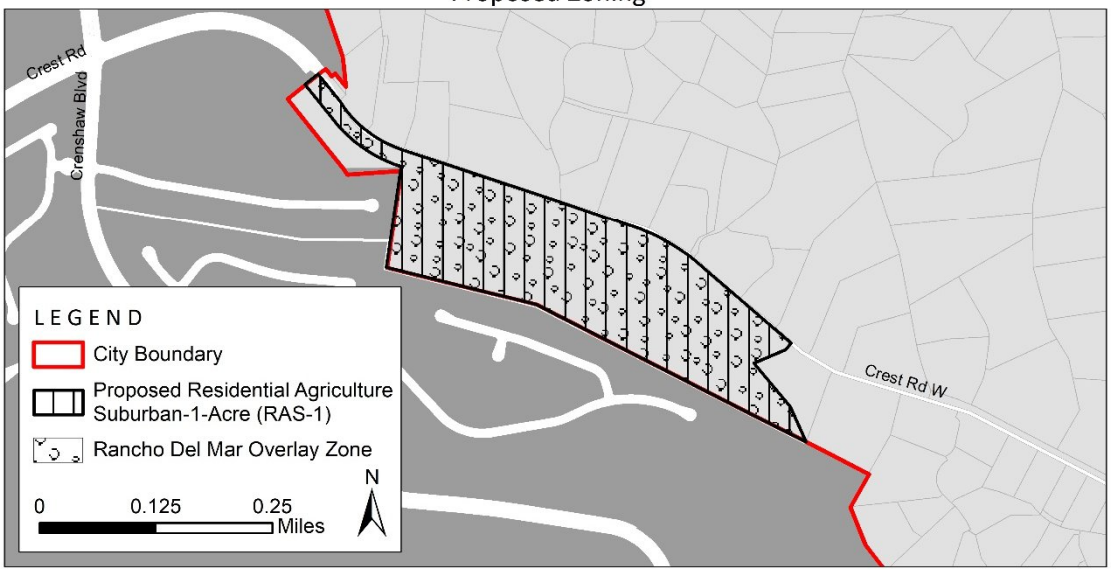
Figure 3: Existing and Proposed Zoning

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.

November 2020

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 impact.

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

Although the City's General Plan describes the City of Rolling Hills as rural residential, the City is actually located in an urban area. The City's municipal code and General Policies incorporate several provisions that are meant to preserve the visual character and private views for its residence. The proposed Project includes the following components: a) update to the General Plan Land Use Element text and Map; b) related Zoning Ordinance text and map amendments; and c) the creation and adoption of new Overlay Zone, Rancho Del Mar Affordable Housing Overlay Zone. While these proposed changes in the future, would allow new and taller buildings on the existing site that could have an impact on scenic vistas from surrounding properties, the Project in itself does not propose or authorize any new development at the current time and therefore does not degrade visual character or 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

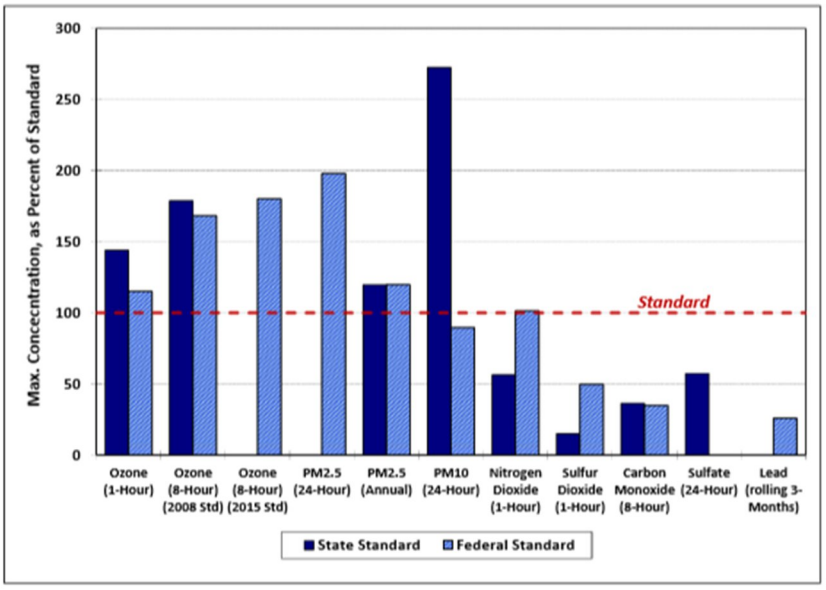
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
c. Conflict or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
d. Result in a cumulatively considerable net increase of any criteria 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.

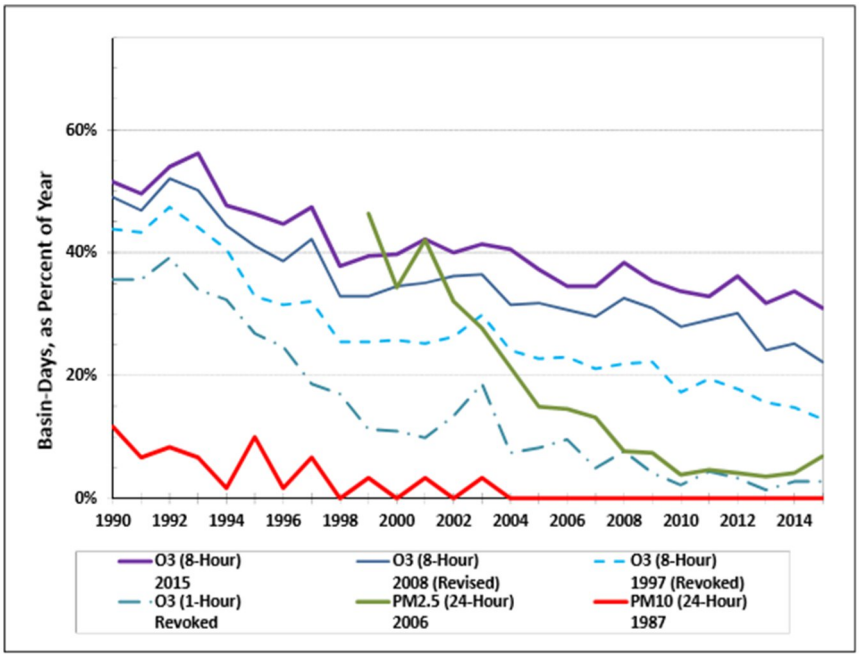
The Project site is located within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant levels to ensure project meet either state and federal air quality standards or,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



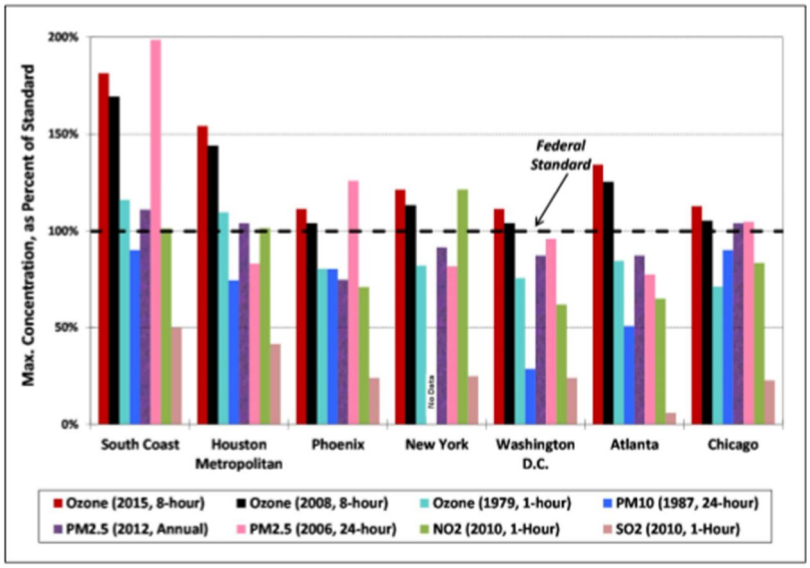
Source: CA Air Quality Management Plan, 2016; http://www.aqmd.gov/

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

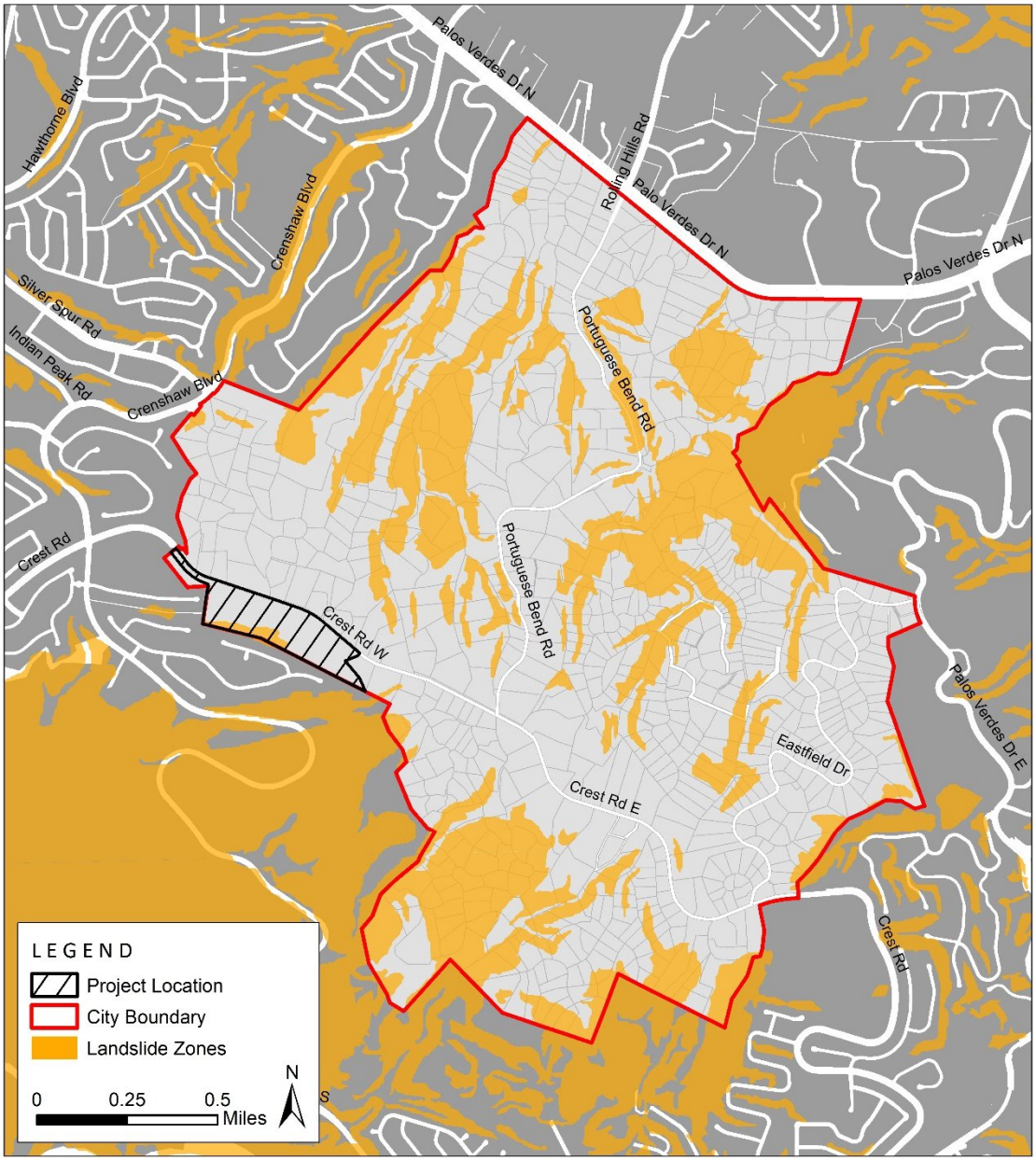
a.iv. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

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, impacts 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

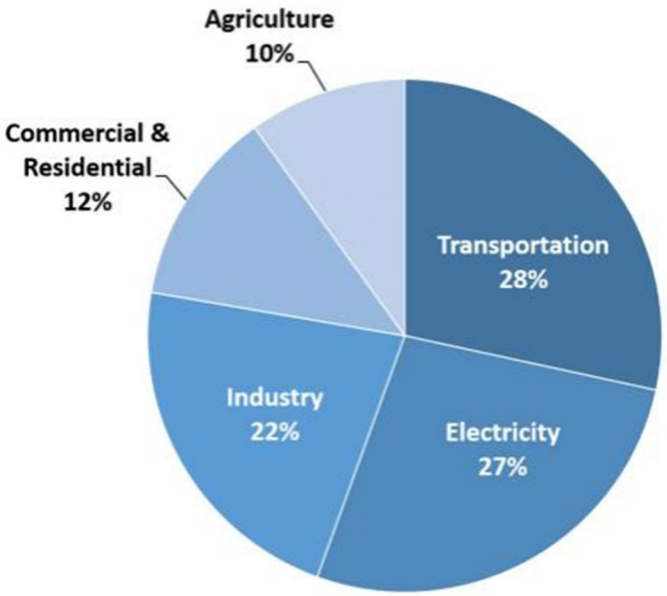
	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
x. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
y. Conflict with an 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.

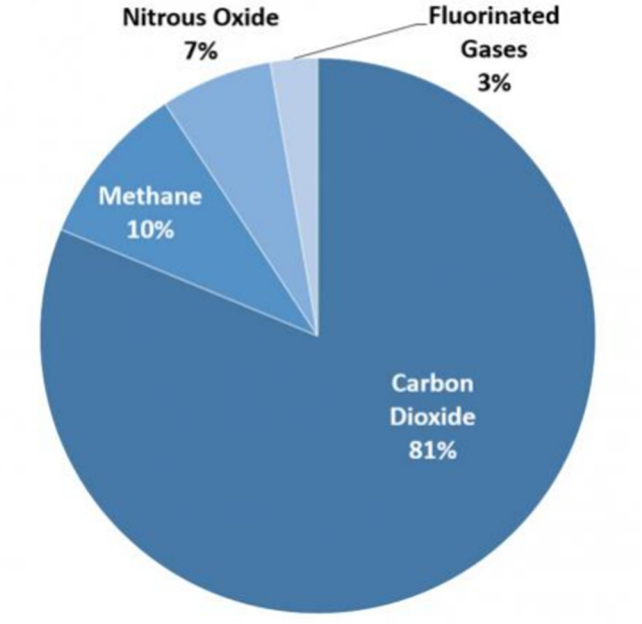
According to the Environmental Protection Agency (EPA), greenhouse gas emissions in the United States have increased by 3.7 percent since 1990, with the primary sources of emissions coming from transportation, electricity production, industry (including fossil fuels for energy), commercial and residential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

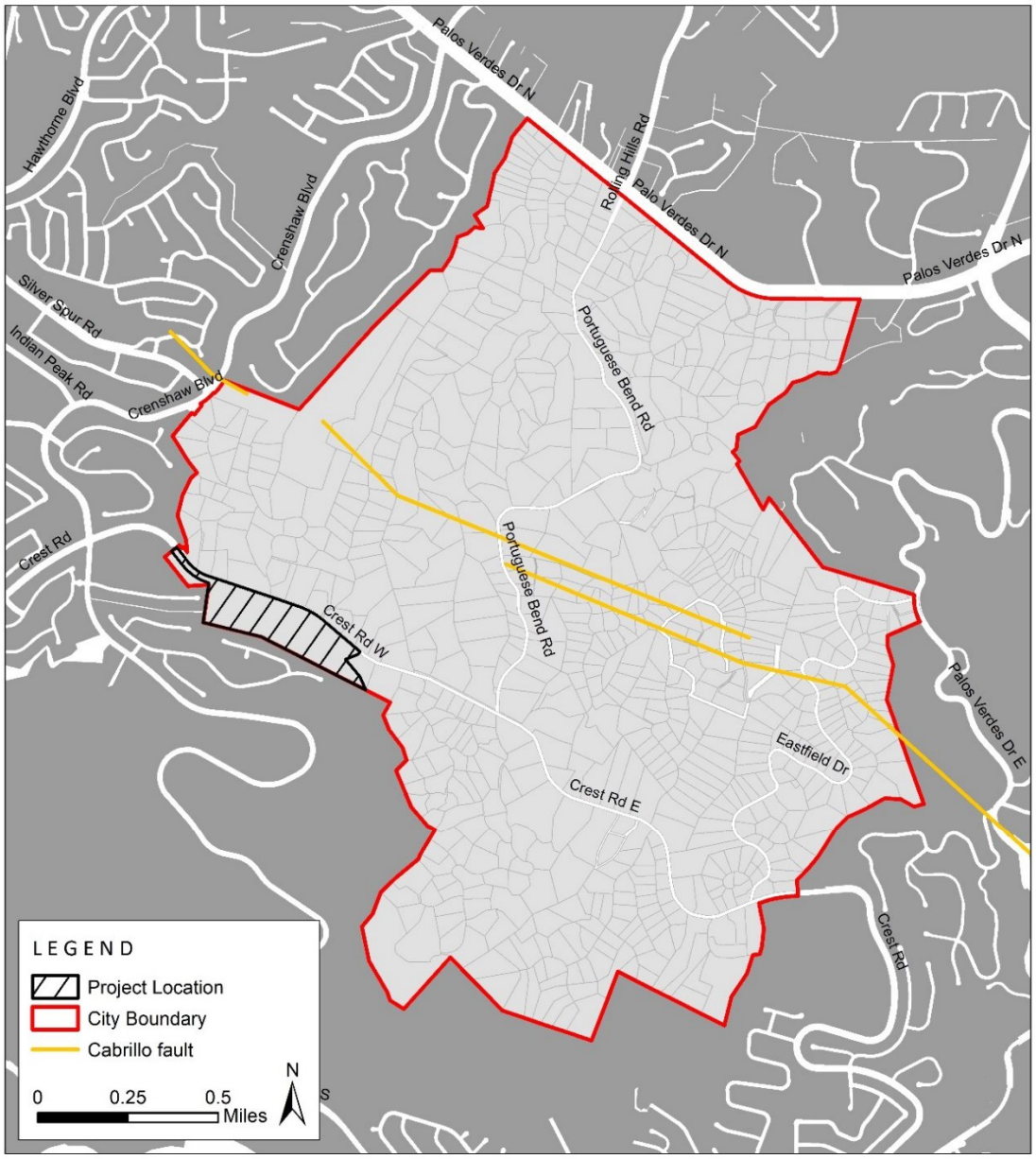
DISCUSSION OF IMPACTS

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.

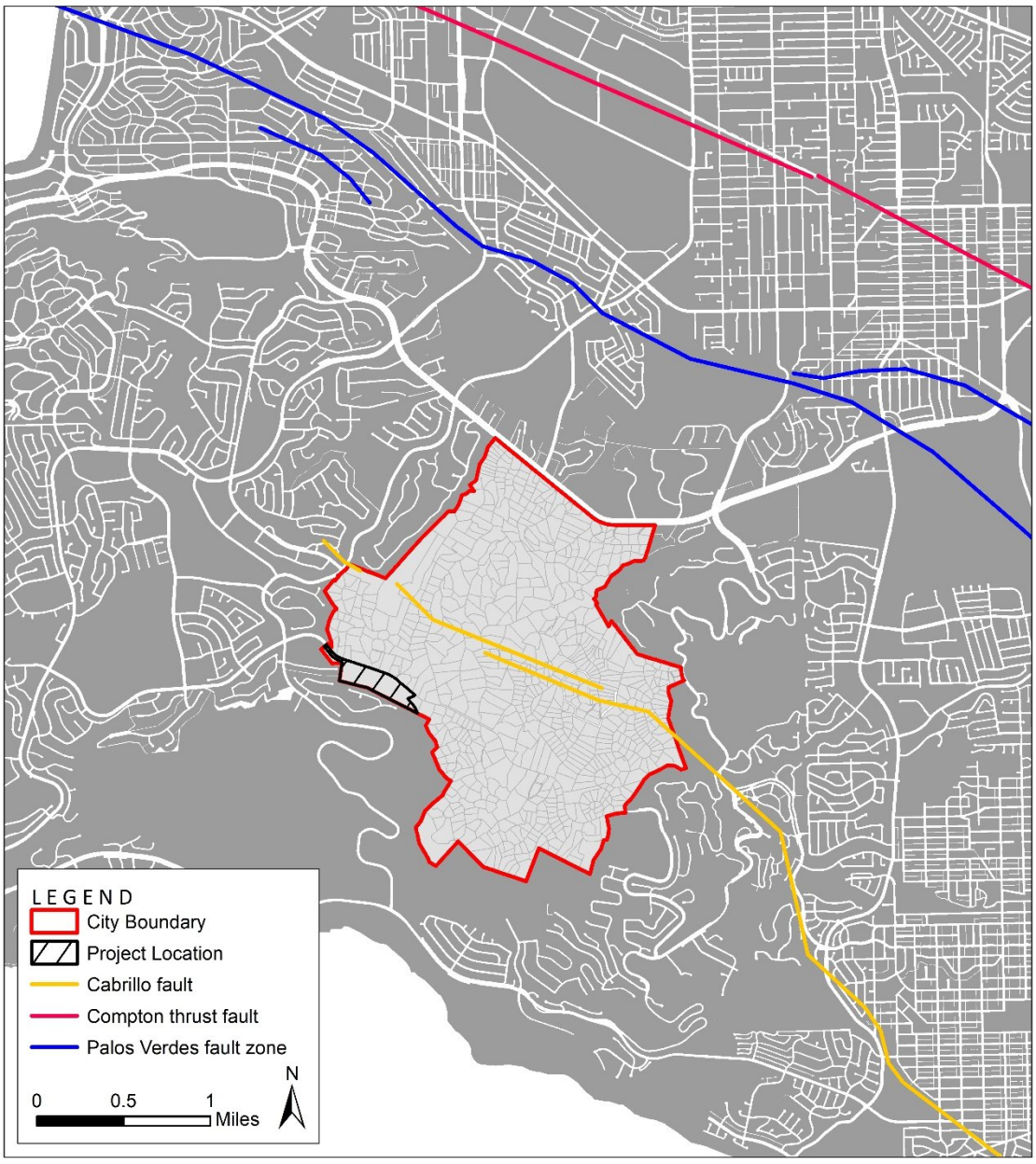
November 2020

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.

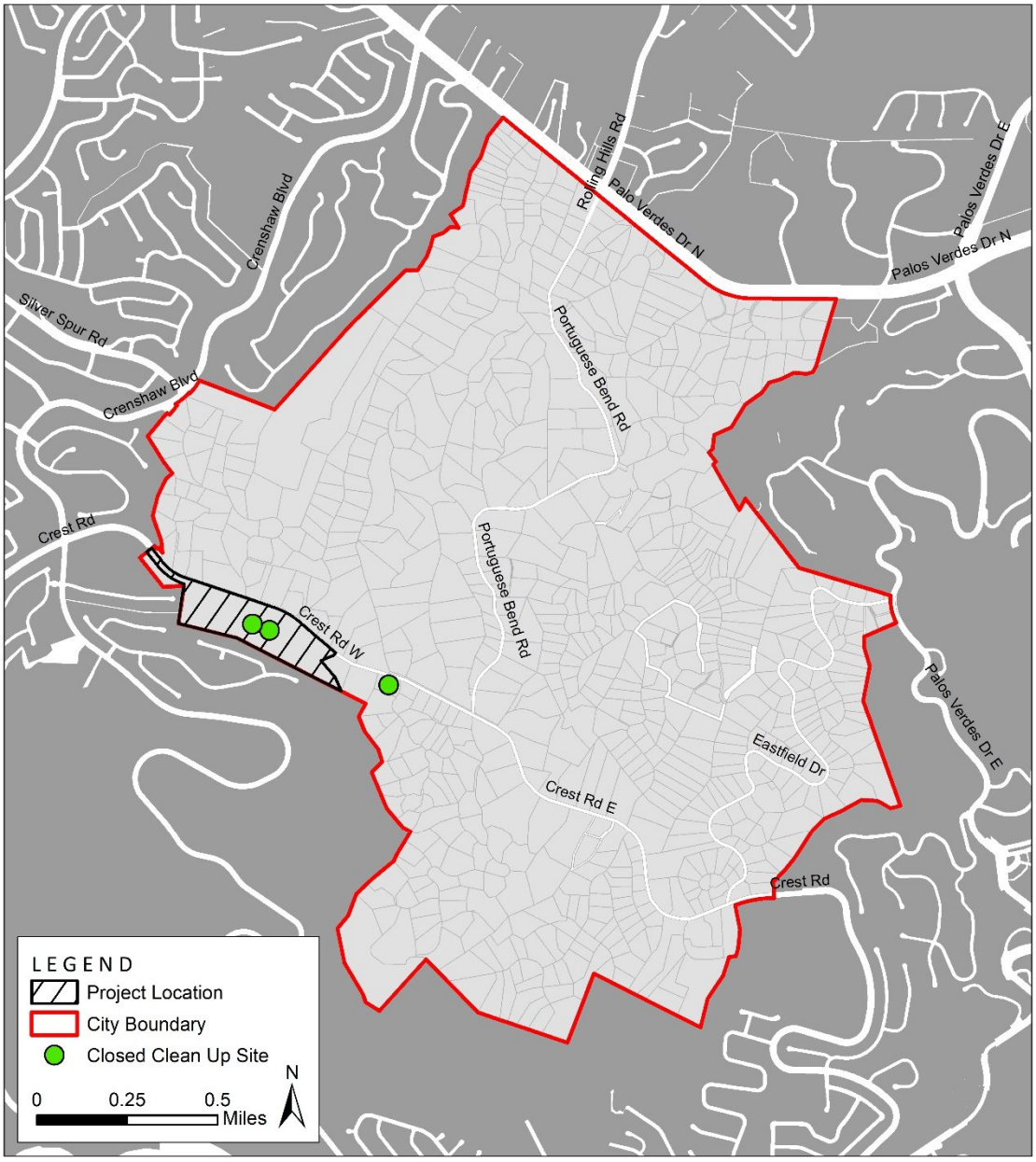
November 2020

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.

- M*RZ-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.

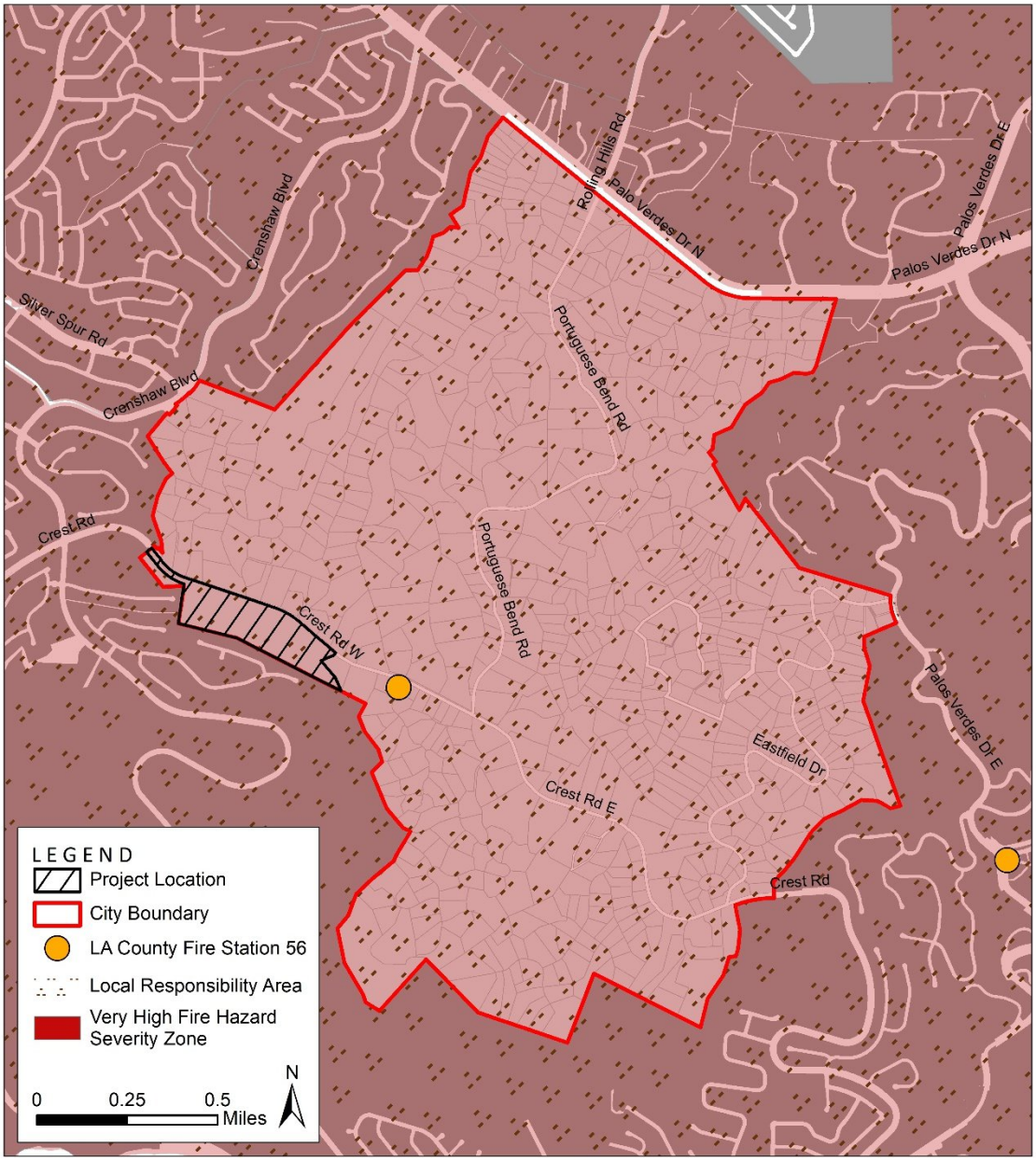
Wildfire protection in California is the responsibility of the State and local governments, as well as the federal government. The State of California has therefore prepared FHSZ maps to evaluate likely risks for wildfire over a 30-50 year period. Lands where the State has financial responsibility for 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.

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Source: Los Angeles County Open Data

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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.

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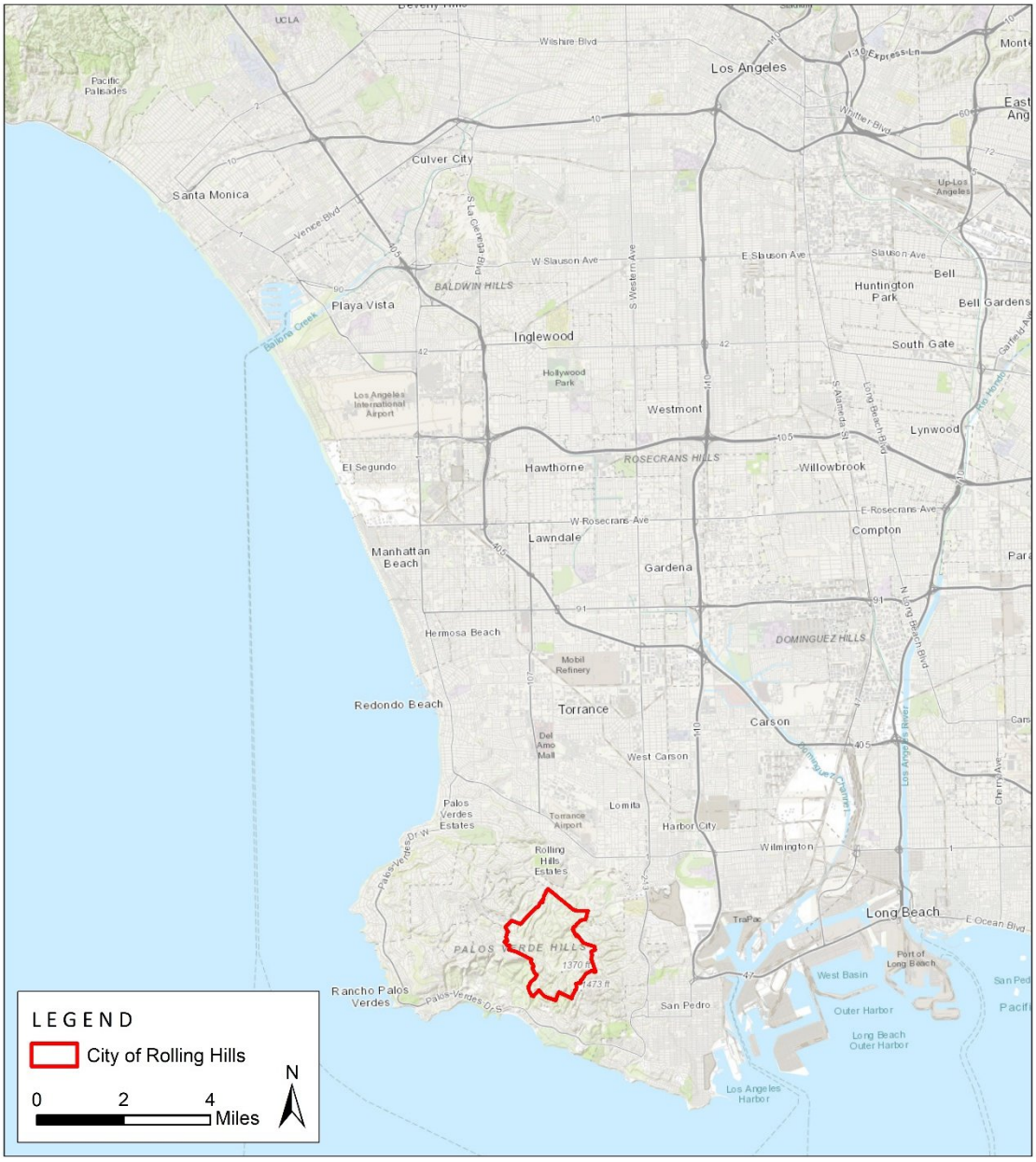
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Figure 1: Regional Location

Rancho Del Mar Affordable Housing Overlay Zone



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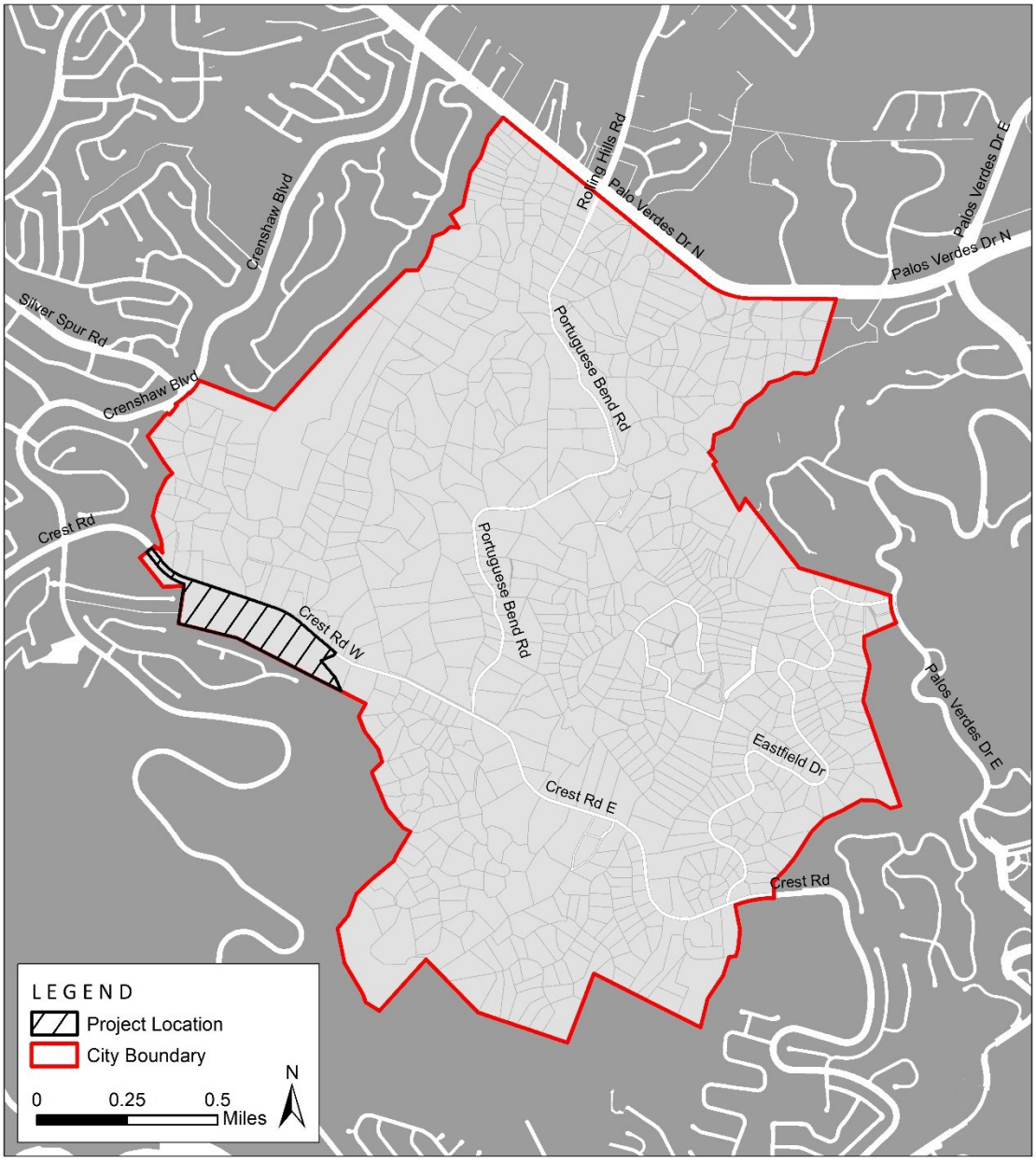
November 2020

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

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Figure 2: Project Location

Rancho Del Mar Affordable Housing Overlay Zone



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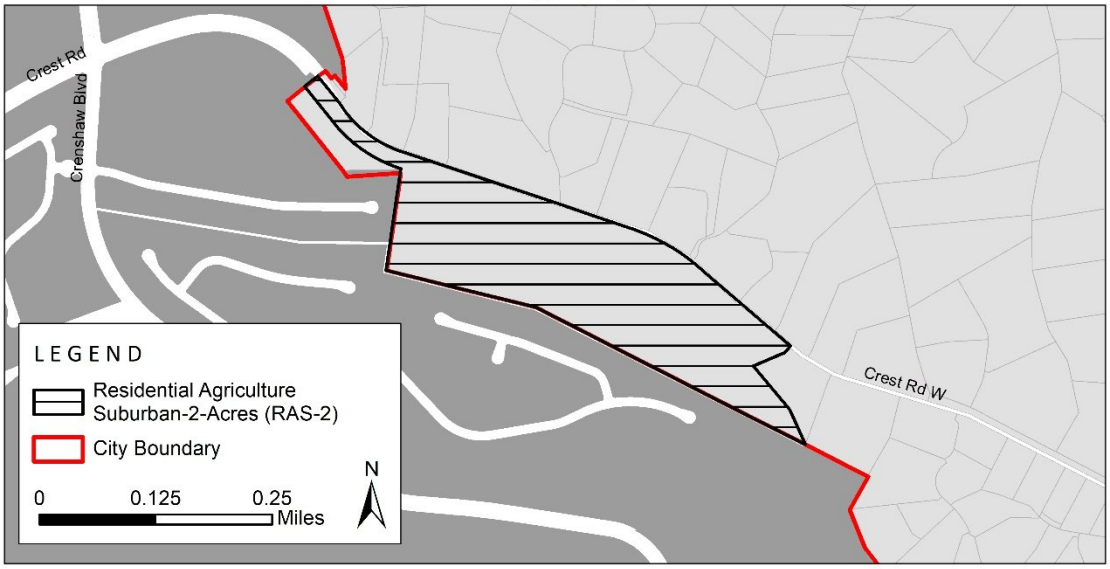
Source: Los Angeles County Open Data

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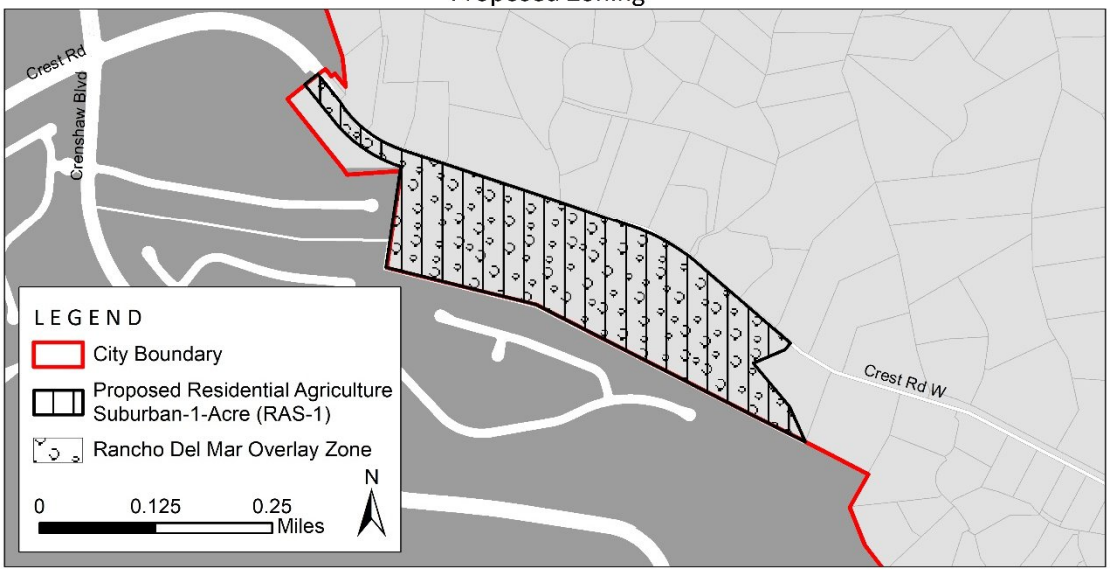
Figure 3: Existing and Proposed Zoning

Rancho Del Mar Affordable Housing Overlay Zone

Existing Zoning



Proposed Zoning



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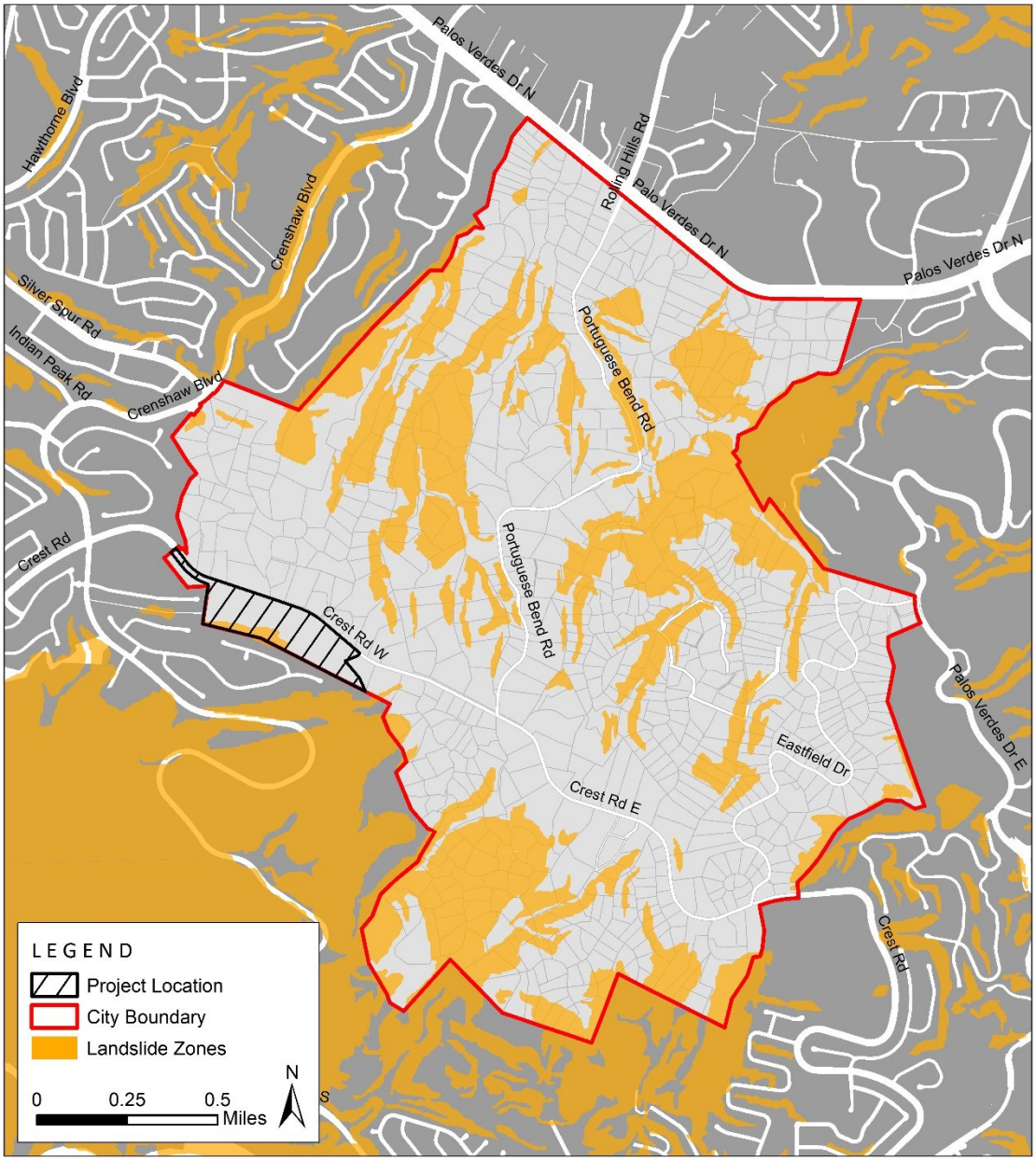
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Source: Los Angeles County Open Data

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Figure 4: Landslide Hazards

Rancho Del Mar Affordable Housing Overlay Zone



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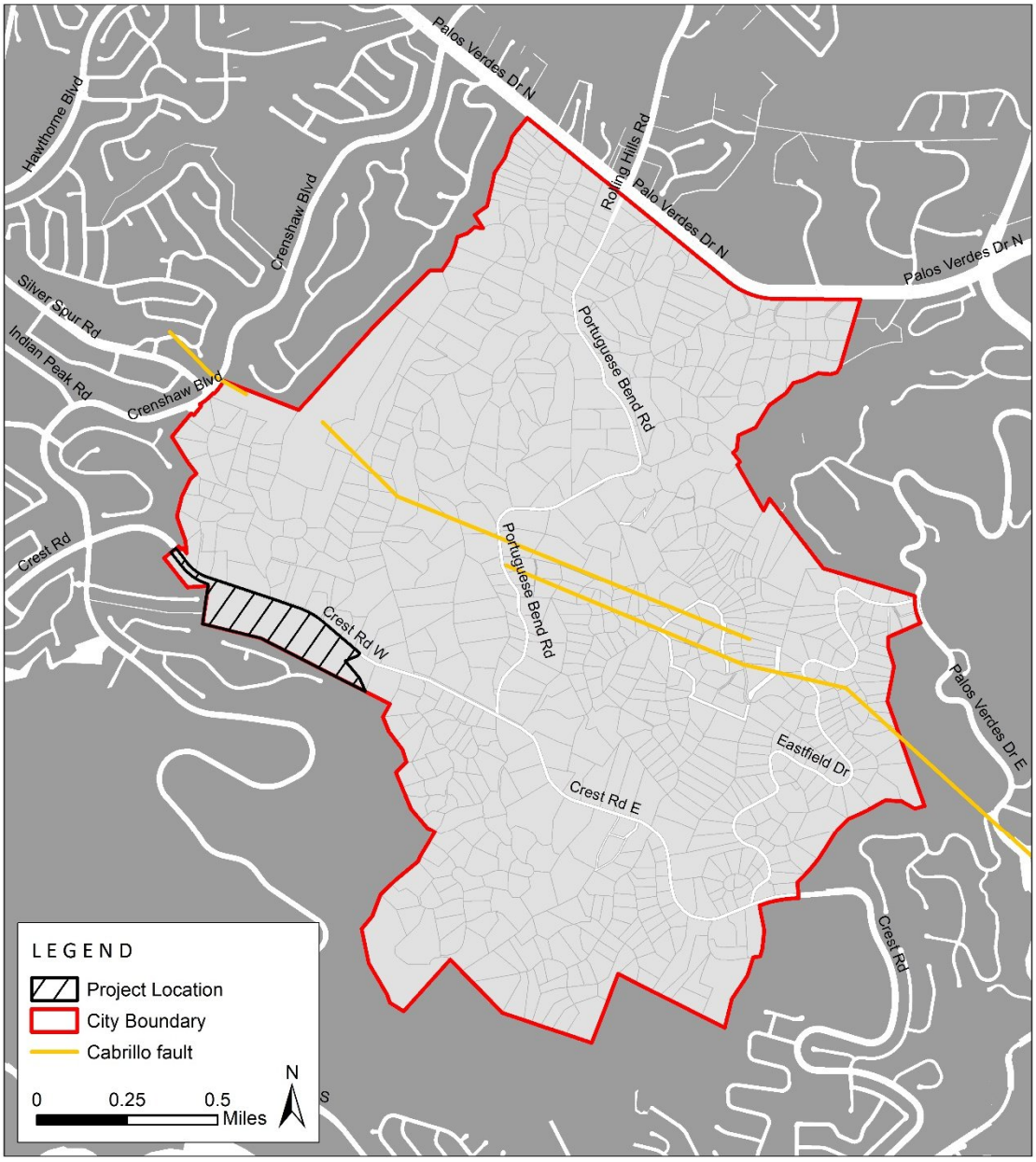
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Source: Los Angeles County Open Data

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Figure 5: Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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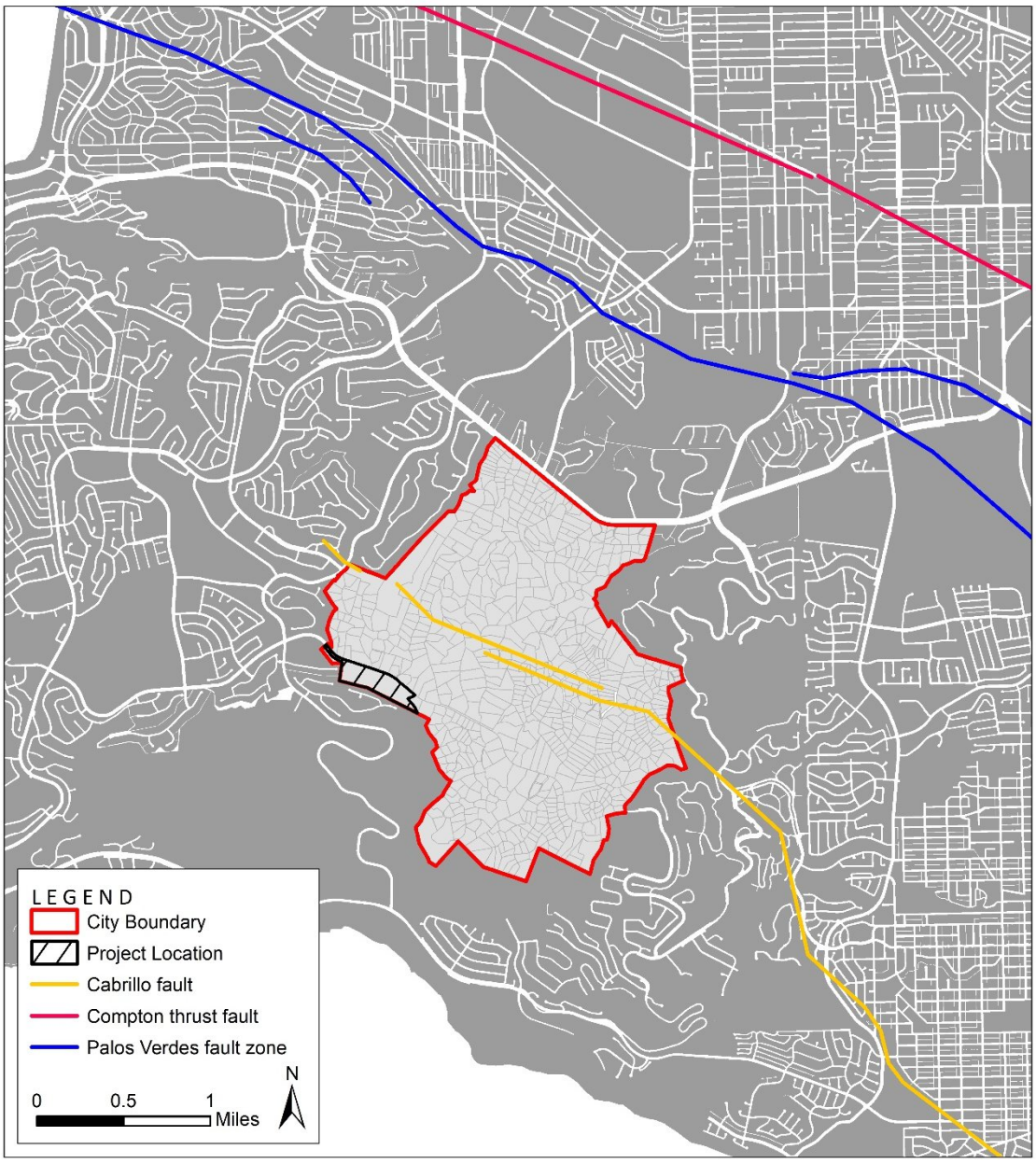
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Source: Los Angeles County Open Data

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Figure 6: Regional Fault Zones

Rancho Del Mar Affordable Housing Overlay Zone



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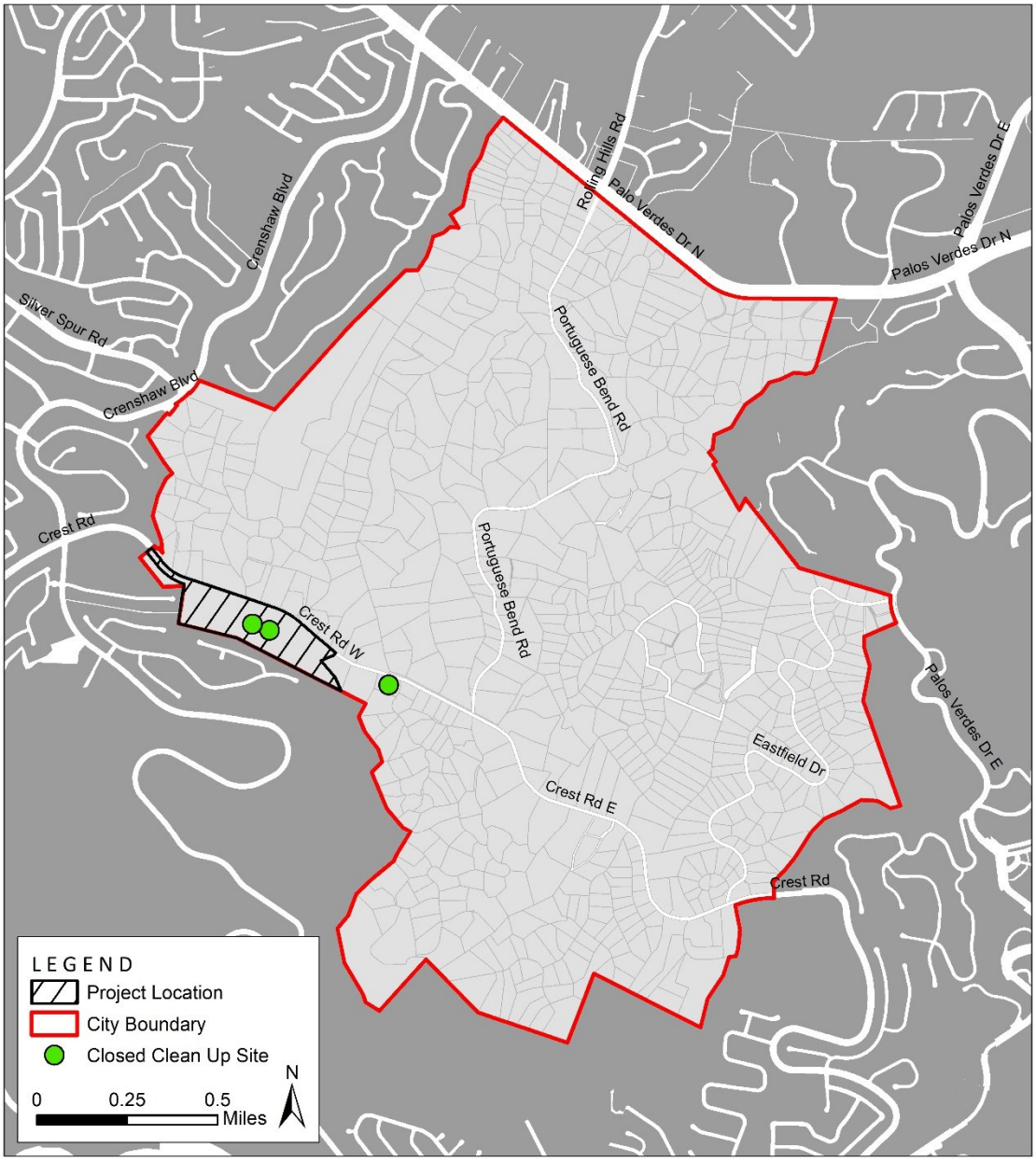
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Source: Los Angeles County Open Data

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Figure 7: Clean Up Sites

Rancho Del Mar Affordable Housing Overlay Zone



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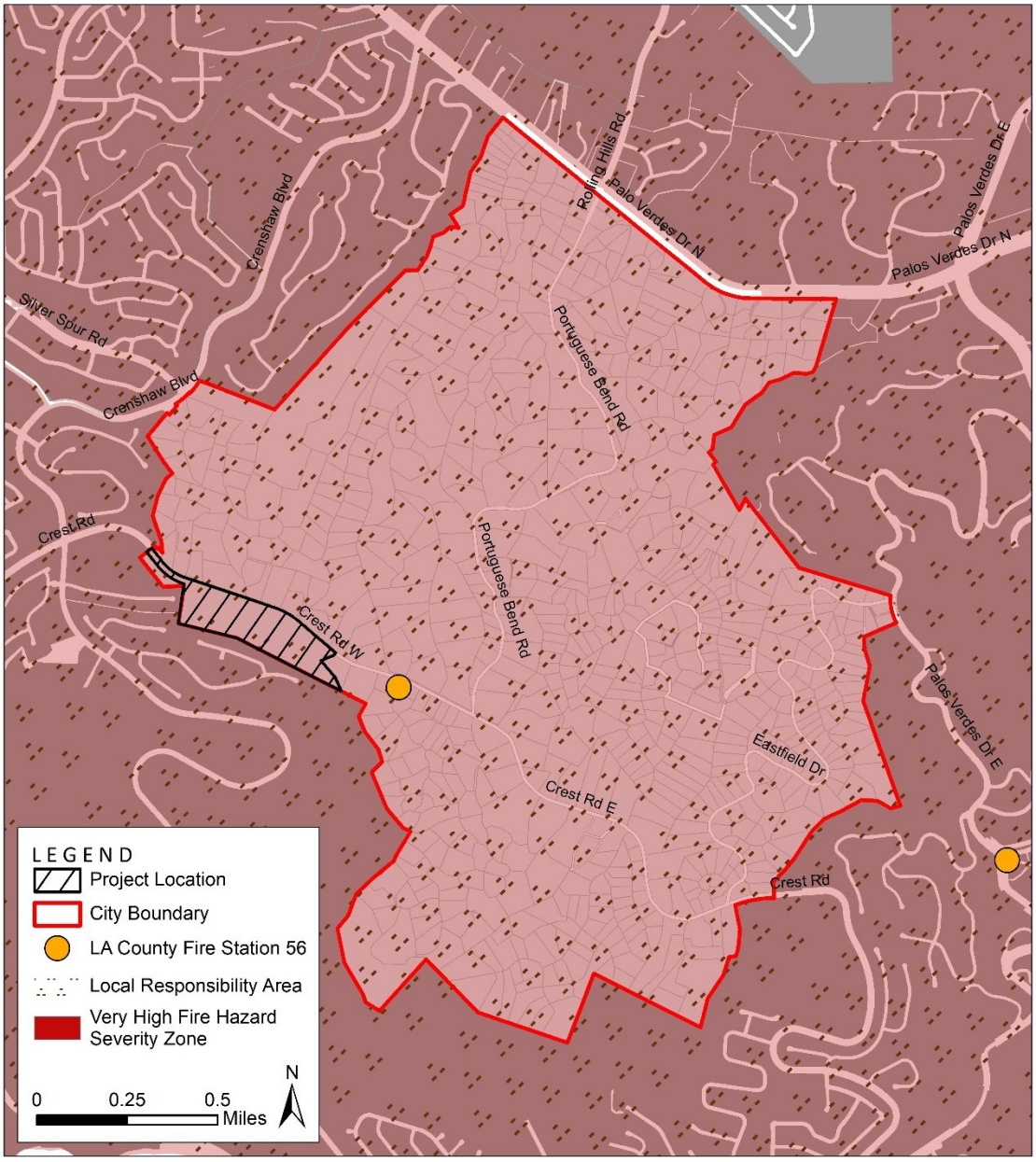
November 2020

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



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Source: Los Angeles County Open Data

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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 Rancho Del Mar Housing Opportunity Overlay zone is further intended to serve as an implementation tool of the city's housing element of the general plan by facilitating residential development on identified "Rancho Del Mar Housing Opportunity Overlay Zone."

B. The Rancho Del Mar Housing Opportunity Overlay (RDMO) zone has the following major objectives:

1. Create "by-right" opportunities for new Rancho Del Mar Housing Opportunity Overlay housing;

2. Implement state laws that require cities to demonstrate available land capacity and zoning tools to accommodate the City's projected need for housing;

3. Facilitate well-designed Rancho Del Mar Housing Opportunity Overlay 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 the development of a unique overlay zone character that provides attractive features (e.g., landscaping, niche or 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 Rancho Del Mar Housing Opportunity Overlay Zoning District apply to 38 Crest Road West, Rolling Hills, California.

17.19.030 – Uses Permitted.

A. No lot, premises, building or structure in the mixed use/multiuse zone shall be used for any use or purpose other than those specified in the following subsections:

1. Dwelling, single-family, multi-family;
2. Senior housing;
3. Single Room Occupancy;
4. Emergency Shelter;
5. Daycare*;

6. School facilities*; and

7. Transit facilities*

*Requires Conditional Use Permit

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

SRO housing shall conform to the following standards:

1. Occupancy shall be limited to maximum two persons per unit. Minimum unit sizes (not including toilet compartment) shall be:
    a. One person: one hundred fifty square feet.
    b. Two persons: one hundred seventy-five square feet.
2. Each SRO unit shall be provided with the following minimum amenities:
    a. Kitchen sink with garbage disposal.
    b. A toilet and sink located in a separate room within the unit that is a minimum twenty square feet.
    c. One closet per person.
    d. Telephone and cable TV hookups.
3. If full bathrooms are not provided in each unit, shared showers shall be provided on each floor at a ratio of one per seven occupants or fraction thereof on the same floor, with doors lockable from the inside.
4. 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.
5. If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises for every twenty-five units.
6. Elevators shall be required for SROs of two or more stories.
7. On-site management shall be provided at all times.
8. Off-street parking shall be provided at the rate of one-half space per unit, plus one space for each employee on duty.

D. Emergency Shelter.

This section sets forth standards for the establishment and operation of emergency shelter facilities.

1. Permit and Operational Requirements. The approval and operation of an emergency shelter shall be subject to the following requirements:

    a. Administrative Review Required. Emergency shelters may be established and operated in the RDMO zone subject to nondiscretionary approval of an administrative review permit in compliance with Chapter 17.17 RHMC;

    b. Management and Operations Plan. 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.

2. Development Standards. In addition to other standards set forth in RDMO zone, emergency shelters shall conform to the following standards:

    a. Maximum of twelve beds.

    b. Minimum separation of three hundred feet between emergency shelters.

    c. 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:

            a. Commercial kitchen facilities designed and operated in compliance with the California Retail Food Code;

            b. Dining area;

            c. Laundry room;

d. Recreation room;

e. Support services (e.g. training, counseling, etc.); and

f. Child care facilities.

3. 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. 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.

    a. Staging for drop-off, intake and pick-up should take place inside the building, at a rear or side entrance, or inner courtyard.
    b. Shelter plans shall show the size and location of any proposed waiting or occupant intake areas, interior and exterior.

4. Off-Street Parking. Off-street parking shall be provided at the rate of one space per four beds, plus one space for each staff person on duty.

17.19.040 – Prohibited Uses.

The following uses are prohibited:

1. Adult-oriented businesses;

2. Animal care or boarding;

3. Commercial food preparation activities;

4. Industrial uses;

5. Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use;

6. Medical and dental offices, clinics, and laboratories (not including chiropractors or counselors/psychotherapists);

7. Activities or uses that are not compatible with residential activities or that would clearly conflict with the character of the surrounding neighborhood as determined by the Director; and

8. Activities or uses that would adversely affect the health or safety of live/work unit residents, because of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or that would be hazardous because of materials, processes, products, or wastes.

17.19.050 – Regulations

The regulations contained in the following subsections shall apply to and be complied with as to every lot, premises, building and structure, and use in the Rancho Del Mar Housing Opportunity Overlay (RDMO) zone:

Table 17.19.050A
Development Regulations—Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Development Regulation	RDMO	Notes
1. Minimum density (residential uses)	1du/2,178 sq.ft.	
2. Maximum density (residential uses)	1du/1,742 acre	
2. Minimum dwelling unit size	Studio: 500 sq. ft. 1-bdrm: 650 sq. ft. 2-bdrm: 800 sq. ft. 3-bdrm: 1,000 sq. ft.	
3. Maximum building height	2 stories/28 ft.	Underground levels and mezzanines lofts are allowed.
4. Distance between buildings (minimum)	6 ft.	
5. Interior front yard setback	5 ft. (min); 15 ft. (max)	
6. Interior street side setback	5 ft. (min); 15 ft. (max)	
7. Interior side setback	5 ft. (min); No max	
8. Interior rear yard setback	10 ft. (min)	
9. Front setback between lots	25 ft (min)	
9. Side setback between lots	25 ft (min)	
10. Rear side setback between lots	15 ft (min)	
11. Permitted setback encroachments	6 ft. into setbacks	Balconies, awning, porches, stairways and similar elements may extend up to 6 ft. into

		the setback. Cornices, eaves, fireplaces, similar architectural features may extend 4 ft. into the front and rear setbacks and 3 ft. in interior setbacks.
12. Maximum lot coverage	None	
Landscape/open space standards		
13. Common open space (multi-family residential)	200 sq. ft. per unit	
Parking Standards		
14. Surface parking	20 ft. min. setback from front lot line at driveway entrance; 15 ft. min side yard setback at driveway entrance.	
15. Garage/tuck-under parking	Prohibited along front	
16. Underground/podium parking	Allowed beneath building footprint	
17. Above-ground parking structure	Permitted if screened from views from public right-of-way and adjacent single-family residential districts	
19. Single Room Occupancy		
20. Emergency Shelter	Maximum 12 beds	

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

17.19.060 – Lot area per dwelling unit.

For every building hereafter erected or structurally altered as a multiple-family dwelling, dwelling group, or apartment structure, the following table establishes the permitted densities based on gross square footage of the lot.

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

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

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

17.19.070 – Parking regulations.

The Rancho Del Mar Housing Opportunity Overlay zone integrates public facilities, office and residential uses with varying parking requirements, peak hour demands and vehicle loading needs. Flexibility in meeting these varying requirements and demands is accommodated through parking requirements and inclusion of shared parking, when feasible. This section provides parking standards for buildings in the Rancho Del Mar Housing Opportunity Overlay (RDMO) zone.

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

Use	Required Number of Spaces	Notes
Multi-family residential and condominiums	Studio - 1 space per unit One bedroom - 1 space per unit Two bedrooms – 1.5 spaces per unit Three or more bedrooms - 2.5 spaces per unit Additional guest parking 1/4 space per unit	Per unit; Tandem parking is allowed in cases where multiple spaces are assigned to a single unit
Senior housing	1.0 spaces per unit for developments of 10 units or less. For developments of 11 units or more, the parking shall be 0.5 spaces per dwelling unit, or 10 spaces, whichever is greater. For developments of 10 or more units, 10 percent of the total required parking shall be reserved for guest parking	
Very low and low income housing units	1.0 space per very low or low income unit. This parking ratio only applies to those units which are designated for very low or low income. For developments of 10 or more units, ten (10) percent of the total required parking shall be reserved for guest parking 1.1	
Single Room Occupancy	0.5 space per unit plus 1.0 space for each staff on duty	

Emergency Shelter	1.0 space per four beds, plus 1.0 space for each staff on duty	

1. Reduced Parking. The Planning Commission and City Council may reduce the required parking after considering documentation and/or study provided by the applicant, staff's recommendation and giving decisive weights to all relevant facts, including but not limited to the following factors: 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.
2. 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 and commercial properties alike 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 – Frontage type regulations.

A. This section provides frontage type standards for buildings in the Rancho Del Mar Housing Opportunity Overlay zone (RDMO).

1. Residential Fronts. The elevation of the ground floor is elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk. Entrances and windows are provided on the front of the facade to provide eyes on the street and direct sidewalk access to the building. Stoops are allowed to project into the front setback to enhance entrances. The front setback is primarily improved with landscaping.

a. Elevation of Ground Floor. 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. 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. Stoops and front porches may be provided in front of building and unit entrances. 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. The public sidewalk shall be improved with street trees with an average spacing of thirty (30) feet on-center and pedestrian-scaled street lights not to exceed 30 inches in height and maximum 25 Watts. 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 - Open space regulations.

This section provides open space standards for development within the Rancho Del Mar Housing Opportunity Overlay zone (RDMO).

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.

1. Recreational Amenities/Facilities.

a. One common recreational amenity shall be provided. The following listed amenities satisfy the above recreational facilities requirements. Recognizing that certain facilities serve more people than others, have a wider interest or appeal, and/or occupy more area. In all cases, each square foot of land area devoted to a recreational amenity shall be credited as common open space on a 1:1 basis.

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 - Public space amenities requirements.

A. Each project proposed within the Rancho Del Mar Housing Opportunity Overlay zone (RDMO) should include a public open space amenity, or some form of physical interface for the pedestrian. Proposed open space may be used to meet 200 square foot of common open space requirement. Such features may include, but not be limited to:

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 – 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 Section 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.

E. Design Criteria.

1. A mixed-use development project shall be designed and constructed to:

   a. Be pedestrian in its focus by:

      i. Providing direct pedestrian linkages to adjacent public pedestrian paths.

      ii. Creating enhanced pedestrian connections throughout the project between residential uses, public amenities and parking areas.

      iii. Providing enhanced pedestrian amenities throughout the project, including seating, low level pedestrian lighting, special paving, public art, water features, common open space, and similar items to create a pleasant neighborhood experience.

   b. Incorporating architectural design elements and materials that relate to a pedestrian scale.

   c. Create a pedestrian scale and character of development along the street by providing significant wall articulation and varying roof heights, incorporating pedestrian scale elements (e.g., doors, windows, lighting, landscaping), and locating common open space areas (e.g., plaza, courtyard, outdoor dining) near the pedestrian paths.

2. Consistent use of architectural details and materials. Architectural style and use of quality materials shall be compatible and consistent throughout an entire mixed-use project. The overall project design and site layout shall be one that promotes a strong pedestrian scale.

3. Features.

   a. Street Level Features. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities (e.g., plaza, courtyard, outdoor dining, landscaping). Long expanses of blank walls shall be prohibited.

   b. Upper Level Features. Upper floor balconies, bays, and windows shall be provided whenever opportunities exist for these types of features.

   c. Neighborhood Interface. The design of new infill development shall be sensitive to the scale and design characteristics of established structures in abutting residential neighborhoods, with the objective of achieving a harmonious transition between the new development and existing neighborhood. Consideration shall be given to factors including, but not limited to, orientation of architectural features, building articulation, and exterior building treatments.

   d. Lighting. Low level lighting shall be incorporated along pedestrian walkways, plazas, paseos, courtyards, and other common open areas to enhance the pedestrian environment and increase public safety. Lighting shall be designed, located, and shielded to ensure that they do not adversely impact the residential uses, but shall provide sufficient illumination for access and security purposes.

e. Security. Projects shall be designed to minimize security risks to residents and to minimize the opportunities for vandalism and theft. This may be accomplished by:

i. Maximizing visibility to common open space areas and internal walkways. Use opportunities for natural surveillance to increase visibility.

ii. Using walkways, lighting, signage, and landscaping to clearly guide people and vehicles to and from the proper entrances.

iii. Eliminating areas of concealment, hiding places, and dead spaces.

iv. Using lighting to improve the visibility of common areas while enhancing the pedestrian environment. Lighting should not be overly bright and should provide a uniform level of light over the subject area to eliminate dark spaces.

17.19.120 - Housing element implementation.

A. To comply with housing element law, Government Code Sections 65583.2(h) and (i) and 65583(c)(1) (AB 2348), which requires the city to demonstrate adequate sites for the Housing Element update and facilitate development of affordable housing within the RDMO zone, the City must allow a minimum twenty (20) dwelling units per acre to accommodate the City's lower-income Regional Housing Needs Allocation (RHNA).

B. The city will report on the progress of residential development in the RDMO zone in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year. The inventory of available sites will also be made available to the development community through various outreach methods.

17.19.130 – Single Room Occupancy

17.19.140 - Other applicable regulations.

In addition to the requirements contained in this Chapter 17.19, regulations contained in the following chapters of this Title 17 shall apply to development in the RDMO zone:

Chapter 13.18: Water efficiency.

Chapter 17.04: General regulations.

Chapter 17.42: Conditional use permits.

RESOLUTION NO. 2020-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT NO. 20-01 TO THE CITY OF ROLLING HILLS GENERAL PLAN, AN AMENDMENT TO THE GENERAL PLAN TO ADOPT THE LAND USE ELEMENT AMENDMENT AND LAND USE POLICY MAP AMENDMENT

RECITALS

A. State law requires that all city general plans include a land use element and housing element; and

B. The City of Rolling Hills ("City") has an adopted General Plan which includes an adopted Housing Element, Land Use Element, and Land Use Policy Map; and

C. Each city within the Southern California Association of Governments region was required by state law to prepare an update to its housing element for the 2014-2021 period; and

D. The City adopted a housing element for the 2014-2021 period; and

E. The City is preparing an amendment to the Housing Element of the General Plan for the 2014-2021 period and discussing such amendment with the California Department of Housing and Community Development ("HCD") for review ("draft Housing Element Amendment") ; and

F. The Housing Element, the Land Use Element, and the Land Use Policy Map of the City of Rolling Hills General Plan need to be consistent with one another; and

G. In order to maintain consistency with the draft Housing Element Amendment, changes to the Land Use Element and Land Use Policy Map are required; and

H. These proposed changes include, but are not limited to, design standards, parking requirements, additional civic uses; and

I. Additional updates to the Land Use Policy Map are also required, as described in the staff report accompanying this Resolution ("Land Use Policy Map Amendment"); and

J. The Land Use Element Amendment and Land Use Policy Map Amendment identified in this Resolution are sometimes referred to herein, collectively, as "General Plan Amendment No. 20-01" and

K. On December 7, 2020, the City gave public notice of the consideration of General Plan Amendment 20-01 by advertising in a newspaper of general circulation; and

L. On December 17, 2020, the Planning Commission conducted a duly noticed public hearing and considered the agenda report, written public comments, and oral public testimony regarding the proposed General Plan Amendment No. 20-01; and

M. An Initial Study and Negative Declaration (Exhibit A) has been prepared in compliance with the California Environmental Quality Act to evaluate whether adoption of General Plan Amendment No. 20-01 would result in any significant impacts.

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

Section 1. ENVIRONMENTAL DOCUMENTATION (CEQA): An Initial Study and Negative Declaration No. 20-01 (Exhibit A) has been prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*), the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*) for General Plan Amendment No. 20-01 in compliance with CEQA and City policy. Pursuant to Section 15070, et seq of the CEQA Guidelines, the Planning Commission finds, on the basis of substantial evidence in the light of the whole record, that the proposed project could not have a significant effect on the environment. Upon the basis of all of the evidence in the record, the Planning Commission finds that the Negative Declaration reflects the independent judgment of the Planning Agency and hereby recommends approval of the Negative Declaration by the City Council.

Section 2. The Planning Commission hereby recommends to the City Council the approval of General Plan Amendment No. 20-01, an Amendment to the General Plan to Adopt the 2014-2021 Land Use Element Amendment and Land Use Policy Map Amendment to the City of Rolling Hills General Plan (Exhibit B), based upon the following findings:

A. The draft Housing Element Amendment establishes goals, policies and objectives/programs that address the provision of adequate, safe, and decent housing for all economic segments of the community.

B. The draft Housing Element Amendment is consistent with all provisions of Section 65580 *et seq.* of the California Government Code, which sets forth state requirements for Housing Elements.

C. The draft Housing Element Amendment is consistent with the Land Use Element and the Land Use Policy Map, as proposed for amendment hereunder, and with the City of Rolling Hills General Plan and all of the other Elements of the General Plan.

D. The Land Use Element Amendment and Land Use Policy Map Amendment appropriately update these two portions of the General Plan to address current

legal developments, required updates, and to provide for integration and consistency with the draft Housing Element Amendment.

E. The Land Use Element Amendment and Land Use Policy Map Amendment provide for development within the City that is consistent or compatible. Said amendments are consistent with the draft Housing Element Amendment, and with the City of Rolling Hills General Plan and all of the other Elements of the General Plan.

PASSED, AND ADOPTED this ___, day of _____, 2020 by the following vote:

Ayes:
Noes:
Abstaining:
Absent:

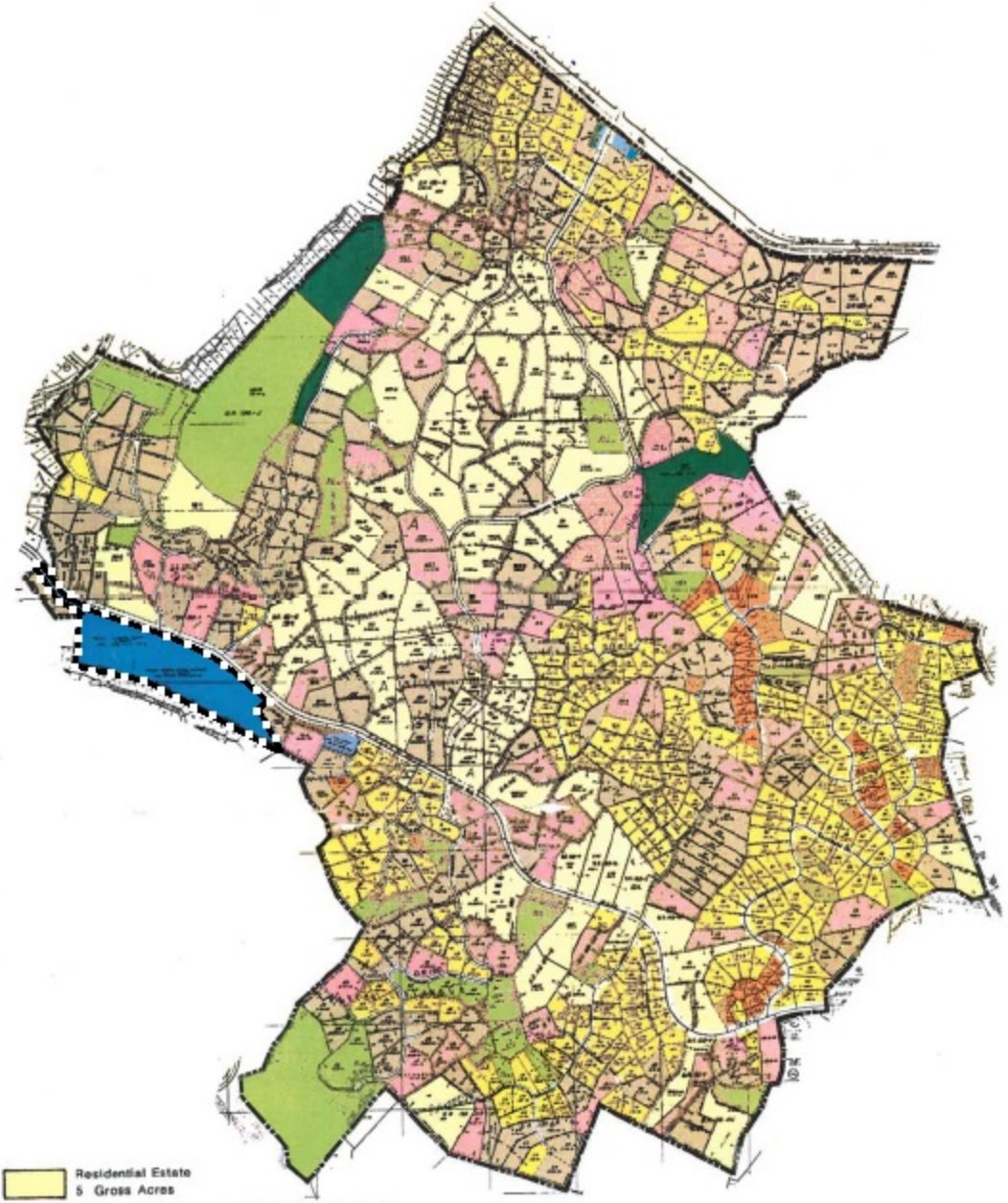
_____
Brad Chelf, Chair

ATTEST:

_____
City Clerk

Attachments:

Exhibit A: Initial Study and Negative Declaration
Exhibit B: Land Use Element Amendment and Land Use Policy Map Amendment to the Rolling Hills General Plan


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

RESOLUTION NO. 2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE HOUSING AND INITIAL STUDY AND NEGATIVE DECLARATION.

RECITALS

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

B. On December 7, 2020 the City gave public notice of the public hearing for the enclosed ordinance to establish a Rancho Del Mar Housing Opportunity Overlay Zone ("RDM Overlay") (Exhibit A) by publishing notice in the Torrance Daily Breeze a newspaper of general circulation of a Planning Commission public hearing at which the ordinance would be considered.

C. On December 17, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance. An Initial Study and Negative Declaration (Exhibit B) has been prepared in compliance with the California Environmental Quality Act to evaluate whether adoption of the RDM Overlay would result in any significant impacts.

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

Section 1. ENVIRONMENTAL DOCUMENTATION (CEQA): An Initial Study and Negative Declaration No. 20-01 (Exhibit B) has been prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq*.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq*.) for the Civic/Residential Use Overlay in compliance with CEQA and City policy. Pursuant to Section 15070, et seq of the CEQA Guidelines, the Planning Commission finds, on the basis of substantial evidence in the light of the whole record, that the proposed project could not have a significant effect on the environment. Upon the basis of all of the evidence in the record, the Planning Commission finds that the Negative Declaration reflects the independent judgment of the Planning Agency and hereby recommends approval of the Negative Declaration by the City Council.

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

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

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

Section 4. The Planning Commission hereby recommends that the City Council adopt the attached ordinance (Exhibit B) entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (OVERLAY ZONING DISTRICT – RANCHO DEL MAR HOUSING OPPORTUNITY OVERLAY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE HOUSING AND INTIAL STUDY AND NEGATIVE DECLARATION.

PASSED, APPROVED, AND ADOPTED THIS 17TH DAY OF DECEMBER 2020.

BRAD CHELF, CHAIRMAN

ATTEST:

ELAINE JENG, ACTING CITY CLERK

EXHIBIT A (ORDINANCE)

EXHIBIT B (INITIAL STUDY AND NEGATIVE DECLARATION)

The following amendments to the General Plan Land Use Element are proposed:

Page 10, paragraph 2, edit third sentence as follows:

> ~~The dominance of a low density single family land use pattern clearly continues to the policy of the City of Rolling Hills.~~ The City's policy retains the existing low-density land use pattern, while accommodating a range of housing types as required by State law.

Page 10, under "Residential Land Uses", edit text as shown:

> The Plan continues the City's two existing residential land use categories: Low Density and Very Low Density. The former 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, and to enable the allowable density on a site to be clustered where specific conditions apply. Through these two 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.

Page 11, Figure LU-2: Land Use Map. Amend map as follows:

1. A dotted line (▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪) is added to the perimeter of the PVUSD site
2. The dotted line is added to the legend with the title "Housing Opportunity Overlay"

Page 12, Table LU-2, City of Rolling Hills Land Use categories. Add a new row at the bottom of the table as follows:

Designation	Development Standards	Development Characteristics
Housing Opportunity Overlay	Public Facilities permitted Two-story construction permitted For residential uses, allowable General Plan density for entire site must be transferred to an area of no more than 1.5 net acres (minimum density 20 units/acre; maximum density 24 units/acre).	School Facilities Transportation Facilities Clustered Housing and Special Housing Types

Page 13, after "Landslide Hazard Overlay" description, add the following new heading and text:

Housing Opportunity Overlay

A Housing Opportunity Overlay 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 a combination of accessory dwelling units ("in-law apartments") and clustered housing.

The housing opportunity overlay encompasses a 30.3-acre parcel designated Very Low Density Residential, which allows one unit per two acres—or 15 units for the entire site. The Overlay requires that the allowable density (16 units) on this site can be achieved through clustered multi-family housing. This is equivalent to a density of 20 units per acre, as required by State law. A smaller acreage footprint and higher density are permitted, provided that the total number of units does not exceed 30. 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.

Page 14, Edit Table LU-3 as follows:

Table LU-3
City of Rolling Hills
Estimated General Plan Buildout
Net Increase in Development

Residential	Acres	Dwelling Units	Population
Very Low Density	148.5	49	138
Low Density	54.55	40	112
Total	203.05	89	250

Based on an average household size of 2.81 persons, per Department of Finance Table E-5, 2020

Page 14, Edit first paragraph as follows:

The Plan accommodates a maximum net increase of 89 dwelling units, representing an approximate 12 percent increase over the City's existing (2020) 719 dwelling units. The majority of this growth would occur on the properties under the Very Low Density classification, with residential development on 2+ acre parcels accounting for more than half of the City's additional growth. The additional growth would add roughly 250 people to the City's population of 1,874, yielding 2,124 residents at buildout. Due to declining household sizes, this is approximately the same as the City's population was in the 1980s.

Page 15, Add new Policy 1.7 as follows:

> Policy 1.7: 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.

RESOLUTION NO. 2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE ROLLING HILLS MUNICIPAL CODE TO ADD CHAPTER 17.19 (RANCHO DEL MAR HOUSING OPPORTUNITY ZONE) ESTABLISHING AN OVERLAY ZONE TO ACCOMMODATE HOUSING AND AMENDING SECTION 17.08.010 OF CHAPTER 17.08 (ESTABLISHMENT OF ZONES AND BOUNDARIES) TO IDENTIFY THE OVERLAY ON THE ZONING MAP; AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECITALS

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

B. On December 7, 2020 the City gave public notice of the public hearing for the enclosed ordinance to establish an overlay zone to accommodate housing ("Rancho Del Mar Housing Opportunity Overlay Zone" or "RDMO Zone") (Exhibit A) by publishing notice in the Torrance Daily Breeze a newspaper of general circulation of a Planning Commission public hearing at which the ordinance would be considered.

C. On December 17, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance. An Initial Study and Negative Declaration (Exhibit B) has been prepared in compliance with the California Environmental Quality Act to evaluate whether adoption of the RDMO Zone would result in any significant impacts.

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

Section 1. ENVIRONMENTAL DOCUMENTATION (CEQA): An Initial Study and Negative Declaration No. 2020-01 (Exhibit B) has been prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq*.) and the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq*.) for the ~~Civic/Residential Use Overlay~~ RDMO Zone in compliance with CEQA and City policy. Pursuant to Section 15070, et seq of the CEQA Guidelines, the Planning Commission finds, on the basis of substantial evidence in the light of the whole record, that the proposed project could not have a significant effect on the environment. Upon the basis of all of the evidence in the record, the Planning Commission finds that the Negative Declaration reflects the

independent judgment of the Planning Agency and hereby recommends approval of the Negative Declaration by the City Council.

Section 2. Based on the entire record before the Planning Commission, and all written and oral evidence presented, the Planning Commission hereby finds that the proposed ordinance is consistent with the portions of the County of Los Angeles Hazardous Waste Management Plan relating to siting and siting criteria for hazardous waste facilities.

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

Section 4. The Planning Commission hereby recommends that the City Council adopt the attached ordinance (Exhibit B) entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS 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 AMENDING SECTION 17.08.010 OF CHAPTER 17.08 (ESTABLISHMENT OF ZONES AND BOUNDARIES) TO IDENTIFY THE OVERLAY ON THE ZONING MAP; AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PASSED, APPROVED, AND ADOPTED THIS 17TH DAY OF DECEMBER 2020.

_____
BRAD CHELF, CHAIRMAN

ATTEST: _____
ELAINE JENG, ACTING CITY CLERK

EXHIBIT A (ORDINANCE)

EXHIBIT B (INITIAL STUDY AND NEGATIVE DECLARATION)

LAND USE ELEMENT

Rolling Hills
General Plan

~~June 25, 1990~~

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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. ~~The City's zoning allows for one and two acre lots with most lots exceeding these minimum requirements.~~

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 ~~and the consultant in September 1989~~ to identify the extent of existing land uses in the community. Figure LU-1 illustrates existing land uses in Rolling Hills; ~~a 1:800 scale colored~~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. ~~The City's zoning ordinance provides two residential districts. The first requires single-family homes on one-acre minimum lots and the second allows single-family homes on two-acre minimum lots.~~ 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.

~~In recent years, t~~The character of residential development in Rolling Hills has changed substantially over the years. Many homes are ~~now being~~ 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 ~~the~~ 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, t~~T~~he City ~~has recently~~ adopted a site plan review ordinance ~~. This type of legislation is new to the City and the General Plan encourages such legislation~~ 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. ~~Except for repairs to existing structures, the City has not permitted any development in this area since 1980 pursuant to provisions of the Building Code which do not permit construction in geologically unstable areas.~~

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. ~~The high school serves the communities of Rolling Hills, Rancho Palos Verdes, Palos Verdes Estates and Rolling Hills Estates. The continuation high school program provides students an opportunity to complete required academic courses of instruction and a program which offers an occupational orientation. Enrollment in the Rancho Del Mar Continuation High School has a capacity of 125 students. Due to the unique nature of the school, varies substantially and quickly as students can graduate at any time. The site is also used for the storage and maintenance of school district vehicles and equipment.~~ 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 dominance of a low density single family land use pattern clearly continues to be the policy of the City of Rolling Hills.~~ 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 ~~single family~~ 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. ~~one net acre minimum lot sizes per dwelling unit and the latter mandates two net acre minimum lot sizes per dwelling unit.~~ Through these ~~two~~ 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 up to 24 units per acre.	School Facilities Transportation Facilities Clustered Housing and Special Housing Types

Publicly-Owned Open Space

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

Landslide Hazard Overlay

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

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

Rancho Del Mar Housing Opportunity Overlay (RDMO) Zone [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	~~59~~73	~~188.8~~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~~, representing an approximate nine percent increase over the City's existing (1989) 683 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~~ accounting for 83 percent of the City's additional growth~~. Growth in the residential areas will occur under different circumstances. ~~Some property will be subdivided from vacant property. This will account for 28 additional units in the Very Low Density classification. An additional 12 units in the Very Low Density classification will be allowed on subdividable property which already contains at least one dwelling unit. The remaining new development will take place on individual lots which are currently vacant. This will account for 10 additional units in the Low Density classification and nine units in the Very Low Density classification.~~

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 ~~189~~ 266 persons could reside in the City under General Plan buildout. ~~This would result in an ultimate population density of 765 persons per square mile.~~

GOALS AND POLICIES

The ~~goals and policies contained in the 1973 General Plan were reviewed with the General Plan Advisory Committee as part of the General Plan update process. The following goals and policies contain revisions and additions to those previous goals and policies. These~~ 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.

Section 1. Amend Section 17.08.010 (Zones established) of Chapter 17.08 (Establishment of Zones and Boundaries) 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. Add Chapter 17.19 (Rancho Del May Housing Opportunity Overlay Zone) 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. Multi-family+;
B. Senior housing+;
C. Single Room Occupancy+;
D. Emergency Shelter+;
E. Daycare*;
F. School facilities*; and
G. Transit facilities*

*Requires Conditional Use Permit (RHMC Chapter 17.42)
+Requires Zone Clearance Permit (RHMC Chapter 17.44)

17.19.040 – Development Standards for Single Room Occupancy.

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

B. SRO housing shall conform to the following requirements:
   1. SRO housing shall be limited to a total maximum number of six (6) units.
   2. Occupancy shall be limited to maximum two persons per unit.
   3. Minimum unit sizes (not including toilet compartment) shall be:
      i. One person: one hundred fifty square feet.
      ii. Two persons: one hundred seventy-five square feet.
   4. Each SRO unit shall be provided with the following minimum amenities:
      i. Kitchen sink with garbage disposal.
      ii. A toilet and sink located in a separate room within the unit that is a minimum twenty square feet.
      iii. One closet per person.
      iv. Telephone and cable TV hookups.

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

17.19.050 – Development Standards for Emergency Shelter.

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

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

be provided, the minimum size of which is equal to or larger than the minimum interior waiting and intake area.

vi. Off-Street Parking. Off-street parking shall be provided at the rate of one space per four beds, plus one space for each staff person on duty.

17.19.060 – Development Standards for Multifamily Residential:

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

Table 17.19.050A
Development Regulations—Rancho Del Mar Housing Opportunity Overlay Zone (RDMO)

Development Regulation	**RDMO**	**Notes**
1. Minimum density (residential uses)	1du/2,178 sq.ft.	
2. Maximum density (residential uses)	1du/1,742 sq.ft.	
2. Minimum dwelling unit size	Studio: 500 sq. ft. 1-bdrm: 650 sq. ft. 2-bdrm: 800 sq. ft. 3-bdrm: 1,000 sq. ft.	
3. Maximum building height	2 stories/28 ft.	Underground levels and mezzanines lofts are allowed.
4. Distance between buildings (minimum)	6 ft.	
5. Interior front yard setback	5 ft. (min); 15 ft. (max)	
6. Interior street side setback	5 ft. (min); 15 ft. (max)	
7. Interior side setback	5 ft. (min); No max	
8. Interior rear yard setback	10 ft. (min)	
9. Front setback between lots	25 ft (min)	
9. Side setback between lots	25 ft (min)	
10. Rear side setback between lots	15 ft (min)	

11. Permitted setback encroachments	6 ft. into setbacks	Balconies, awning, porches, stairways and similar elements may extend up to 6 ft. into the setback. Cornices, eaves, fireplaces, similar architectural features may extend 4 ft. into the front and rear setbacks and 3 ft. in interior setbacks.
12. Maximum lot coverage	None	
Landscape/open space standards		
13. Common open space (multi-family residential)	200 sq. ft. per unit	
Parking Standards		
14. Surface parking	20 ft. min. setback from front lot line at driveway entrance; 15 ft. min side yard setback at driveway entrance.	
15. Garage/tuck-under parking	Prohibited along front	
16. Underground/podium parking	Allowed beneath building footprint	
17. Above-ground parking structure	Permitted if screened from views from public right-of-way and adjacent single-family residential districts	

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

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

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

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

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

17.19.070 – Parking regulations.

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

A. Parking standards:

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

Use	Required Number of Spaces	Notes
Multi-family residential and condominiums	Studio - 1 space per unit One bedroom - 1 space per unit Two bedrooms – 1.5 spaces per unit Three or more bedrooms - 2.5 spaces per unit Additional guest parking 1/4 space per unit	Per unit; Tandem parking is allowed in cases where multiple spaces are assigned to a single unit
Senior housing	1.0 spaces per unit for developments of 10 units or less. For developments of 11 units or more, the parking shall be 0.5 spaces per dwelling unit, or 10 spaces, whichever is greater. For developments of 10 or more units, 10 percent of the total required parking shall be reserved for guest parking	
Very low and low income housing units	1.0 space per very low or low income unit. This parking ratio only applies to those units which are designated for very low or low income. For developments of 10 or more units, ten (10) percent of the total required parking shall be reserved for guest parking 1.1	
Single Room Occupancy	0.5 space per unit plus 1.0 space for each staff on duty	
Emergency Shelter	1.0 space per four beds, plus 1.0 space for each staff on duty	

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

C. Electric Vehicle Charging Stations. In accordance with the California Green Building Code (CALGreen Code), new buildings shall be electric vehicle charging station ready. This requires residential properties to provide one 120V AC 20 amp and one 208/240V 40 amp, grounded

AC outlet for each required parking space. The number of required parking spaces for electric vehicle charging shall be as follows:

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

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

17.19.080 – Multifamily Residential Frontage type regulations.

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

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

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

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

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

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

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

H. Sidewalk and Setback Treatment.
   1. The public sidewalk shall be improved with street trees with an average spacing of thirty (30) feet on-center and pedestrian-scaled street lights not to exceed 30 inches in height and maximum 25 Watts.

2. If the front facade is setback from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).

17.19.090 – Multifamily Residential usable open space regulations.

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

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

17.19.100 - Multifamily Residential public space amenities requirements.

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

B. The following listed public space amenities satisfy the above public space amenity requirement:
   1. Formal Plazas. A formal plaza would be a publicly accessible open space which has a design that is influenced by classical urban planning design. A formal plaza would typically include some sort of central water fountain and/or symmetrical landscaping.
   2. Gardens. A garden can be located on the ground level or on upper levels of a structure. Urban gardens include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants, and trees. Many times there are sculptures or other forms of public art that are included within the urban garden.
   3. Covered Colonnades. Colonnades are linear in design and generous in depth. The intent is to provide a comfortably wide, covered pathway that is adjacent to the openings of a building. Sometimes the second floor of a building is utilized to create the "covered" element of the colonnade.
   4. Pedestrian Alleys and Walkways. A pedestrian alley or walkway is typically a "lane" that does not follow the alignment of a vehicular street, but provides a pedestrian access to either a public space or some other feature within the interior of a development. Pedestrian alleys or walkways must be designed in such a manner so as to be inviting to pedestrians.

Therefore, issues such as lighting, security, line of sight, cleanliness and visual appeal are important considerations to a well-designed pedestrian alley or walkway. Sometimes public art, street furniture, and access to public spaces are features of pedestrian alleys and walkways.

5. Bicycle Storage Areas. All developments shall provide common bicycle racks or storage areas for the residents as follows: two (2) bicycle racks or storage units for every five (5) dwelling units.

17.19.110 – Multifamily Residential Operational and Compatibility Standards

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

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

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

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

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