



CITY OF ROLLING HILLS

DRAFT NEGATIVE DECLARATION FOR THE CITY OF ROLLING HILLS 2021-2029 HOUSING ELEMENT UPDATE AND SAFETY ELEMENT UPDATE

Prepared for:

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SECTION 1.0 – PROJECT OVERVIEW

Project Title: City of Rolling Hills 2021-2029 Housing Element Update and Safety Element Update

Project Location: Citywide. Rolling Hills is located in Los Angeles County, on the Palos Verdes Peninsula (See Figure 2.1-1: Project Location.)

Lead agency name and address:

City of Rolling Hills
No. 2 Portuguese Bend Road
Rolling Hills, CA 90274

Contact person and phone number:

John F. Signo, AICP, Director of Planning and Community Services
phone: (310) 377-1521
email: jsigno@cityofrh.net

Project sponsor's name and address:

City of Rolling Hills
No. 2 Portuguese Bend Road
Rolling Hills, CA 90274

General Plan Description: Citywide

Zoning: Citywide; No proposed zoning changes

Approvals Required: Pursuant to State law, the California Department of Housing and Community Development (HCD) is empowered to review the housing element of each community to ensure its compliance with the provisions of the Government Code related to facilitating the improvement and development of housing in order to make adequate provisions for the housing needs of all economic segments of the community. HCD has review but not approval authority.

Prior to adoption of the Safety Element, coordination and feedback from Los Angeles County Fire Department, Rolling Hills Community Association, and the Los Angeles County Sheriff's Department is required.

The City Council will need to adopt the Negative Declaration for the Housing Element and Safety Element Updates. No other approvals will be required.

Project Description Summary: The Project is the Sixth Cycle, 2021-2029 Housing Element Update of the City of Rolling Hills General Plan and an update to the City's Safety Element to address various natural and human-caused hazards the City has dealt with, including earthquakes, wildfires, droughts, and land movement. The Housing Element and Safety Element Updates are policy updates only, and no specific development is proposed at this time. See further discussion under Section 2.0, "Project Description and Setting."

SECTION 2.0 – PROJECT DESCRIPTION AND SETTING

2.1 INTRODUCTION

The City of Rolling Hills (City) is a rural, equestrian residential community, consisting entirely of large lot residential parcels of one acre or more. The community encompasses 2.99 square miles of land (approximately 1,910 acres) on the Palos Verdes Peninsula in the County of Los Angeles (Figure 2.1-1: Project Location). The City’s General Plan was drafted and adopted in 1990. The City is proposing updates to both the Housing Element and Safety Element of the General Plan, two of the six elements. A description of each of the updates is provided below.

2.1.1 Housing Element Update

The 2020 Census indicates a citywide population of 1,739 residents, making the City the fifth smallest of the 88 cities in Los Angeles County. The City is proposing to adopt the Housing Element for the Sixth Cycle planning period from 2021 to 2029. The proposed Housing Element Update (HEU) is attached hereto as Appendix A. The Housing Element, which is part of the City’s General Plan, is a policy document designed to provide the City a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. California Government Code Section 65580 states the following regarding the importance of creating housing elements:

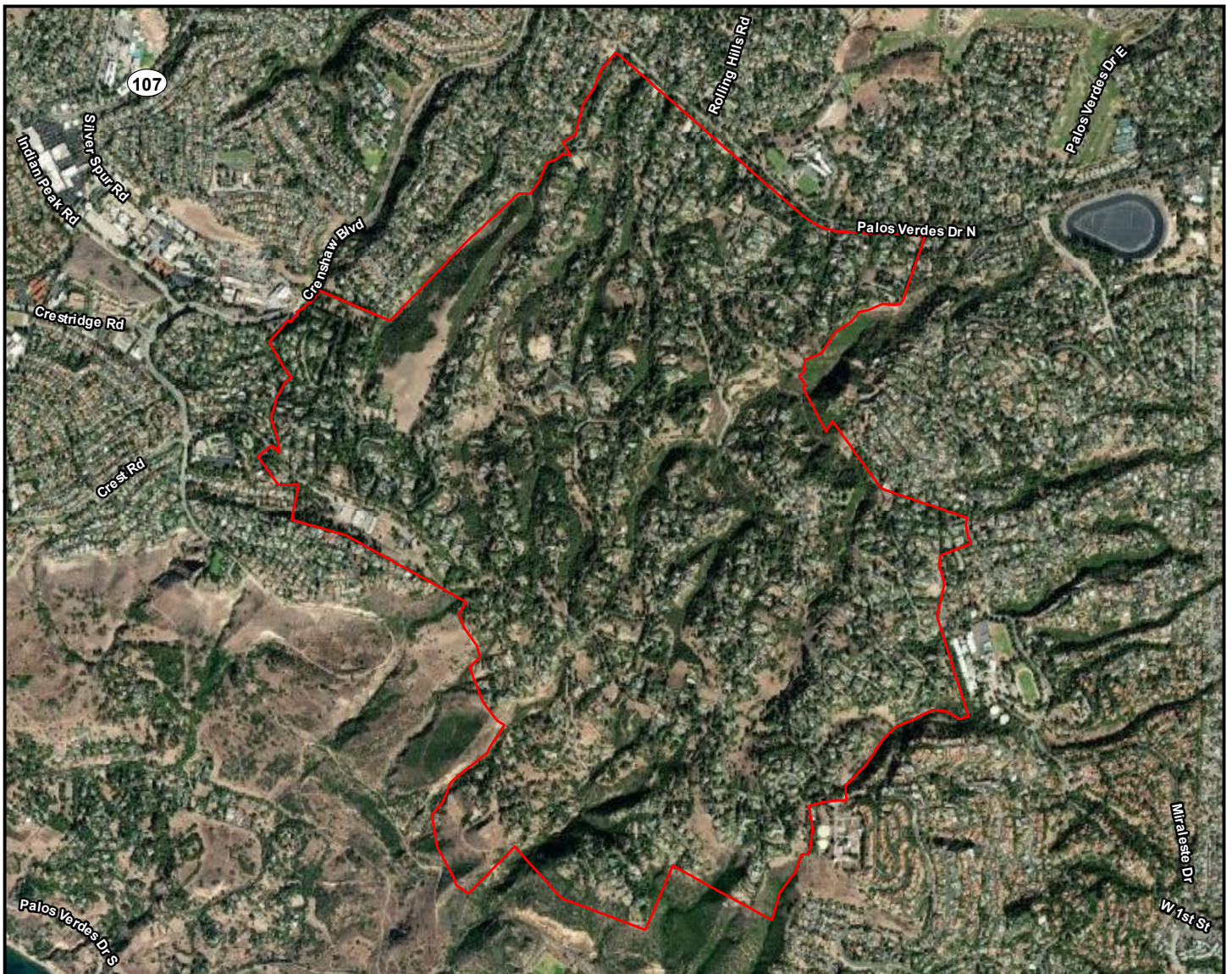
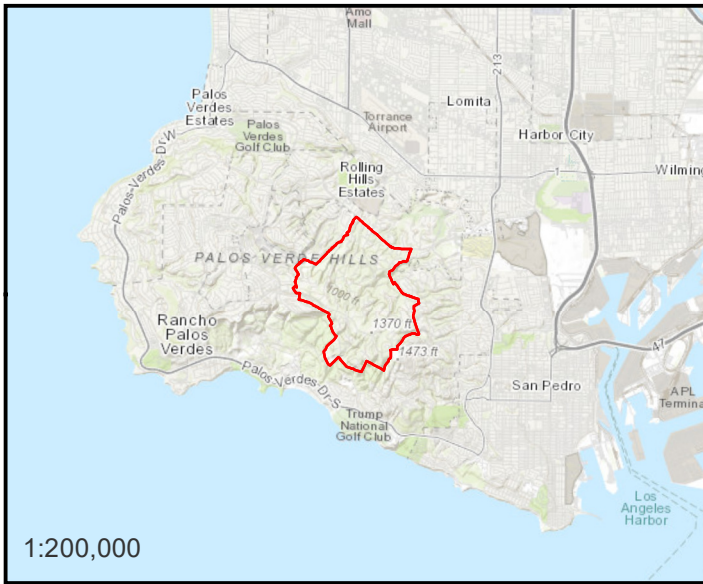
The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

Per State law, the housing element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

2.1.2 Safety Element Update

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



 Project Location

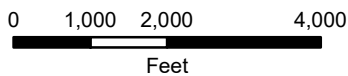


Figure 2.1-1
 City of Rolling Hills
 Housing and Safety Element Updates
 Project Location

2.2 HOUSING ELEMENT UPDATE

2.2.1 Background

The City's Housing Element serves as an integrated part of the General Plan and is subject to detailed statutory requirements, including a requirement to be updated every eight years and mandatory review by the California Department of Housing and Community Development (HCD). This action includes the adoption of the HEU, which is a policy document; no actual development or rezoning of parcels is included as part of the HEU. The proposed HEU is an eight-year plan for the 2021-2029 period.

Pursuant to Government Code Section 65583, a housing element is required to consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. Specifically, a housing element is required to contain the following:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs (Government Code Section 65583[a])
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing (Government Code Section 65583[a])
- A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation of the policies and to achieve the goals and objectives of the housing element (Government Code Section 65583[c])

Southern California Association of Governments (SCAG) began the Regional Housing Needs Allocation (RHNA) process for the Sixth Cycle in Fall 2019, exploring different methodologies for allocating the regional need to individual cities and counties. As other cities began work on their Sixth Cycle Elements, the City was required to first amend its Fifth Cycle Element to accommodate both the current (Fifth) cycle and the prior (Fourth) cycle RHNA allocations due to its noncompliant status. The combined RHNA for the two cycles was 28 units. Accommodating this need meant that City was also required to amend its General Plan and zoning to create additional housing capacity.

The Fifth Cycle Housing Element was adopted June 14, 2021. The Fifth Cycle Housing Element was submitted to HCD and found to be in compliance on July 7, 2021. As a result of the compliance determination, the City does not have to carry over its prior allocation and may plan only for the 45 units identified in the Sixth Cycle RHNA.

2.2.2 Housing Element Overview

The City's HEU consists of the following major components:

- A review of the prior housing element and goals that were accomplished (Section 2, Evaluation of Prior Housing Element)

- An assessment of housing needs in the City including profile and analysis of the City’s demographics, housing characteristics, and existing and future housing needs (Section 3, Housing Needs Assessment)
- An assessment of resources available to meet the City’s objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as financial and administrative resources available (Section 4, Housing Sites)
- A review of the constraints to housing production and preservation. Constraints include potential market, governmental policy, and environmental limitations to meeting the City’s identified housing needs (Section 5, Constraints to Housing Production)
- A statement of the housing plan to address the City’s identified housing needs, including housing goals, policies, and programs (Section 6, Housing Goals, Policies, Objectives, and Programs)

2.2.3 Regional Housing Needs Allocation (RHNA)

State housing element law requires housing elements to be updated regularly to reflect a community’s changing housing needs, including preparation of a RHNA plan [Government Code Section 65584(a)]. A critical measure of compliance is the ability of a jurisdiction to accommodate its share of the regional housing needs based on a RHNA prepared by HCD for each Council of Governments in the state that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. The SCAG is responsible for allocating this total to each of the six counties and 191 cities in the SCAG area. This process is known as the RHNA and occurs every eight years.

SCAG calculates each city and county’s “fair share” of the regional need using a computer model that weighs factors such as existing population and employment, growth potential, proximity to transit, and social equity. For each jurisdiction, SCAG distributes the RHNA among four different income groups. This ensures that each city or county is planning for housing that meet the needs of all economic segments of the community, including lower income households.

For the City, the RHNA for 2021-2029 is 45 units (SCAG 2020). This includes 20 very low income units, 9 low income units, 11 moderate income units, and 5 above moderate income units. The 2021-2029 Housing Element demonstrates that the City has the capacity to accommodate this assignment.

2.2.4 Summary of Ability to Meet RHNA

As shown in Table 2.2-1 below, the combination of recently approved housing units (expected to be occupied in 2022), future affordable units on the Rancho Del Mar site¹, and new accessory dwelling units (ADUs) can accommodate the RHNA allocation in all income categories. The table illustrates a surplus capacity of seven lower income units based on projected ADU production over the planning period.

¹ In March 2021, the City adopted an Affordable Housing Overlay Zone on the 31-acre Palos Verdes Peninsula Unified School District (PVPUSD) property located at 38 Crest Road (Rancho Del Mar site). Although the site is technically non-vacant, roughly three-quarters of the property (23 acres) is open space. The remaining areas are underutilized and could be repurposed. Consistent with the General Plan and Zoning amendments completed in 2021, the site is viable for 16 units of low/very low income housing.

Table 2.2-1: Summary of Ability to Meet RHNA

| | Income Category | | | | Total |
|--------------------------|----------------------------|------------|------------|-------------------|------------|
| | Extremely Low/ Very Low | Low | Moderate | Above Moderate | |
| Approved Development | - | 2 | 3 | 7* | 12 |
| Vacant Residential Lots | - | - | - | 20 | 20 |
| Rancho Del Mar Site | 8 | 8 | - | - | 16 |
| Accessory Dwelling Units | 12 | 6 | 8 | 14 | 40 |
| TOTALS | 20 | 16 | 11 | 41 | 88 |
| RHNA | 20 | 9 | 11 | 5 | 45 |
| Surplus/Deficit | 0 | +7 | 0 | +36 | +43 |
| Adequate Sites? | YES | YES | YES | YES | YES |

Notes: Includes 3 new homes and 4 ADU's

2.2.5 2021-2029 Goals and Policies

As previously mentioned, based on the City's ability to meet RHNA allocation as described above, the HEU is a policy document; no actual development nor rezoning of parcels is included as part of the approval. The housing goals, policies, objectives, and programs which can be found in Chapter 6 of the HEU reflect the City's continued commitment to actively support residential development and plan for the City's fair share of regional housing needs.

2.3 SAFETY ELEMENT UPDATE

2.3.1 Background

Throughout its history as a city, the City has dealt with various natural hazards, including earthquakes, wildfires, droughts, and land movement. Developments in high landslide areas have occurred, and the City has been identified as being located in a Very High Fire Hazard Severity Zone (VHFHSZ). As a result, the City has amended its building and safety codes to include special requirements such as fire-rated materials for new construction and a requirement for geotechnical studies in active fault zones.

2.3.2 Safety Element Overview

The City's SEU addresses hazards of concern relevant to the City and provides goals, policies, and implementation measures to minimize these hazards. Figures 2 through 6 of the SEU show exact locations of these hazards, which are described in the following paragraphs.

Landslide Hazards

Much of the existing development in the City is located on hilly terrain and has a greater potential to experience landslide hazards. Many of the canyons in the City exhibit steep slopes with little vegetation coverage, leaving them susceptible to slope failure.

Seismic Hazards

The City is in a seismically active region of southern California. The last major earthquake in the Los Angeles area was the 5.1 magnitude La Habra earthquake in 2014. The City is within 50 miles of the Whittier fault, Newport-Inglewood fault, Palos Verdes fault, Malibu Coast fault, Cabrillo fault, Santa Monica fault, and Redondo Canyon fault. Analysis of seismic data from the region indicates that the Whittier and Newport-Inglewood faults may generate a maximum credible earthquake of magnitude 7.2 and 7.4, respectively. The earthquake shaking potential for the City is moderate. A number of seismically active faults are present in the City and region; however, none are active faults with the potential for ground rupture, defined by the Alquist-Priolo Earthquake Fault Zoning Act and delineated by California Geological Survey. The City has a low potential for liquefaction, as the subsurface soils generally lack saturated alluvial deposits and thick, granular soils.

Flooding

The City is not in any immediate risk from flooding caused by overflowing water bodies or heavy rains. However, runoff and minor flooding pose a risk if drainage systems fail along canyon bottoms, where natural drainage leads. Due to dam locations and the topography of the area, the inundation areas do not enter or affect any portion of the City.

Wildland and Urban Fires

The entire City is designated a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection (CAL FIRE 2011). The terrain in the City is composed of several large and steep canyons that limit and challenge vegetation management and present conditions where a fire can quickly travels up and downslope to nearby homes. Due to the rural nature and large residential lots, many homes are surrounded by more substantial vegetation and dense brush than in more suburban settings.

Hazardous Materials

According to the Department of Substances Control (DTSC 2021), no hazardous waste sites or facilities are present in the City. The City and surrounding area do not contain heavy industrial uses that would create a hazardous material risk in the event of a spill, release, or natural disaster.

2.3.3 Goals and Policies

Similar to the HEU, the SEU is a policy document; no actual development or rezoning of parcels is included as part of the approval. In addition to goals and policies, the SEU includes implementation measures for action items for the City. The goals, policies, and implementation for hazard mitigation, community communication, and climate change adaptation and resilience are listed at the end of the SEU.

SECTION 3.0 – ENVIRONMENTAL DETERMINATION

3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

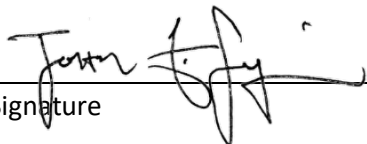
The environmental factors checked below would potentially be affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklists on the following pages. For each of the potentially affected factors, mitigation measures are recommended that would reduce the impacts to less than significant levels.

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

3.2 DETERMINATION

On the basis of this initial evaluation:

1. I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
2. 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.
3. I find the proposed project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
4. 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.
5. 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

January 10, 2022

 Date

John F. Signo, AICP

 Name

Director of Planning and Community Services

 Title

SECTION 4.0 – EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if substantial evidence exists that an effect may be significant. If one or more “Potentially Significant Impact” entries are marked when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier Environmental Impact Report (EIR) or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

SECTION 5.0 – CHECKLIST OF ENVIRONMENTAL ISSUES

5.1 AESTHETICS

| 1. | AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| (a) | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.1.1 Impact Analysis

- a) *Would the project have a substantial adverse effect on a scenic vista?*
- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. The HEU and SEU are both policy documents and do not include any changes to land use designations, zoning, building heights and intensities, or residential densities. Further, the Housing Element and Safety Element include policies intended to continue to make the City a safe and desirable place to work and live. All future development in the City would require project-specific environmental evaluation in order to determine any potential impacts to scenic vistas. Additionally, no officially designated State scenic highway is located in the City (Caltrans 2021). Potential aesthetic-related impacts are unique to a project’s location and cannot be meaningfully determined until a project site has been defined. Any future development would be subject to the City’s zoning requirements, and any potentially significant impacts identified would be addressed through mitigation measures specific to the impact. The Project would result in no impacts to scenic vistas or scenic resources within a State scenic highway.

- 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?*

No Impact. As previously mentioned, the Project would implement policies intended to continue to make the City a safe and desirable place to work and live including efforts such as development and landscaping policies, among others. The City’s current Zoning Code contains standards intended to preserve the natural beauty of the City and to maintain visual orderliness, including provisions related

to building standards (height, setbacks, intensities), screening of utilities in development, and outdoor improvements. All future development in the City would be required to comply with the provisions of the City’s Zoning Code and undergo project-specific environmental evaluation in order to determine any potential impacts. The Project would result in no impacts to the visual character or quality of public views or 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?*

No Impact. Sources of light present throughout the City include residential uses of both interior and exterior lighting and vehicular traffic, while sources of glare include highly finished building materials such as glass, and roadway traffic. The Project consists of two policy documents and would not directly enable construction or development. Nevertheless, all future residential development enabled by the City’s General Plan is anticipated to introduce light and glare sources typical of development; and all future development in the City would be subject to the City’s zoning requirements. The City’s current Zoning Code contains lighting requirements intended to maintain public health, safety, and welfare from noxious or offensive illumination, glare, or similar effects. All future development in the City would be required to comply with the provisions of the City’s Zoning Code and undergo project-specific environmental evaluation in order to determine any potential impacts. The Project would result in no impact to the creation of light or glare that would adversely affect views.

5.2 AGRICULTURE & FORESTRY RESOURCES

| 2. | AGRICULTURE & FOREST RESOURCES. (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | | | |
|-----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or the conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.2.1 Impact Analysis

- a) *Would the project 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) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- 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))?*
- d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- 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 the conversion of forest land to non-forest use?*

No Impact. The City does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2021a). Additionally, no land within the City is under a Williamson Act contract (DOC 2017). The Project involves updates to the City’s Housing Element and Safety Element, with no proposed changes to land use designations or zoning of parcels within the City. The City is a residential community, and no provisions contained in the Housing Element Update or the Safety Element Update would convert Prime Farmland or any farmland of unique or Statewide importance. Further, no development is proposed on forestland or timber property zoned Timberland Production. Any future development proposals would not conflict with an existing Williamson Act contract; that would result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use or result in conversion or loss of forest land. Any future development on properties zoned agricultural would be analyzed in a future site-specific environmental document. Therefore, no impacts to agricultural or forestry resources would occur.

5.3 AIR QUALITY

| 3. | AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | | | |
|-----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (b) | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.3.1 Impact Analysis

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- 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?*

No Impact. The City is located within the South Coast Air Basin, which is currently designated nonattainment for ozone and fine particulate matter less than 2.5 microns in diameter (PM_{2.5}) (SCAQMD 1999). The South Coast Air Quality Management District (SCAQMD) prepared an air quality management plan (AQMP) for both pollutants in 2016 and is currently working on the 2022 AQMP (SCAQMD 2021). The Project would not directly result in construction or development activity, nor would it enable development beyond that which is currently provided for in the City’s General Plan. The number of residential units that could be developed under the HEU is consistent with the City’s current General Plan and zoning designations. Potential air quality-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development air quality standards; and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. Short-term air quality impacts resulting from construction activities, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers, will be subject to SCAQMD air quality management plans identified above and all other relevant SCAQMD rules and regulations.

Thus, the Project would result in no impacts related to implementation of any applicable air quality plan, nor would it result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or State ambient air quality standard.

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

No Impact. As mentioned, the HEU and SEU are both policy documents and do not include any changes to land use designations or zoning. Moreover, the Project does not directly enable construction or development activities. Potential air quality-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. The City’s General Plan and Municipal Code contain policies and measures related to maintaining air quality in residential neighborhoods, including protecting neighborhoods from air pollution-generating activities through site-specific environmental review and appropriate development buffers. At the time that a development proposal is considered, that project will be subject to the development review process, and any potentially significant impacts identified would be addressed through mitigation measures

specific to the impact. Thus, the Project would result in no impacts related to the exposure of sensitive receptors to substantial pollutant concentrations.

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

No Impact. Impacts would be considered potentially significant if the Project were to result in the creation of objectionable odors with the potential to affect substantial numbers of people, or if construction or operation of the Project would result in the creation of nuisance odors that would be noxious to a substantial number of people. The City’s General Plan and Municipal Code contain policies and measures related to maintaining air quality in residential neighborhoods, including protecting neighborhoods from odor-generating activities through site-specific environmental review and appropriate development buffers.

Residential development, such as that described in the HEU, is not a land use typically associated with odor complaints or noxious emissions. Moreover, the SEU contains policies to prevent health threats due to air quality impacts such as those associated with wildfire. The Project would not directly enable construction or development activities upon implementation. At the time that a development proposal is considered, that project will be subject to the development review process; and any potentially significant impacts identified would be addressed through mitigation measures specific to the impact. The Project would therefore not result in impacts related to emissions adversely affecting a substantial number of people.

5.4 BIOLOGICAL RESOURCES

| 4. | BIOLOGICAL RESOURCES. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|---|---|---|-------------------------------------|
| (a) | 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 Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| 4. | BIOLOGICAL RESOURCES. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| (e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.4.1 Impact Analysis

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

No Impact. The City’s environs have the capacity to house a range of plant and wildlife species, including State and federally listed species. To protect candidate, sensitive, or special status species all future development in the City would require project-specific environmental evaluation in order to determine any potential impacts. Potential impacts related to biological resources are unique to a project’s location and cannot be meaningfully determined until a project site has been defined. Any future development would be subject to federal, State, regional, and local regulatory requirements related to biological resources.

Further, the HEU and SEU include policies intended to lessen impacts to biological resources, including policies to minimize housing construction in environmentally sensitive areas and policies for climate change adaptation and resiliency. Additionally, future projects would be evaluated by the City for their compliance with goals, policies, and measures contained in the City’s General Plan intended to mitigate potential impacts to natural and biological resources, including those contained in the Open Space and Conservation Element. Any potentially significant environmental impacts identified from future development would be addressed through project specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, the Project would have no impacts on any candidate, sensitive, or special status species.

- 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?*
- 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 Impact. A substantial amount of land in the City is constrained from development due to steep hillsides and canyons, many of which contain intermittently flooded riparian and wetland habitat (USFWS 2021). However, the HEU and SEU are both policy documents and would not directly enable construction or development activity. Potential impacts related to sensitive natural communities, such as riparian or wetland habitats, are unique to a project’s location and cannot be meaningfully

determined until a project site has been defined. Thus, all future development in the City would require project-specific environmental evaluation. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, the Project would have no impacts on any riparian habitat, other sensitive natural communities, or on State or federally protected wetlands.

- 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?*

No Impact. The City is a heavily landscaped residential community interspersed with undeveloped steep hillsides and canyons (City 1990). Within these undeveloped areas, the potential exists for nesting birds and other species to occur. Nonetheless, the HEU and SEU are policy documents consistent with the City’s General Plan and do not propose any land use or zoning changes. Further, future development will require site-specific environmental analysis. Potential environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, the Project would have no impacts to the movement of native resident or migratory fish or wildlife species, corridors, or nursery sites.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
 f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. The County of Los Angeles’s Significant Ecological Area (SEA) Program was originally established as a part of the 1980 County General Plan, to help conserve the genetic and physical diversity in the County. The SEA Ordinance, which codified the SEA Program, establishes the permitting, design standards and review process for development within SEAs. The City contains portions of the Palos Verdes Peninsula and Coastline SEA; however, only areas within unincorporated Los Angeles County are subject to this ordinance. Further, policies and programs of the HEU promote infill housing including ADUs. Any development that occurs pursuant to HEU or SEU policies will occur in already disturbed areas of the community and will be reviewed and processed in accordance with City planning policies. Therefore, the Project would not conflict with any local policies, ordinances, or plans protecting biological resources; and no impacts would occur.

5.5 CULTURAL RESOURCES

| 5. | CULTURAL RESOURCES. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) | Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

5.5.1 Impact Analysis

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

No Impact. The Project involves adoption of two policy documents, the HEU and SEU, which do not directly propose any ground disturbance. Potential impacts related to cultural resources are unique to a project’s location and cannot be meaningfully determined until a project site has been defined. Thus, all future development in the City would require project-specific environmental evaluation in order to determine any potential impacts. Future development would be subject to federal, State, and local regulatory requirements related to the discovery and proper handling of cultural and historic resources, including Public Resource Code (PRC) Section 211083.2, which requires avoidance and other measures in the event of discovery. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, no impacts to cultural resources would occur with implementation of the Project.

5.6 ENERGY

| 6. | ENERGY Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.6.1 Impact Analysis

- 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?*

No Impact. The HEU and SEU are consistent with the City’s General Plan and contain policies to conserve energy resources. However, potential impacts related to energy resources are unique to a project and cannot be meaningfully determined until a project has been defined. The HEU also seeks to conserve energy through public education on the reduction of residential energy use. Any future development would also be subject to individual review for compliance with federal, State, and local regulatory requirements related to energy efficiency. Future development projects would incorporate site-specific infrastructure improvements, as necessary, and would be reviewed by relevant energy providers to identify necessary energy facility and service connections. Additionally, future projects

would be evaluated by the City for their compliance with goals, policies, and measures contained in the City’s General Plan intended to mitigate potential impacts to energy resources. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, no impacts would occur.

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

No Impact. Any future development in the City would be subject to federal, State, and local regulatory requirements related to energy efficiency. Additionally, goals, policies, and programs related to reducing greenhouse gas (GHG) emissions (as discussed in Section 5.8: Greenhouse Gas Emissions) are closely related to reducing energy consumption through the use of alternative forms of energy or sustainable design features.

Future projects would be evaluated by the City for their compliance with goals, policies, and measures contained in the City’s General Plan intended to mitigate potential impacts to energy resources. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, no impacts would occur.

5.7 GEOLOGY AND SOILS

| 7. | GEOLOGY AND SOILS. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| (a) | Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| | i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| 7. | GEOLOGY AND SOILS. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|---|---|---|-------------------------------------|
| (e) | Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.7.1 Impact Analysis

- a) i) *Would the project directly or indirectly cause potential substantial 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? Refer to Division of Mines and Geology Special Publication 42.*
- ii) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- iii) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- iv) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

No Impact. Rolling Hills is in a seismically active region of southern California, with the Whittier fault, Newport-Inglewood fault, Palos Verdes fault, Malibu Coast fault, Cabrillo fault, Santa Monica fault, and Redondo Canyon fault all within 50 miles of the City. The closest active fault to the City is the Palos Verdes Fault, located within the City boundaries. While there are a number of seismically active faults in the City and region, there are no active faults with the potential for ground rupture, defined by the Alquist-Priolo Earthquake Fault Zoning Act. The closest Alquist-Priolo Fault Zone is the Newport-Inglewood Fault approximately nine miles northeast of the City (City 1990).

Regarding other geologic hazards, much of the existing development in Rolling Hills is located on hilly terrain highly susceptible to landslide risks. However, the potential for liquefaction, lateral spreading, and seismically induced dynamic settlement is low (City 1990).

The SEU addresses the protection of the existing and future population and development from both natural and man-made hazards through a number of goals, policies, implementation programs, principles, and standards. Among these is Goal 1 of the SEU, which aims for “minimization of loss of life, injury, and property damage resulting from geologic hazards”. Additionally, the Project includes implementation of two policy documents and no development is proposed at this time. All future development in the City would require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Any future development would be subject to federal, State, and local regulatory requirements related to building design and construction. Any potentially significant impacts identified would be addressed through mitigation measures specific to the impact. Therefore, the Project would result in no impacts related to the direct or indirect cause of potential substantial adverse effects, including the risk of loss, injury, or death,

involving rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction or landslides.

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

No Impact. The Project consists of two policy documents and would not directly enable construction or development activities. Any future development in the City would be subject to State, regional, and local requirements related to the prevention of erosion of onsite soils, as well as discharge of other construction-related pollutants, through the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs). Additionally, future projects would be evaluated by the City for their compliance with goals, policies, and measures contained in the SEU intended to protect lives and property. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, the Project would have no impacts related to soil erosion or the loss of topsoil.

c) *Would the project 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?*

No Impact. As previously discussed, much of the existing development in Rolling Hills is located on hilly terrain; and many of the City's canyons exhibit steep slopes with little vegetation coverage. These areas are highly susceptible to landslide risks. However, the City generally lacks the thick, loose, sandy soils which lead to liquefaction and ground failure hazards. Thus, the potential for liquefaction, lateral spreading, and seismically induced dynamic settlement is low (City 1990).

The HEU and SEU are policy documents; thus, the Project does not directly propose physical changes in the environment and does not, in and of itself, enable future development. To account for any potential instability, all future development projects would be evaluated on a site-specific basis and would be subject to federal, State, and local regulatory requirements related to building design and construction. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would have no impacts related to location 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 offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

No Impact. Expansive soils are characterized as fine-grained, such as silts and clays or soils with variable amounts of expansive clay minerals that can change in volume due to changes in water content. According to the General Plan, soil types within the City consist predominantly of fertile clays with some loams and shales (City 1990). Nevertheless, the HEU and SEU are policy documents; thus, the Project does not directly propose physical changes in the environment and does not, in and of itself, enable future development. Future development would be evaluated in separate, site-specific CEQA documents and would be subject to federal, State, and local regulatory requirements related to building design and construction. Potential environmental impacts from future development would

be addressed through project-specific mitigation measures identified at the time a development project is considered by the City.

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

No Impact. With the exception of a Palos Verdes Unified School District site and 13 residences that have individually or collectively (through the creation of a small sewer district) connected to an adjacent jurisdiction’s sewer systems, no sanitary sewer system exists in Rolling Hills. Residences are served by individual septic tanks and seepage pits. These systems are designed to serve single-family residences and are not conducive to multi-family housing; particularly given the geologic, slope, and soil constraints in Rolling Hills. However, the HEU and SEU are policy documents consistent with the City’s General Plan and do not propose any land use or zoning changes. Moreover, all future development would be evaluated on a site-specific basis and subject to federal, State, and local regulatory requirements related to building design and construction. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. The Project would have no impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.

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

No Impact. All future development in the City would require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts related to paleontological and geologic resources are unique to a project and site and cannot be meaningfully determined until a project has been defined. In the event that paleontological resources are discovered during future development projects, applicants will be required to comply with regulatory standards enumerated under in PRC Section 5097.574, which sets the protocol for proper handling. Any potentially significant environmental impacts from future development would be analyzed in a separate CEQA document and addressed through project-specific mitigation measures identified at the time a development project is considered by the City. Therefore, the Project would have no impacts related to the direct or indirect destruction of a unique paleontological resource or site or unique geologic feature.

5.8 GREENHOUSE GAS EMISSIONS

| 8. | GREENHOUSE GAS EMISSIONS. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| (a) | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.8.1 Impact Analysis

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b) *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

No Impact. The HEU and SEU are policy documents consistent with the City’s General Plan. The Project does not directly propose physical changes in the environment and does not, in and of itself, enable future development. Any future development in the City would be required to comply with the latest California Building Code, including the CALGreen code, which helps reduce GHG emissions through sustainable design and renewable energy considerations. Any potentially significant environmental impacts would be analyzed in a project-specific environmental document and addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. The Project would have no impacts related to the generation of GHG emissions or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs.

5.9 HAZARDS AND HAZARDOUS MATERIALS

| 9. | HAZARDS AND HAZARDOUS MATERIALS. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| (a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Error! Bookmark not defined. |
| (c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Error! Bookmark not defined. |
| (e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) | Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.9.1 Impact Analysis

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

No Impact. The HEU and SEU are policy documents consistent with the City's General Plan. The Project does not directly propose physical changes in the environment and does not, in and of itself, enable future development. Moreover, the SEU addresses the protection of the existing and future population and development from both natural and man-made hazards through a number of goals, policies, implementation programs, principles, and standards. Among these are measures to mitigate the risk from hazardous materials.

Construction activities associated with future individual development projects would likely involve the temporary transportation, management, and use of oils, fuels and other potentially flammable substances, such as paints, solvents, and cleaners. Hazardous materials that may be present during operation of future individual projects are usually associated with landscaping and building maintenance. Nevertheless, any future development in the City would be subject to federal, State, and local regulatory requirements related to the transport, use, or disposal of hazardous materials. All potential environmental impacts resulting from future development would be analyzed in a separate environmental document and addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City.

- 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?*

No Impact. Residential uses enabled by the City's HEU are generally not characterized as substantial generators of hazardous materials, nor are they anticipated to result in upset or accident conditions involving the release thereof. Further, the SEU addresses the protection of the existing and future population and development from both natural and man-made hazards, including hazardous materials. Regardless, the Project involves two policy documents and would not directly result in physical changes in the environment. Any future development would be subject to all applicable regulatory requirements concerning the proper handling, treatment, and disposal of hazardous materials. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The City only has one school in its boundary: Rancho Del Mar High School located in the western portion of the City. Potential hazardous material-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to the development review process; and any potentially significant impacts would be addressed through mitigation measures specific to the impact. Since the current Project involves two policy documents and does not directly propose physical changes in the environment, no impacts related to the emission or handling of hazardous or

acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school would occur.

- d) *Would the project 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?*

No Impact. According to the Department of Toxic Substances Control (DTSC), no potential hazardous waste sites are under evaluation in Rolling Hills (DTSC 2021; SWRCB 2021). The City and surrounding area do not contain heavy industrial uses that would create a hazardous material risk in the event of a spill, release, or natural disaster. Additionally, the City is not located near any major transit routes involving transport of a substantial quantity of hazardous material through the City (City 1990).

The Project involves two policy documents and does not directly propose physical changes in the environment. Any future development would be subject to all applicable regulatory requirements concerning the proper handling, treatment, and disposal of hazardous materials. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. The Project would result in no impacts related to location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?*

No Impact. The HEU and SEU are policy documents that analyze housing and safety needs in the City. The City is within 2 miles of the Torrance Airport, which is approximately 1.4 miles from the northern boundary of the City. However, the City is not located within the airport or airfield safety hazard zone (ALUC 2003). Any development that occurs pursuant to Housing Element or Safety Element policies will be subject to State and local regulations regarding the transport, use, and disposal of hazardous materials and to City planning, engineering, and building requirements. No impacts relative to noise hazards are expected to occur as a result of the Project.

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

No Impact. The City's Community Wildfire Protection Plan (CWPP) identifies the potential evacuation routes listed below, which include options for rapid egress from areas within the City if threatened by a wildfire.

- Main Gate at Rolling Hills Road and Palos Verdes Drive North
- Crest Gate at Crest Road near Crenshaw Boulevard
- Eastfield Gate at Eastfield Drive and Palos Verdes Drive East
- Crest Road East (emergency access only)

The SEU addresses the protection of the existing and future population and development from both natural and man-made hazards through a number of goals, policies, implementation programs,

principles, and standards. Among these are measures to provide and maintain an emergency response system for the City. Moreover, future development in the City would be required to comply with the provisions of the City’s General Plan and Hazard Mitigation Plan during construction and operation. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would result in no impacts related to the impairment of or physical interference with an adopted emergency response plan or emergency evacuation plan.

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

No Impact. The entire City is designated as Very High Fire Hazard Severity Zone (VHFHSZ) by CAL FIRE (2011). The SEU and HEU address the protection of the existing and future population and development from both natural and man-made hazards through a number of goals, policies, implementation programs, principles, and standards. Among these are measures to mitigate the risk from the hazards of fire and ensure the protection of people and wildlife from hazardous materials in the community.

Further, future development in the City would be required to comply with the provisions of the City’s General Plan and CWPP during construction and operation. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would not expose people or structures to loss, injury, or death involving wildland fires; and no impacts would result.

5.10 HYDROLOGY AND WATER QUALITY

| 10. | HYDROLOGY AND WATER QUALITY. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | 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; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flood on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| 10. | HYDROLOGY AND WATER QUALITY. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| | iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iv) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.10.1 Impact Analysis

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

No Impact. The Project involves two policy documents which are consistent with the City’s General Plan and do not directly propose physical changes to the environment. Future development in the City would be required to follow State, regional, and local regulations regarding onsite stormwater retention, so that surface waters and the groundwater aquifer are not contaminated with Project-related pollutants. To comply with federal National Pollutant Discharge Elimination System (NPDES) requirements and maintain its Municipal Separate Storm Sewer System (MS4) permit, the City is required to screen and monitor its runoff to avoid compromising downstream water quality standards. It is also required to implement a number of programs, such as an Illicit Discharge Elimination Program. The City requires BMPs for construction in order to avoid erosion, pollution, sedimentation, and runoff that would degrade water quality. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would have no impact related to violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

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?*

No Impact. The City’s water infrastructure is owned, maintained, and operated by California Water Service Palos Verdes District (District). According to the District’s 2020 Urban Water Management Plan (UWMP), the current water supply for the customers of the District is purchased imported water and groundwater is not being used as a source of supply (CalWater 2021). Further, all future development in the City would require project-specific environmental evaluation in order to determine any potentially significant impacts to groundwater and required project-specific mitigation measures. Any future development would also be subject to all applicable State, regional, and local regulatory requirements concerning the efficient use and conservation of water resources, including measures identified in the City’s General Plan. Therefore, the Project would result in no impacts related to groundwater supplies or groundwater recharge.

- c) *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:*
- 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 off-site;*
 - iii) *create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources or polluted runoff; or*
 - iv) *impede or redirect flood flows?*

No Impact. The Project involves two policy documents which are consistent with the City's General Plan and do not directly propose physical changes to the environment. The City's SEU also contains principles and standards intended to minimize risk from flooding or erosion. Nonetheless, potential impacts related to drainage are unique to a project and cannot be meaningfully determined until a project site has been defined. Future development in the City would be required to follow State, regional, and local regulations regarding drainage, erosion, and runoff. As mentioned, the City is required to screen and monitor its runoff to avoid compromising downstream water quality standards to comply with federal NPDES requirements and maintain its MS4 permit. The City also requires BMPs for construction in order to avoid erosion, pollution, sedimentation, and runoff that would degrade water quality. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would have no impacts.

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

No Impact. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panels 06037C2026G, 06037C2027G, and 06037C1940F, the City is not located in a flood hazard area and currently has a less than 0.2 percent annual chance to be inundated by flood waters as a result of a storm event (FEMA 2021). Additionally, the City is not located within a tsunami or seiche zone (DOC 2021b; DWR 2021). Regardless, all future development in the City would require project-specific environmental evaluation in order to determine any potential impacts. Future development would be subject to all applicable federal, State, and local regulatory requirements concerning flood hazards, including measures identified in the City's General Plan intended to minimize impacts. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, the Project would result in no impact related to risking release of pollutants due to Project inundation in flood hazard, tsunami, or seiche zones.

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

No Impact. The Project involves updating two policy documents and does not propose any zoning or land use changes, or authorize any physical development. Any future development that occurs pursuant to the HEU or SEU will be subject to State and local regulations regarding water quality, runoff, and hydrology and to City planning, engineering and building requirements. The Project would

not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan; thus, no impacts would occur.

5.11 LAND USE AND PLANNING

| 11. | LAND USE/PLANNING Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.11.1 Impact Analysis

- a) *Would the project physically divide an established community?*
- 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?*

No Impact. The City has prepared its HEU and SEU in accordance with Section 65580 and Section 65302(g) of the Government Code, respectively. The updates have also been prepared consistent with the City General Plan and the community’s vision of its housing and safety needs and objectives. Accordingly, the HEU examines the City’s housing needs as they exist today and projects future housing needs based on RHNA allocation. No change to the land use plan or zoning map is proposed as part of the HEU. The SEU identifies and offers goals, policies, and actions to minimize the City’s hazards which pose a risk of injury, death, property loss, and other hardships. Any subsequent discretionary actions or development that occur pursuant to HEU policies will be reviewed and processed in accordance with City planning policies. The HEU and SEU have been prepared in full compliance with the State law, and no potential adverse impacts relative to land use would occur.

5.12 MINERAL RESOURCES

| 12. | MINERAL RESOURCES Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.12.1 Impact Analysis

- 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?*

- 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?*

No Impact. The City is not designated as having any known mineral resources. Although mineral resources exist in the area, they are outside the City limits and outside the boundaries of the General Plan (City 1990). Additionally, the Project proposes implementation of the HEU and SEU, which are policy documents consistent with the General Plan. No land use or zoning changes are proposed, and the Project would not result in direct physical changes to the environment. All future development would require project-specific environmental evaluation in order to determine any potentially significant impacts and would integrate project-specific mitigation measures if needed. Therefore, the Project would have no impacts on the availability of any known resources or locally important mineral resource recovery sites.

5.13 NOISE

| 13. | NOISE Would the project result in: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.13.1 Impact Analysis

- a) *Would the project result in 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?*
- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

No Impact. The HEU and SEU are both policy documents and would not result in direct physical changes in the environment. Thus, implementation of the Project would not generate a temporary or substantial increase in ambient noise levels. All future development would require project-specific environmental evaluation in order to determine any potential noise impacts. Further, future development would be required to adhere to the policies, principles, standards, and mitigation as outlined in the General Plan Noise Element and the City’s Municipal Code. Therefore, the Project would result in no impacts associated with an increase in temporary or ambient noise levels or groundborne vibration/noise levels.

- 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 us airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The City is within 2 miles of the Torrance Airport but is not within the airport or airfield safety hazard zone. Moreover, the HEU and SEU are policy documents; thus, future development would require project-specific environmental evaluation in order to determine any potential noise impacts. Further, future development would be required to adhere to the policies, principles, standards, and mitigation as outlined in the General Plan Noise Element and the City’s Municipal Code. Therefore, the Project would have no impacts related to noise levels associated with development within 2 miles of an airport.

5.14 POPULATION AND HOUSING

| 14. | POPULATION AND HOUSING. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| (a) | Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.14.1 Impact Analysis

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

No Impact. As the regional planning agency for the Los Angeles region, SCAG is responsible for preparing jurisdiction-level forecasts for each city and county in the region. The latest forecasts were adopted in September 2020 and describe conditions in a base year (2016) and forecast year (2045). SCAG forecasts indicate that City growth will be flat through 2045, with the latest published forecasts showing 700 households in 2016 and 700 households in 2045. Population in the City over the equivalent period is shown as increasing from 1,900 to 2,000, a growth rate of about 5 percent over 29 years (SCAG 2020).

The 2021-2029 RHNA allocation for the City is 45 units, including 20 very low income units, 9 low income units, 11 moderate income units, and 5 above moderate income units. As previously shown in Table 2.2-1, the combination of recently approved housing units (expected to be occupied in 2022), future affordable units on the Rancho Del Mar site, and new ADUs, which have been made easier to develop under a series of recently passed legislation, can accommodate the RHNA allocation in all income categories. The table illustrates a surplus capacity of seven lower income units based on

projected ADU production over the planning period. Any subsequent development accomplished pursuant to the HEU or SEU will be consistent with State and regional growth mandates. The Project will not displace housing or people but, conversely, is intended to promote affordability and increase housing supply, which can support retention of households in all income categories. No impacts relative to population or housing would occur as a result of the Project.

5.15 PUBLIC SERVICES

| 15. | PUBLIC SERVICES. | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| | i) Fire Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | ii) Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.15.1 Impact Analysis

a) *Would the project 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 fire protection?*

No Impact. The Los Angeles County Fire Department provides fire protection services to the City. Fire Station 56, located at 12 Crest Road West, serves the City under Battalion 14. The Project, which involves the SEU and HEU, would implement policies to promote maintenance of acceptable service ratios, response times, and other performance objectives for fire protection. Additionally, since the City is within the CAL FIRE VHFHSZ, the SEU includes policies to enforce VHFHSZ-specific standards during development. Compliance with these standards reduces the fire vulnerability of new structures built in the City. The HEU and SEU are only policy documents, and all future development would require project-specific environmental evaluation in order to determine any potential impacts to fire protection. Further, future development would be required to adhere to State and local regulations as well as the policies, principles, standards, and mitigation as outlined in other sections of the General Plan. Therefore, the Project would have no impact on fire protection services.

b) *Would the project 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 police protection?*

No Impact. The Los Angeles County Sheriff's Department is contracted with the City to provide police services and protection. The Lomita Station of the Sheriff's Department is located at 26123 Narbonne Avenue. The Project, which involves the SEU and HEU, would implement policies to promote maintenance of acceptable service ratios, response times, and other performance objectives for police protection. The HEU and SEU are only policy documents, and all future development would require project-specific environmental evaluation in order to determine any potential impacts to police protection. Further, future development would be required to adhere to State and local regulations as well as the policies, principles, standards, and mitigation as outlined in other sections of the General Plan. Therefore, the Project would have no impact on police protection services.

- c) *Would the project 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 schools?*

No Impact. The Palos Verdes Unified School District serves the City. School-related impacts depend upon the location and intensity of a project, students generated per household, and the capacity of facilities in a given attendance area. The HEU and SEU are only policy documents and do not authorize future development. All future development would require project-specific environmental evaluation in order to determine any potential impacts to schools. Further, future development would be required to adhere to State and local regulations as well as the policies, principles, standards, and mitigation outlined in other sections of the General Plan. Therefore, the Project would have no impact on schools.

- d) *Would the project 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 parks?*

No Impact. Park-related impacts depend upon the location and intensity of a project. There is one public park, numerous trails, open space areas, three tennis courts, and two equestrian facilities that will not be impacted by the Project. The HEU and SEU are policy documents and do not authorize future development. All future development would require project-specific environmental evaluation in order to determine any potential impacts to parks. Further, future development would be required to adhere to State and local regulations as well as the policies, principles, standards, and mitigation as outlined in other sections of the General Plan. Therefore, the Project would have no impact on parks.

- e) *Would the project 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 other public facilities?*

No Impact. The HEU and SEU are policy documents and do not authorize future development. All future development would require project-specific environmental evaluation in order to determine any potential impacts to other public facilities. Further, future development would be required to adhere to State and local regulations as well as the policies, principles, standards, and mitigation

outlined in other sections of the General Plan. Therefore, the Project would have no impact on other public facilities.

5.16 RECREATION

| 16. | RECREATION. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.16.1 Impact Analysis

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?*

No Impact. Impacts to recreational facilities depend upon the location and intensity of a project. There is one public park, numerous trails, open space areas, three tennis courts, and two equestrian facilities that will not be impacted by the Project. The HEU and SEU are policy documents and do not authorize future development. All future development would require project-specific environmental evaluation in order to determine any potential impacts to recreational facilities. Further, future development would be required to adhere to State and local regulations as well as the policies, principles, standards, and mitigation outlined in other sections of the General Plan. Therefore, the Project would have no impact on existing recreational facilities.

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?*

No Impact. The Project proposes adoption of the HEU and SEU, both of which are policy documents that would not result in direct development or construction. Therefore, the Project would not construct any recreational facilities or require the expansion of any recreational facilities. No impacts would occur to or from recreational facilities.

5.17 TRANSPORTATION

| 17. | TRANSPORTATION. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| (a) | Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| 17. | TRANSPORTATION. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|---|---|---|-------------------------------------|
| (b) | Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Substantially increase hazards due to a geometric design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.17.1 Impact Analysis

- a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?*
- b) *Would the project Conflict or be inconsistent 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 uses (e.g. farm equipment)?*

No Impact. Rolling Hills has no public roads or streets; thus the City's circulation infrastructure is not conducive to uses generating high trip volumes (City 2014). Nonetheless, the HEU and SEU are policy documents consistent with the General Plan. The updates do not include any changes to land use designations, zoning, building heights and intensities, or residential densities. Any future development would be required to adhere to all programs, ordinances, and policies that address circulation, including those in the General Plan Circulation Element and the City’s Municipal Code. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, no circulation-related impacts would result from the Project.

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

No Impact. Many streets in the community are “dead ends” without emergency vehicle access alternatives in the event that ingress and egress is blocked (City 2014). However, the SEU addresses the protection of the existing and future population and development from both natural and man-made hazards through a number of goals, policies, implementation programs, principles, and standards. To ensure adequate emergency access, future development in the City would be required to undergo environmental analysis and comply with the provisions of the Municipal Code during construction and operation. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would result in no impacts related to emergency access.

5.18 TRIBAL CULTURAL RESOURCES

| 18. | TRIBAL CULTURAL RESOURCES. Would the project 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: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | 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), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.18.1 Impact Analysis

- a) *Would the project 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 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)?*
- b) *Would the project 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 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

According to the California PRC Section 21084, a project may have a significant effect on the environment if the project “may cause a substantial adverse change in the significance of an historical resource.” Assembly Bill 52 (AB 52) specifies that a project with the potential for adverse effects on tribal cultural resources may be considered a significant effect on the environment. Additionally, Senate Bill 18 (SB 18) requires a government-to-government consultation process initiated by the local governmental agency prior to adoption or amendment of a General or Specific Plan.

The City, as the Lead Agency pursuant to CEQA and as required by AB 52 and SB 18, has consulted with the local Native American Tribes in the Project Area. Tribes that are located regionally include: Gabrieleno Band of Mission Indians - Kizh Nation, Gabrieleno/Tongva San Gabriel Band of Mission

Indians, Gabrielino /Tongva Nation, Gabrielino Tongva Indians of California, Gabrielino-Tongva Tribe, Santa Rosa Band of Cahuilla Indians, and Soboba Band of Luiseño Indians. Letters were sent to these Tribes on December 13, 2021. Tribes were requested to respond to AB 52 by January 12, 2022, and SB 18 by January 27, 2022.

As of the release of this document, the Gabrieleño Band of Mission Indians - Kizh Nation responded with two separate letters on December 21, 2021 noting that they had no comments or concerns and no additional information to provide regarding the HEU or SEU, but requesting consultation for any and all future projects with ground disturbance as shown in Appendix C: Tribal Consultation Response. Additionally, the Gabrielino Tongva Indians of California responded noting that the City is a highly culturally sensitive area and expressed interest in finding out more information regarding the project, however, after review of the project, they submitted a follow up email stating that they have no concerns, but requested notification on future projects.

The HEU and SEU are policy documents that would not result in direct development or construction. As noted, to date, two Tribes responded during the consultation process and did not have any comments or concerns. Similar to the Project, future projects would be required comply with AB 52 and SB 18, which require consultation with any Tribes that request consultation. The Project would not cause a substantial adverse change in the significance of a Tribal Cultural Resource listed or eligible for listing in the California Register of Historical Resources or in the local register of historical resources as defined in PRC Section 5020.1(k). Thus, no impacts to Tribal Cultural Resources would occur.

5.19 UTILITIES AND SERVICE SYSTEMS

| 19. | UTILITIES/SERVICE SYSTEMS. Would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|---|---|---|-------------------------------------|
| (a) | Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.19.1 Impact Analysis

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

No Impact. The Project is for the adoption of the City's HEU and SEU, which are policy documents that would not result in direct development or construction. The HEU identifies approved housing developments and the construction of ADUs within the City to meet RHNA allocation. According to the HEU, the principal site improvements required upon development of a vacant property in the City are the undergrounding of electrical lines to the structure, installation of a septic system, and conformance to the City's outdoor lighting standards.

All future development in the City would require project-specific environmental evaluation and would be subject to all applicable State, regional, and local regulatory requirements concerning the installation of utilities. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. The HEU and SEU are policy documents that would not result in direct development or construction. Therefore, the Project would have no impacts regarding the construction or expansion of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities.

- 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?*

No Impact. According to the 2020 UWMP, the District's only source of water supply is imported, purchased water from the West Basin Municipal Water District (WBMWD) (CalWater 2021). The WBMWD Draft 2020 UWMP states that it will be able to serve 100 percent of projected demands in normal, single-dry and multiple-dry years. As such, the District expects that, under all hydrologic conditions, purchased water supplies (in combination with the future recycled supplies) will fully serve future potable demands (CalWater 2021).

Further, all future development in the City would require project-specific environmental evaluation in order to determine any potential impacts to groundwater. Any future development would also be subject to all applicable State, regional, and local regulatory requirements concerning the efficient use and conservation of water resources, including measures identified in the City's General Plan. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, the Project would result in no impacts related to water supply availability.

- 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?*

No Impact. Wastewater treatment in the City generally occurs through private septic tanks, as only several parcels on the western periphery of the City have access to sanitary sewer. For these several parcels, the Los Angeles County Sanitation Districts (LACSD) owns, operates, and maintains the sewer

system consisting of gravity sewers, pumping stations, and force mains to collect wastewater from the Palos Verdes District service area (Sanitation District #5). The LACSD’s Joint Water Pollution Control Plant (JWPCP) provides the wastewater service for the District service area. It provides advanced primary and partial secondary treatment for 400 million gallons per day (MGD) of wastewater and serves a population of approximately 4.8 million people (LACSD 2021). This plant currently processes 260 MGD; thus, the system has adequate capacity for the Project (CalWater 2021).

Since the Project proposes adoption of two policy documents, all future development in the City would require project-specific environmental evaluation in order to determine any potential impacts related to wastewater. Any future development would also be subject to all applicable State, regional, and local regulatory requirements concerning the efficient use and conservation of water resources, including measures identified in the City’s General Plan. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Therefore, the Project would result in no impacts related to wastewater treatment.

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

No Impact. The closest landfill to the City is the Savage Canyon Landfill in Whittier, California. This landfill has a remaining capacity of 9,510,833 tons and is not expected to close until 2055 (CalRecycle 2021). Since the Project proposes adoption of two policy documents, all future development projects would require an environmental analysis to ensure compliance with the State and local standards and the federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, the Project would have no impact in regard to an increase in solid waste generation or complying with applicable regulations related to solid waste.

5.20 WILDFIRE

| 20. | WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|--|------------------------------|-------------------------------------|
| (a) | Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) | Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| 20. | WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| (d) | Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.20.1 Impact Analysis

a) *Would the project impair an adopted emergency response plan or emergency evacuation plan?*

No Impact. The entire City is designated as a VHFHSZ by CAL FIRE (CAL FIRE 2011). As mentioned in Section 5.9, the City’s CWPP identifies the potential evacuation routes described below, which include options for rapid egress from areas within the City if threatened by a wildfire.

- Main Gate at Rolling Hills Road and Palos Verdes Drive North
- Crest Gate at Crest Road near Crenshaw Boulevard
- Eastfield Gate at Eastfield Drive and Palos Verdes Drive East
- Crest Road East (emergency access only)

The SEU and HEU address the protection of the existing and future population and development from both natural and man-made hazards through a number of goals, policies, implementation programs, principles, and standards. Among these are measures to mitigate the risk from the hazards of fire. Regardless, potential impacts related to emergency response and evacuation are unique to a project and cannot be meaningfully determined until a project has been defined. Therefore, future development in the City would require individual environmental analysis to ensure compliance with the provisions of the City’s General Plan and CWPP during construction and operation. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would result in no impacts related to the impairment of or physical interference with an adopted emergency response plan or emergency evacuation plan.

b) *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?*

No Impact. As mentioned above, the entire City is designated a VHFHSZ by CAL FIRE, and a substantial amount of land in the City is steep hillsides and canyons (CAL FIRE 2011). Although the SEU and HEU include measures to mitigate the risk of fire hazards, potential impacts related to fire exacerbation are unique to a project and cannot be meaningfully determined until a project has been defined. Thus, future development in the City would require separate environmental analysis to ensure compliance with the provisions of the City’s General Plan and CWPP during construction and operation. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would result in no impacts related to wildfire exacerbation.

c) *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?*

No Impact. Principal site improvements required upon development of a vacant property in the City are the undergrounding of electrical lines to the structure, installation of a septic system, and conformance to the City’s outdoor lighting standards. The entire City is designated a VHFHSZ by CAL FIRE; however, the SEU includes measures to mitigate the risk of fire hazards. Although not anticipated under the HEU or the SEU, potential impacts related to utility installation and fire exacerbation are unique to a project and cannot be meaningfully determined until a project has been defined. Thus, future development in the City would require separate environmental analysis to ensure compliance with the provisions of the City’s General Plan and CWPP during construction and operation. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would result in no impacts related to wildfire exacerbation.

d) *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?*

No Impact. As mentioned above, the entire City is designated a VHFHSZ by CAL FIRE, and a substantial amount of land in the City is steep hillsides and canyons highly susceptible to landslide risks (CAL FIRE 2011). Although the SEU includes measures to mitigate the risk of fire hazards, potential impacts related to post-fire instability and drainage changes are unique to a project and cannot be meaningfully determined until a project has been defined. Thus, future development in the City would require separate environmental analysis to ensure compliance with the provisions of the City’s General Plan and CWPP during construction and operation. Any potentially significant environmental impacts identified from future development would be addressed through project-specific mitigation measures identified at the time a specific development project is considered by the City. Thus, the Project would result in no impacts related to post-fire slope instability or drainage changes.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

| 21. | MANDATORY FINDINGS OF SIGNIFICANCE. | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----|---|--------------------------------|--|------------------------------|-------------------------------------|
| (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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| 21. | MANDATORY FINDINGS OF SIGNIFICANCE. | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | 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?) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5.21.1 Impact Analysis

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

No Impact. As demonstrated throughout this document, the Project would have no impacts to Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, or Wildfires. Implementation of the City’s HEU and SEU will not create any significant or adverse impacts and would therefore not contribute to any cumulatively considerable impacts. Potential site-specific impacts that cannot be known at this time would be addressed in conjunction with any development proposal submitted for the individual project sites. The Project involves adoption of two policy documents consistent with the General Plan and does not include any changes to land use designations, zoning, building heights and intensities, or residential densities. Therefore, the Project would have no impacts or cumulatively considerable impacts on the environment or human beings.

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APPENDIX A – HOUSING ELEMENT UPDATE





CITY OF ROLLING HILLS
2021-2029
HOUSING ELEMENT

Draft for HCD Review

Published December 3, 2021

As required by State law, this document is being circulated for public comment and review for 30 days, beginning on December 3, 2021. In the event comments are received, another 10 days will be provided to incorporate edits and recirculate the document. The Draft will be considered at public hearings before the Planning Commission and City Council. It will then be submitted to the State Department of Housing and Community Development (HCD), who will issue a comment letter identifying necessary revisions. Once revisions are made, the document will be brought before the Planning Commission and City Council for adoption. It will then be resubmitted to HCD for formal certification.

ROLLING HILLS HOUSING ELEMENT 2021-2029



Draft for HCD Review

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Published December 3, 2021

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FOREWORD

This document has been prepared to comply with the requirements of California Government Code Sections 65580-65589, which mandate that all California cities and counties adopt a Housing Element to address local and regional housing needs. The Housing Element is part of the Rolling Hills General Plan and covers the time period 2021-2029. State law requires that the Housing Element is updated every eight years and submitted to the State Department of Housing and Community Development for certification.

Certification of the Housing Element is based on a determination that the City has complied with a variety of State laws addressing regional issues such as affordability, fair housing, density, housing type, overcrowding, and homelessness. These laws apply universally to all cities, including those with limited services and land capacity.

As a community within the Greater Los Angeles region, the City of Rolling Hills is obligated to provide for its “fair share” of regional housing needs as determined by the Southern California Association of Governments. Cities without certified Housing Elements are subject to legal and financial penalties, the loss of eligibility for grants which help fund City operations, and even the potential loss of local control over building and land use decisions. For these reasons, it is in the City’s best interest to strive for a compliant element.

In adopting this Element, the City has endeavored to balance State mandates with the overarching goal of preserving the semi-rural, equestrian character of Rolling Hills. The Housing Element responds to local as well as regional needs, including the need to preserve the community’s environment, minimize further exposure to wildfire and landslide hazards, and recognize infrastructure and public facility constraints.

**Rolling Hills Housing Element
2021-2029**

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1.0 Introduction

1.1 Purpose

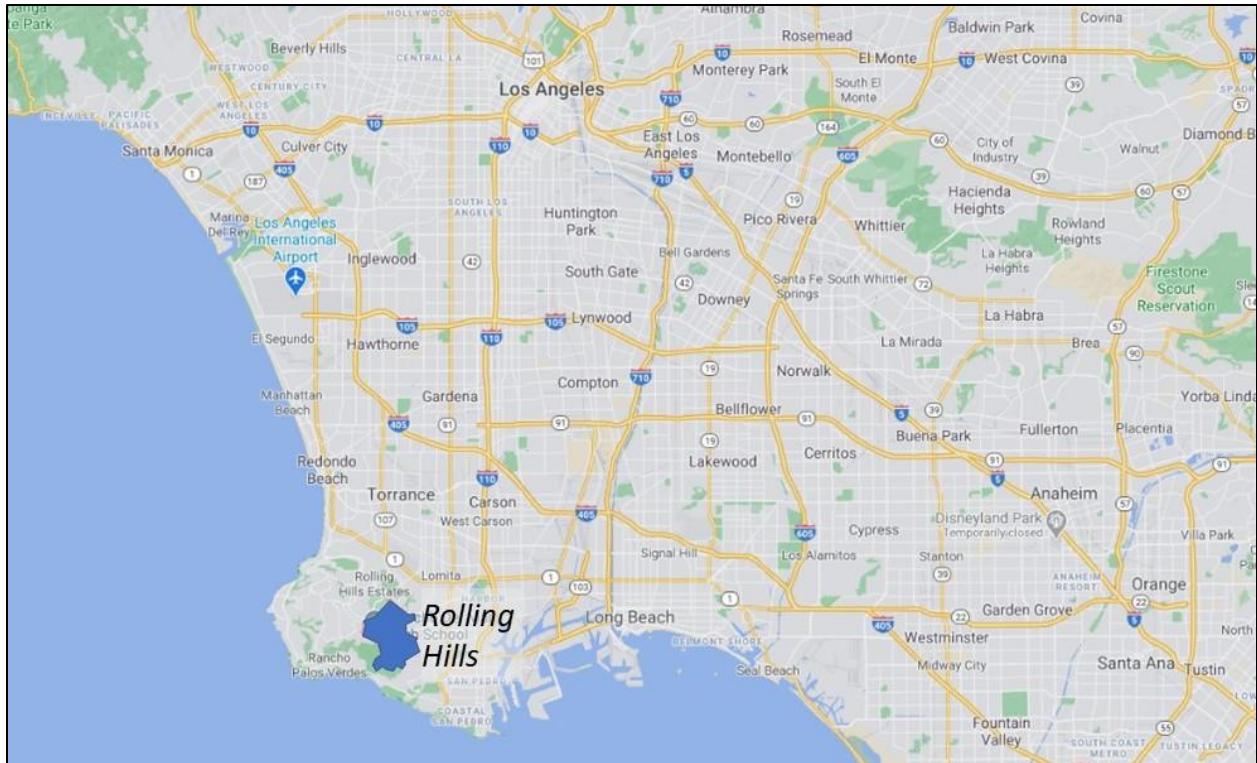
The purpose of the Housing Element is to ensure that a safe, decent supply of housing is provided for current and future Rolling Hills residents. The Element strives to conserve existing housing while providing opportunities for new housing serving a variety of income levels.

State law mandates that all municipal governments prepare and maintain a Housing Element as a component of their General Plans. The following five sections are required:

1. Evaluation of the previous Housing Element
2. Assessment of local housing needs based on demographics, economic, and housing conditions
3. Inventory of potential sites for housing development
4. Analysis of City regulatory framework related to housing development
5. Goals and policies for housing, coupled with specific action programs to be implemented in the coming years.

In addition, the Element must demonstrate the steps the City is taking to promote fair housing practices, and to proactively develop housing for all income groups. The Housing Element describes how the City will provide for its fair share of the region's housing needs over the eight-year planning period (2021 to 2029). It identifies new programs to be implemented, along with on-going programs that create housing opportunities in Rolling Hills.

The Housing Element is the only part of the General Plan that is subject to review and certification by a State agency. Adopted Elements must be submitted to the California Department of Housing and Community Development (HCD). HCD determines if the Element meets the requirements of the California Government Code, which apply equally to all cities and counties of the state regardless of the community's size, physical constraints, or resources. A compliance determination is important to maintain eligibility for State grants, avoid costly lawsuits, and maintain local control over local land use and building decisions.



Source: Google Maps, 2021

Figure 1.1: Vicinity Map

1.2 Community Overview

The city of Rolling Hills is a rural, equestrian residential community, consisting entirely of large lot residential parcels of one acre or more. The community encompasses 2.99 square miles of land (approximately 1,910 acres) on the Palos Verdes Peninsula in the County of Los Angeles (Refer to Figure 1.1, Vicinity Map). The 2020 Census indicates a citywide population of 1,739 residents, making Rolling Hills the fifth smallest of the 88 cities in Los Angeles County.

The land use pattern in Rolling Hills was established in 1936 with the original subdivision and sale of parcels. American landscape architect A.E. Hanson designed the community in the 1930s, establishing an historic Southern California design aesthetic that remains today, 85 years later. Well-known architects like Cliff May and Wallace Neff designed some of the early homes, contributing to the community’s historic context.

The entire city is characterized by single-story California ranch-style homes on large lots with three-rail fences and equestrian facilities. There are three points of ingress and egress to the city, each of which has a controlled entry gate. Rolling Hills was planned and conceived to balance development with nature and respect the area’s rugged topography. The community was laid out on hilly terrain, with narrow, winding roads traversing steep, wooded canyons. Minimum lot size requirements were established to recognize the area’s many natural constraints, including geologic hazards, wildfire, and sensitive biological resources.

The natural landscape is characterized by steep slopes of 25 to 50 percent. Underlying this terrain are ancient landslides, occasionally causing damage or even destroying property, roads, and infrastructure. The City carefully regulates grading and earth movement to protect public safety and minimize the potential for property damage. Geologic studies and grading requirements also add to housing costs.

The entire city lies within a Very High Fire Hazard Severity Zone. This is the most constrained designation used by the California Department of Forestry and Fire Protection (Cal Fire) and requires restrictive construction standards such as the boxing in of eave projections and use of construction materials approved by the California Fire Marshal. Professionally designed landscaping meeting Fire Department fuel reduction standards (i.e., fire-resistant plants around structures) also is required. Fire hazards are complicated by an aging water distribution system, and the high cost of water system improvements on steep terrain.

Rolling Hills is also home to a number of sensitive plant and animal species, several of which are listed or being considered for listing by the U.S. Department of Fish and Wildlife and/or the California Department of Fish and Wildlife. These species include the Palos Verdes Blue butterfly, the California Gnatcatcher, the Pacific Pocket Mouse, the San Diego Horned Lizard, and Brackishwater Snail. The community is also underlain with blue-line streams that are under the jurisdiction of the Army Corps of Engineers.

The City's infrastructure is scaled to meet the needs of a mature, rural community with severe natural hazards. Its water distribution system is designed for very low-density residential land uses. Wastewater treatment generally occurs through private septic tanks. Only a few parcels on the western periphery of the city have access to sanitary sewer. All roads in the community are private and many were built 60 to 80 years ago before modern emergency vehicle standards were in place.

Housing policies and programs in Rolling Hills reflect the city's natural hazards, lack of developable land, and infrastructure limitations. In the past, the City has complied with Government Code housing requirements in ways that respond to these inherent physical constraints. For example, Rolling Hills has adopted provisions for accessory dwelling units in all of its zoning districts, permitted manufactured housing units, and created an affordable housing overlay zone on its most developable land. Its policies also emphasize conservation and maintenance of the existing housing stock, much of which is over 60 years old.

1.3 Legislative Requirements

The provision of adequate housing for families and individuals of all economic levels is an important public goal and has been a focus for state and local governments for more than five decades. Local governments have been required to prepare Housing Elements since 1969. The required contents of the Element have expanded significantly over this time, in response to rising housing costs, increasing competition for resources, and a growing population of individuals with special needs that cannot be met by the private sector alone.

1.3.1 Government Code Requirements

State law requires each municipality to perform the following tasks:

- Identify and analyze the current and projected housing needs of all economic segments of the community.
- Evaluate current and potential constraints to meeting those needs, including constraints due to the marketplace and those imposed by the government.
- Promote and affirmatively further fair housing opportunities and promote housing throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Inventory and assess the availability of land suitable for residential use.
- Establish goals, objectives, policies and programs aimed at responding to identified housing needs, market and governmental constraints, and housing opportunities.

“The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.”

*California Government Code,
Section 65580*

1.3.2 Regional Housing Needs Allocation

As part of the Housing Element process, the State of California determines the total need for housing in each region of California. For the 2021-2029 period, the State determined that the need for the six county Southern California region was 1,341,827 housing units. The Southern California Association of Governments (SCAG) is responsible for allocating this total to each of the six counties and 191 cities in the SCAG area. This process is known as the Regional Housing Needs Allocation (RHNA) and occurs every eight years.

SCAG calculates each city and county’s “fair share” of the regional need using a computer model that weighs factors such as existing population and employment, growth potential, proximity to transit, and social equity. For each jurisdiction, SCAG distributes the RHNA among four different income groups. This ensures that each city or county is planning for housing that meet the needs of all economic segments of the community, including lower income households.

Each city in California is required to plan for its RHNA. This does not mean the cities must acquire land or construct housing. Rather, it means that they must identify sites where the RHNA can be accommodated and adopt policies and regulations which facilitate housing construction on those sites. Ultimately, the responsibility for constructing housing falls to the private market and non-profit housing developers. Cities are expected to assist by adopting

development standards that support housing at a variety of densities, providing technical assistance and infrastructure, and adopting policies that encourage housing production, conservation, and assistance to persons with special needs.

In Rolling Hills, the RHNA for 2021-2029 is 45 units. This includes 20 very low income units, 9 low income units, 11 moderate income units, and 5 above moderate income units.¹ The 2021-2029 Housing Element demonstrates that the City has the capacity to accommodate this assignment.

1.3.3 HCD Review Authority and Compliance Requirements

Once the Housing Element is adopted, it is submitted to HCD to determine whether, in HCD's view, the Housing Element "substantially complies" with state Housing Element Law. HCD's compliance determination is based in part on a detailed checklist corresponding to specific requirements set forth by the Government Code. Once certified, HCD still has the authority to find a city out of compliance if it finds that city is taking actions that are inconsistent with its Housing Element or failing to implement the programs listed in its Element.

Localities without an HCD-certified Housing Element are subject to a growing number of penalties and potential risks. This includes litigation from housing organizations, developers, and HCD itself. In addition to legal costs, potential consequences include suspension of local control of building matters and court approval of housing development. Courts can also levy costly fines on local governments and mandate streamlined and less rigorous approvals. Cities also become ineligible for numerous state local funding programs, including those supporting infrastructure and roads, as well as housing and planning.

1.4 Relationship to Other General Plan Elements

The Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that "the General Plan and the parts and elements thereof shall comprise an integrated and an internally consistent and compatible statement of policies."

The Rolling Hills General Plan contains the following six elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Open Space and Conservation; 5) Safety; and 6) Noise. The General Plan is internally consistent, meaning that the policies in different elements complement and support one another. The Housing Element reflects the policy direction provided by the other General Plan elements. For example, it references the residential densities established in the Land Use Element and the natural constraints identified in the Safety Element. The City amended its Land Use Element in early 2021 to maintain consistency with its new Housing Plan. It is also revising its Safety Element to comply with new provisions of the Government Code that are triggered by amendments to the General Plan, including adoption of a new Housing Element.

¹ See Section 3.2.5 of this document for a definition of these income categories

Pursuant to Government Code Section 65400, the City will annually review its progress in implementing this Housing Element. This review will help ensure consistency between this Element and the other General Plan Elements.

1.5 Relationship to Private Land Use Restrictions

Most of the developable property in Rolling Hills is subject to covenants, conditions, and restrictions (CC&Rs) adopted by the Rolling Hills Community Association (RHCA), a non-profit California Corporation and homeowners association. RHCA is governed by elected Rolling Hills residents and oversees and enforces implementation of the CC&Rs. The CC&Rs run with each property in perpetuity and cover all properties in the City except those listed below:

1. City Hall Complex
2. Tennis Court Facility
3. Palos Verdes Peninsula Unified School District property
4. Daughters of Mary and Joseph Retreat Center

CC&Rs represent private contractual obligations between homeowners and are usually established at the time a subdivision or community is built. Development in Rolling Hills has been governed by CC&Rs since the community was planned in the 1930s. The RHCA and the CC&Rs were in force prior to the City's incorporation, which occurred in 1957. The City of Rolling Hills has no jurisdiction over the RHCA or the content or implementation of the CC&Rs.

The CC&Rs limit the density on most parcels in Rolling Hills to one residence per one-acre or two-acre lot. In addition, any construction, remodel, or grading for a building, fence or structure is required under the CC&Rs to adhere to traditional or California ranch and equestrian architectural styles and aesthetics. The uses and purposes of all perimeter easements around each property are required to be dedicated to the RHCA and maintained for the purposes of ingress, egress, construction, and maintenance of all infrastructure constructed as roadways, bridle trails, storm drains, utility access and drainage.

In some instances, State law may supersede the authority of CC&Rs. For example, AB 670 (Cal Civil Code 4751—effective January 1, 2020) limits CC&Rs from placing unreasonable limitations on accessory dwelling units (ADUs). To the greatest extent feasible, the programs in this Housing Element reflect the requirements of State law while maintaining the integrity of the CC&Rs. CC&Rs that directly conflict with State or Federal law are not enforceable.

1.6 Public Participation and Project Timeline

The City of Rolling Hills has made a diligent effort to engage the community in the Housing Element update. The process was structured as a continuation of the previous (2014-2021) Housing Element update, which included an initial phase in 2013-14 when the Element was adopted and a second phase in 2020-2021 when the adopted Element was amended and resubmitted to the State for a compliance determination. The 2020-2021 amendments coincided with the Sixth Cycle engagement processes that were underway throughout Southern

California cities at that time. Although the focus of the 2020-2021 effort was on Fifth Cycle compliance, the process provided an opportunity to engage the community in a broader conversation about housing, the RHNA process, and new State requirements.

SCAG began the RHNA process for the Sixth Cycle in Fall 2019, exploring different methodologies for allocating the regional need to individual cities and counties. As other cities began work on their Sixth Cycle Elements, Rolling Hills was required to first amend its Fifth Cycle Element to accommodate both the current (Fifth) cycle and the prior (Fourth) cycle RHNA allocations due to its non-compliant status. The combined RHNA for the two cycles was 28 units. Accommodating this need meant that Rolling Hills was also required to amend its General Plan and zoning to create additional housing capacity.

The City held a public hearing on the Housing Element on November 25, 2019. The meeting focused on potential sites for rezoning and related development impacts. The meeting was widely noticed through advertisements in the Palos Verdes Peninsula News, an announcement in the City newsletter, posting at City Hall, and an email to the City's interested parties list.

The Draft RHNA numbers were published in March 2020. Rolling Hills did not appeal its allocation, instead focusing its efforts on continued outreach and engagement to certify the Fifth Cycle Element and lay the groundwork for the Sixth Cycle. This outreach included nine public hearings related to the Housing Element on the following dates:

- October 20, 2020 (Planning Commission)
- November 9, 2020 (City Council)
- December 22, 2020 (Planning Commission)
- January 25, 2021 (City Council)
- February 5, 2021 (Planning Commission)
- February 8, 2021 (City Council)
- February 22, 2021 (City Council)
- March 8, 2021 (City Council)
- March 16, 2021 (Planning Commission)

The outcome of these meetings included adoption of the Rancho Del Mar Overlay Zone, new provisions for by-right affordable multi-family housing and emergency shelter, amendments to the Land Use Element of the General Plan, and various changes to the Municipal Code to facilitate housing production. On June 1, 2021, the Planning Commission recommended that the City Council adopt the amended Fifth Cycle Housing Element. The Council took action on June 14, 2021. The Element was submitted to HCD and found to be in compliance on July 7, 2021. As a result of the compliance determination, the City does not have to carry over its prior allocation and may plan only for the 45 units identified in the Sixth Cycle RHNA.

In addition to the public hearings described above, staff conducted direct outreach to Rolling Hills residents in 2020 and 2021 through newsletters, including a survey on Accessory Dwelling Units (ADUs) administered to every household in the city. More than 30 percent of the city's households completed the survey, and a report on the findings was prepared (it is included as Appendix C to this Element).

The City continued its public outreach efforts after adoption of the revised Element in July 2021.

A special session of the Planning Commission was convened on October 19, 2021 to provide an overview of the Sixth Cycle Element and solicit input from the entire community. In addition, public hearings on the HCD Draft Element were convened by the Planning Commission on December 16, 2021 and by the City Council on January 10, 2022. Additional public hearings will be held after the document is revised and presented for adoption.

The City has endeavored to solicit input from all economic segments of the community, including local renters as well as homeowners. City staff has also engaged service providers, the development community, and partner agencies such as the School District in the process. As a small community, most residents rely on the City newsletter for information on local government affairs. The City has featured the Housing Element in newsletter articles and encouraged residents to share their views on proposed housing policies. Publication of the “HCD Review Draft” was announced in the City’s newsletter during the first week of December 2021. More than 30 stakeholder organizations on the Palos Verdes Peninsula, and in the South Bay, Los Angeles, and Long Beach regions were notified of the document’s availability for 30-day review and comment.

1.7 Data Sources

The Housing Element is a data-driven document, with policies and programs that are based on analyses of demographics, housing conditions, resource constraints, and forecasts. The primary data sources consulted were:

- Rolling Hills General Plan, as amended
- Rolling Hills Municipal Code
- Southern California Association of Governments (SCAG) Final Regional Housing Needs Allocation Plan, adopted March 4, 2021
- SCAG “pre-approved” Housing Element data set for Rolling Hills, 2020
- City of Rolling Hills Planning Department records (building permits, etc.)
- American Community Survey, 2015-2019
- US Census (1990, 2000, 2010)
- US Census August 12, 2021 data release from the 2020 Census
- Department of Finance Table E-5, population and housing estimates, 2010-2021
- California Economic Development Department (EDD) Labor Force Data
- Rolling Hills Local Hazard Mitigation Plan
- County of Los Angeles (data on homelessness)

2.0 Evaluation of Prior Housing Element

2.1 Purpose

Government Code Section 65588 requires each local government to periodically review its housing element to:

- (1) Evaluate the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, which is to provide decent housing and a suitable living environment for every Californian.
- (2) Evaluate the effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) Discuss the progress of the city or county in implementation of the housing element.

2.2 2014-2021 RHNA and Actual Housing Production

The City's Regional Housing Needs Allocation (RHNA) for the prior (2014-2021) period was six units. This included two very low income units, one low income unit, one moderate income unit, and two above moderate income units. Rolling Hills also had a "carry-over" requirement of 22 units from the prior (2006-2013) planning period, including six very low, four low, four moderate, and eight above moderate income units. The 2014-2021 Housing Element identified the capacity to meet the combined two-cycle (2006-2021) need.

Actual housing construction during 2014-2021 was five units. There were four new market rate (e.g., "above-moderate income") single-family homes completed on previously vacant lots over the 2014-2021 period.¹ Another three single family homes were approved on vacant lots but have not yet been constructed. There was one accessory dwelling unit (ADU) completed. It is estimated to be a moderate-income unit based on its size (720 square feet). Another six ADUs were approved between September 2020 and September 2021.² Three more were pending as of October 15, 2021. All of these units will become available for occupancy during the Sixth Cycle.

There were no new low or very low-income units recorded during the Fifth Cycle, although lower income households may have secured housing in the city through room rentals, on-site employment (caregivers, etc.), or housing provided at nominal or no charge (family members, domestic staff, etc.). Production of deed-restricted lower-income housing units during the 2014-2021 planning period was constrained by the high cost of land and construction, limited opportunities for multi-family housing, and limits to Accessory Dwelling Unit (ADU) development during the first half of the planning period. The latter two constraints were removed over the course of the planning period, placing the City in a better position to meet its targets during the upcoming 2021-2029 period.

¹ There were also 12 new homes built on sites that previously included single family homes, with no net gain in units (e.g., "tear downs")

² The six ADUs approved in 2020-2021 were in various states of completion in October 2021 and are all counted toward the Sixth Cycle RHNA rather than the Fifth Cycle.

2.3 Review of Prior Housing Element Goals and Policies

The next section of this chapter systematically evaluates the policies and actions of the previous Housing Element and reports on implementation progress. The 2014-2021 Element included four goals, each of which included related policies. The goals and policies are evaluated below.

2.3.1 Progress on Goal 1: Housing that Meets the Needs of Rolling Hills Residents

This goal expresses one of the main purposes of the Housing Element. It remains relevant and should be carried forward. The City worked to accomplish this goal throughout the 2014-2021 planning period through its planning, zoning, building, code enforcement, and fire safety programs.

Policy 1.1 called for evaluating ways to assist special needs populations. The largest population with special needs in Rolling Hills consists of seniors, including those with disabilities. The City continues to implement programs to assist seniors with housing, transportation, emergency preparedness, and access to social services. The policy should be carried forward. Policy 1.2 called for working with other governmental entities to explore providing affordable housing in the South Bay region. This occurs on an ongoing basis through the city's participation in SCAG, communication and liaison with developers, and meetings with planners and housing organizations on the Palos Verdes Peninsula and throughout Los Angeles County. Policy 1.3 called for encouraging energy conservation and weatherization. The City implements this policy through its planning and building regulations, including Title 24. It also works with residents interested in solar installation and weatherization.

Policy 1.4 expresses the City's commitment to facilitating a variety of housing types. The City made significant progress through its creation of the Rancho Del Mar Overlay zone, permitting of accessory dwelling units by right, and allowance of emergency shelter and single room occupancy dwellings. Given community context, constraints, and development costs, ADUs and home sharing provide the best solution for meeting the needs of all income groups. Policy 1.5 recommends effective community participation. The City produces a twice-monthly newsletter which is delivered to all households and uses its website to keep the community informed. It has used a variety of methods, such as surveys and workshops, to involve the public. Given the community's small size and engaged population, there is a very high level of awareness of housing issues and requirements. Policy 1.6 calls for the City to participate in countywide programs to meet the needs of unsheltered residents. This continues on an ongoing basis.

2.3.2 Progress on Goal 2: Maintain and Enhance the Quality of Residential Neighborhoods

Maintaining the city's neighborhoods as great places to live is the fundamental purpose of the City's General Plan. As a built out community with extreme natural hazards and constraints, this goal is primarily covered by the Land Use and Safety Elements. Nonetheless, it is appropriate to include policies in the Housing Element addressing conservation of the existing housing stock, as well as management of home alterations and additions. There are five policies in the 2013-2021 Element, and they all remain relevant.

Policy 2.1 is to encourage and assist in the maintenance and improvement of existing homes. The City does this through its planning and building processes, and works closely with homeowners to support home improvements. Policy 2.2 requires housing that complies with building code requirements. This could be restated in the updated Element, since compliance with the building code is required under State law. Policy 2.3 requires “compatible design” that minimizes impacts on adjacent neighborhoods. This remains valid, but should reference the zoning ordinance as the source of objective design standards that clarify the meaning of “compatible design.”

Policy 2.4 calls for code enforcement to maintain housing, which is still relevant. Policy 2.5 allows for ADUs and Junior ADUs (JADUs) in all residential zones. Consistent with State law, the City implemented regulations allowing ADUs in all zones in 2018 and amended those regulations in 2020. The policy should be retained, as it provides the foundation for related regulations in the Municipal Code.

2.3.3 Progress on Goal 3: Provide Housing Services to Address the Needs of the City’s Seniors

Seniors/older adults are the predominant special needs group in Rolling Hills. The Housing Element Needs Assessment confirms that a significant number of the city’s seniors have disabilities, are living alone, and may have difficulty covering their housing expenses.

Policy 3.1 calls for housing reference and referral services for seniors, which is still relevant and implemented on an ongoing basis. The Rolling Hills Community Association formed a committee in 2014 to specifically focus on the needs of seniors. Policy 3.2 calls for more information on shared housing, which remains valid. Policy 3.3 recommends reverse mortgage loans for seniors with limited incomes. Given the mixed success of reverse mortgage programs, the City should consider replacing this policy with others relating to the needs of seniors. For instance, it could indicate that affordable senior housing be considered on the Rancho Del Mar site. Policy 3.4 promotes opportunities for live-in care or family members who can assist mobility-impaired or elderly residents. This remains relevant and should be carried forward. Other policies addressing the housing needs of seniors could be considered.

2.3.4 Progress on Goal 4: Fair Housing

Goal 4 directs the city to “Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, disability status, or national origin.” The importance of this goal has been elevated by AB 686, and it should be retained. There are four policies listed in the Fifth Cycle Element to implement this goal.

Policy 4.1 indicates the City should “affirm a positive action posture” and enforce all applicable laws and policies. This policy could potentially be simplified to focus on enforcement. Policy 4.2 specifically covers the needs of persons with disabilities. It should be carried forward. Policy 4.3 relates to making information on housing laws available to the community at City Hall. It is implemented on an ongoing basis but should be clarified to include information on the City’s website as well as City Hall. Policy 4.4 expresses a commitment to investigate alleged violations of fair housing laws. This should be carried forward, with reference to the partner entities the

City works with on such investigations. Additional policies on fair housing related to economic inclusion and opportunities for lower income households should be considered.

2.4 Implementation Status of Prior Housing Element Programs

The 2014-2021 Housing Element included 24 implementation programs. Table 2-1 below indicates the status of each program as of October 2021. The table indicates whether the program has been accomplished or should be carried forward, revised, or deleted.

Table 2-1: Implementation Status of 2014-2021 Housing Element Programs

| Prog. | Description | Status |
|--------------|---|--|
| 1 | Prepare an annual housing progress report | <i>CARRY FORWARD.</i> The City filed a Housing Progress Report in 2020 and should continue to do so in future years. |
| 2 | Amend the Land Use Element to permit a variety of housing types | <i>ACCOMPLISHED.</i> This program may be removed from the Housing Element, as it was accomplished in March 2021. The City amended its General Plan to permit by right multi-family development, emergency shelter, and single room occupancy housing in the Rancho Del Mar Overlay Zone. |
| 3 | Create an Affordable Housing Overlay Zone (AHOZ) | <i>ACCOMPLISHED.</i> This program may be removed from the Housing Element or merged with the program to periodically evaluate the Overlay Zone and determine if changes are needed (See Program 13). The City adopted a 31-acre Overlay in February 2021 (known as the Rancho Del Mar Overlay zone), allowing for by-right development of up to 16 units of affordable multi-family housing (20 units per acre) on the Rancho Del Mar site on Crest Road West. |
| 4 | Determine next steps for PVUSD housing opportunity | <i>CARRY FORWARD.</i> The City Manager meets with the PVUSD Superintendent regularly to discuss issues of concern, including the future of the PVUSD property. Other aspects of Program 4, including meeting with developers and providing input to parties interested in this site, should be retained and implemented on an ongoing basis. |
| 5 | Adopt zoning for emergency shelter. | <i>ACCOMPLISHED.</i> This action was completed in February 2021. The City permits emergency shelter up to 12 beds by right in the Rancho Del Mar Overlay Zoning district. A replacement program should be included, identifying ongoing measures the City will take to address the needs of unhoused residents. |

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| Prog. | Description | Status |
|-----------|--|--|
| 6 | Adopt zoning for single room occupancy (SRO) units. | <i>ACCOMPLISHED.</i> This action was completed in February 2021. The City permits SROs of 6-8 units as a conditional use in the Rancho Del Mar Overlay Zoning district, subject to objective operational and performance standards. |
| 7 | Adopt a Reasonable Accommodation Policy | <i>ACCOMPLISHED.</i> The City of Rolling Hills adopted a Reasonable Accommodation policy in October 2020. The policy establishes a formal procedure through which a person with disabilities may request reasonable accommodation in order to have equal access to housing. This program may be replaced with other actions to assist residents with disabilities. |
| 8 | Add definitions of Transitional/ Supportive Housing and Employee Housing to Municipal Code | <i>CARRY FORWARD.</i> This program has not yet been implemented. The 2014-2021 Housing Element clarifies that supportive and transitional housing may not be subject to requirements or standards other than those that apply to similar dwelling unit types in the same zones. However, the program must still be codified through a Municipal Code amendment. |
| 9 | Adopt density bonus requirements | <i>CARRY FORWARD.</i> This program has not yet been implemented. Any project including units eligible for a density bonus would be subject to State density bonus rules. The City should amend its Municipal Code for consistency with these rules, and expressly identify opportunities and rules for density bonuses. |
| 10 | Adopt and periodically update accessory dwelling unit (ADU) regulations | <i>REVISE.</i> The City adopted ADU regulations in 2018 and amended these regulations in January 2020 to incorporate new State laws. This action should be replaced with one or more new actions related to ADUs, including incentives to promote their use as affordable housing. |
| 11 | Implement ADU education, outreach, and community engagement measures | <i>REVISE.</i> The City has provided information on ADUs to the community since 2018 and should continue to do so in the future. Newsletter articles and web-based information have been provided and a citywide survey on ADUs was administered in 2020. Potential outreach measures are listed in the 2014-2021 Element and should be carried forward. Staff time should be allocated to these activities to ensure they are implemented. This includes coordination with Rolling Hills Community Association to ensure that design review practices do not constrain ADU production or add to their cost. Future activities could include prototype floor plans and designs, FAQs, community workshops, and tenant matching services. |

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| Prog. | Description | Status |
|-------|--|--|
| 12 | Develop incentives to encourage ADU production | <i>REVISE.</i> This program suggested reaching out to at least five cities and two non-profits to develop a suite of best practices for incentivizing ADUs. Based on the findings, the program recommended incentives such as fee reductions, streamlined permitting, and funding for septic system expansion to make it easier and more affordable to add ADUs. The program has not yet been implemented due to lack of staff but it remains relevant. |
| 13 | Monitor the effectiveness of the Affordable Housing Overlay Zone (AHOZ) and consider future multi-family housing opportunities | <i>REVISE.</i> There are two parts to this program. The first is monitoring the effectiveness of the Rancho Del Mar Overlay Zone to determine if it is achieving its intended purpose. This should be retained. The second part of the program is to evaluate other multi-family housing opportunities. This is occurring through preparation of the Sixth Cycle Element and should continue through 2029. |
| 14 | Assist Extremely Low Income (ELI) households | <i>CARRY FORWARD.</i> This program is implemented by facilitating housing for family members, caregivers and domestic employees, and by assisting elder Rolling Hills homeowners on fixed incomes with home maintenance, home sharing, ADU construction, and other actions that reduce housing cost burdens. The program should be carried forward. |
| 15 | Facilitate communication with affordable housing service providers, developers, and advocates | <i>CARRY FORWARD.</i> The program recommends coordinating with affordable housing organizations to facilitate housing assistance and production for lower income households. The City implements this program on an on-going basis and should continue to do so in the future. |
| 16 | Provide public information on home sharing programs | <i>CARRY FORWARD.</i> This program references a number of home sharing programs in Los Angeles County and suggests that Rolling Hills provide information about these programs on its website and at City Hall. This is a relatively low-cost measure that can help seniors, young adults, and local employees find housing options in the city. It should be retained. |
| 17 | Provide information about reverse mortgages | <i>DELETE.</i> While reverse mortgages may be helpful for some households, there may also be downsides associated with high closing costs, fees, and unfavorable repayment terms. There is also a risk of fraud. The City may not wish to take an advocacy position promoting reverse mortgages due to the risks involved. Local homeowners may still consider this option should they choose to do so. The program could also be revised to focus on consumer protection issues related to reverse mortgages. |

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| Prog. | Description | Status |
|-------|--|---|
| 18 | Undertake sewer feasibility and design studies | <i>REVISE.</i> This program should be updated to reflect the current status of sewer feasibility and design studies. A feasibility study was initiated in 2020 and design plans are nearing completion. The updated Housing Element program should reflect the findings of these studies, as well as Council direction. |
| 19 | Implement Best Management Practices to improve stormwater | <i>REVISE.</i> The City has continued to implement municipal storm water management measures to reduce urban runoff pollution. It will continue to do so in the future as conditions and requirements change. This program could potentially be deleted or combined with Program 18. |
| 20 | Maintain code enforcement procedures | <i>REVISE.</i> This program called for hiring a full-time Code Enforcement Officer, which was accomplished in 2019. There is an ongoing need for enforcement of planning and building codes in order to conserve housing quality and correct structural deficiencies. Violations have been consistently abated in order to maintain public safety and community standards. The program should be updated and retained. |
| 21 | Encourage energy conservation | <i>CARRY FORWARD.</i> This program continues to be relevant and informs City actions relating to weatherization, solar installations, and other steps to reduce home energy costs and promote clean energy. The program references various links on the City's website to energy conservation programs, and financial assistance for home energy costs. It should be carried forward. |
| 22 | Facilitate new construction and remodels | <i>CARRY FORWARD.</i> This is a general program that encourages the City to work with applicants, builders, property owners, and others to produce new market rate housing and to facilitate permits for home improvements. It supports permit streamlining and efficiency, and transparency in the planning and building processes. It should be carried forward. |
| 23 | Explore solutions to ground stability and landslide problems | <i>CARRY FORWARD.</i> The City implements this program on an ongoing basis through requirements for soils and geology reports, as well as grading standards and grading permit requirements. It continues to allow and support repair work on landslide damaged homes and unstable hillsides. Given past damage caused by landslides and the vulnerability of parts of the city to future damage, this program should be retained. Reference could also be made to programs that reduce wildfire risk and promote defensible space. |

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| Prog. | Description | Status |
|-------|---|---|
| 24 | Make Fair Housing information available to the public | REVISE. This program reflects the City's ongoing commitment to making fair housing information available to the public. Given HCD's guidelines for implementing AB 686 (Affirmatively Furthering Fair Housing), additional fair housing programs should be developed. |

3.0 Housing Needs Assessment

3.1 Introduction

Each community's housing plan must be based on an analysis of local housing needs. This analysis is expressly required by the State Government Code (Section 65583(a)), and includes a comprehensive evaluation of local demographics, housing conditions, and market conditions. The analysis includes an assessment of household characteristics in the city, including household type, tenure (rent vs own), overcrowding, and percent of income spent on housing. It also evaluates the special housing needs of older adults, persons with disabilities, large families, and persons in need of emergency shelter.

The needs assessment helps ensure that the city is not only planning for its "fair share" of the *region's* housing needs, but also responding to its own *local* needs. Where appropriate, local conditions are compared to regional conditions or conditions in nearby cities to provide appropriate context. Rolling Hills is a very unique community and it is important to recognize that when planning for housing conservation and production.

Most of the data presented in this chapter is from the American Community Survey (ACS), an ongoing survey performed by the US Census to gauge population and housing conditions in between the decennial censuses. Because most 2020 Census data was not available at the time this report was prepared, the ACS data provides the most accurate information on local demographics. ACS data for Rolling Hills in 2021 is based a five-year average covering 2015-2019. However, the ACS is based on a sample of the population, so there is a margin of error in some of the tables. Other data sources include the California Department of Finance, the County of Los Angeles, and the City of Rolling Hills. In addition, SCAG provided a "pre-HCD certified" data profile for each city in the Los Angeles region in 2019. This is referenced as appropriate throughout this chapter.

The Needs Assessment is broken into five sections as follows:

- Section 3.2 covers population characteristics, such as age, race, and total rate of growth
- Section 3.3 covers household characteristics, such as presence of children and home ownership
- Section 3.4 addresses special housing needs
- Section 3.5 covers housing stock characteristics
- Section 3.6 covers growth forecasts and the RHNA for the 2021-2029 period

The Needs Assessment is supplemented by Appendix "A", which looks specifically at the recent State mandate to "affirmatively further fair housing" through the Housing Element. Appendix A focuses on regional patterns of segregation and inequity in order to inform local fair housing policies.

3.2 Population Characteristics

3.2.1 Total Population

Table 3.1 shows population data for Rolling Hills over a 50-year period. The City’s population was 2,050 in 1970 and has declined by more than 300 residents since then. Between 1980 and 1990, Rolling Hills lost nearly 9 percent of its population. The decline was the result of several factors, including smaller households, fewer children, and the loss of homes due to wildfire and landslides. Change between 1990 and 2010 was minimal. There were 1,871 residents in 1990 and 1,860 residents in 2010. The August 12, 2021 US Census data release reported a population of 1,739 residents, a 6.5 percent drop relative to 2010. The Census figure is substantially lower than the Department of Finance estimate of 1,866, which was made on January 1, 2021.

Table 3.1: Rolling Hills Population, 1970-2021¹

| | Population | Percent Change |
|---------------|------------|----------------|
| 1970 | 2,050 | -- |
| 1980 | 2,049 | 0 |
| 1990 | 1,871 | -8.7% |
| 2000 | 1,871 | 0 |
| 2010 | 1,860 | -0.6% |
| 2021 (DOF) | 1,866 | 0.3% |
| 2020 (Census) | 1,739 | -6.5% |

Sources: US Decennial Census, 1970-2010. California Dept. of Finance, 1/1/21 estimate, 2020 Census (8/12/21 release)

Table 3.2 compares population change in Rolling Hills with the region, the County, and the other cities on the Palos Verdes Peninsula using data from the California Department of Finance. The six-county Los Angeles region grew 14.4 percent between 2000 and 2021, from 16.5 million residents to nearly 19 million residents. Los Angeles County grew by 5.2 percent, reflecting its more urbanized character and larger population base. By contrast, the rate of growth on the Palos Verdes Peninsula during this 21-year period was just 1.1 percent. While Rolling Hills Estates grew by 5.5 percent, the other three cities have roughly the same number of residents today as they did 20 years ago. The Peninsula communities are mature, with limited vacant and re-developable land, high land costs, and environmental constraints that limit population growth.

¹ The ACS data sets for Rolling Hills for 2015-2019 show a citywide population of 1,513 residents. This is 15 percent below the actual population, which was reported to be 1,739 residents in the 2020 Census data released on August 12, 2021. In addition, SCAG reported the population at 1,939 residents (in 2018), while the State Department of Finance reported 1,866 residents. These discrepancies are due to sampling errors resulting from the small size of Rolling Hills’ population. As a result, charts are used (rather than tables) for some of the variables discussed below. This allows the analysis to focus on change over time rather than total values.

Table 3.2: Comparison of Rolling Hills Growth with Nearby Cities and Region, 2000-2021

| | Population | | Percent Change |
|-----------------------|------------|------------|----------------|
| | 2000 | 2021 | |
| Rolling Hills | 1,871 | 1,866(*) | -0.3 |
| Rolling Hills Estates | 7,676 | 8,098 | 5.5 |
| Rancho Palos Verdes | 41,145 | 41,541 | 0.9 |
| Palos Verdes Estates | 13,340 | 13,286 | -0.4 |
| Los Angeles County | 9,542,000 | 10,044,458 | 5.3 |
| SCAG Region | 16,547,000 | 18,954,083 | 14.4 |

Sources: US Decennial Census, 2000. California Dept. of Finance, 1/1/21 estimate
 (*) August 12, 2021 Census data release shows 1,739 residents, which is a 7.1 decrease since 2000

3.2.2 Age

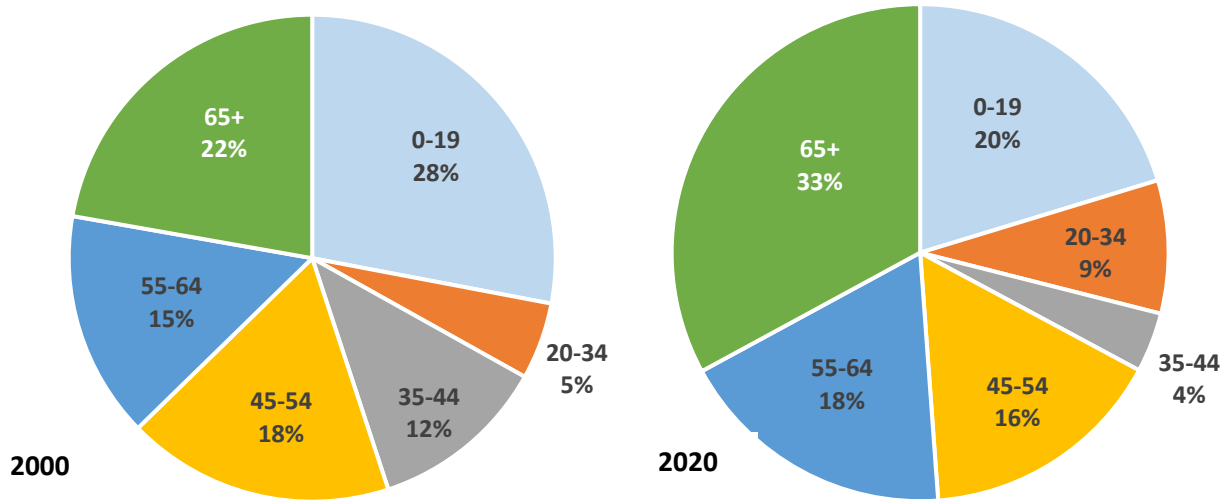
The age structure of the population has a strong influence on housing needs. For example, if a city is experiencing an outmigration of young adults (ages 25-34), it often indicates a shortage of rental housing or entry-level housing opportunities. If a city has a high percentage of residents over 75, it often indicates a need for special housing types, such as assisted living or single-story homes---or programs to assist with home rehabilitation.

Chart 3.1 shows the age distribution of Rolling Hills residents in 2000 and 2020. The chart illustrates significant shifts, including a decrease in the number of children (from 28% of the population in 2000 to 20% in 2020) and an increase in the number of persons over 65 (from 22% of the population in 2000 to 33% in 2020). The percentage of residents aged 20-34 nearly doubled over the 20-year period, likely as a result of adult children moving back home or delaying entry into the housing market due to high housing costs. The percent of residents 35-44 dropped significantly, likely because of limited local housing options for young families and mid-career adults.

The median age in Rolling Hills has steadily increased over the last 40 years. In 1980, it was 38.2. It increased to 45.5 in 1990, 48 in 2000, and in 52 in 2010. By 2020, the median age was 55.3, meaning that half of all residents are older than 55 and half are 55 or younger. By contrast, the median age in Los Angeles County is 36.5. Rolling Hills also has a higher median age than the other cities on the Palos Verdes Peninsula (Rolling Hills Estates: 50.1; Palos Verdes Estates: 52.2; Rancho Palos Verdes: 50.0).

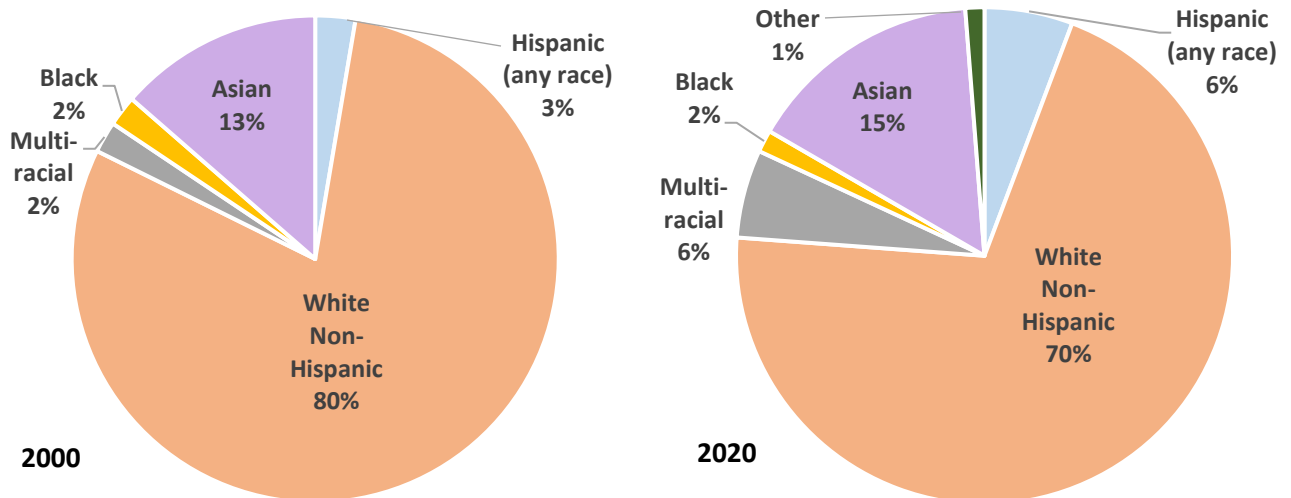
Census data indicates that one-third of Rolling Hills’ residents over 65 are 80 or older. This cohort represents more than 10 percent of the City’s population, a substantially higher share than in most communities in California.

Chart 3.1: Age Distribution of Rolling Hills Residents, 2000 and 2020



Source: US Census, 2000. ACS, 2021 (for 2015-2019 sample period)

Chart 3.2: Racial Distribution of Rolling Hills Residents, 2000 and 2020



Source: US Census, 2000 and ACS, 2021 (for 2015-2019 sample period)

3.2.3 Race and Ethnicity

Racial and ethnic composition may affect housing needs due to the cultural preferences of certain groups (including extended families, multi-generational families, etc). In addition, certain groups have historically faced discrimination due to the lending policies of financial institutions, former covenants and ownership restrictions, and past racial bias.

Chart 3.2 shows the racial distribution of Rolling Hills residents in 2000 and 2020. The city has become more diverse over time, with the Non-Hispanic White population declining from 80 percent to 70 percent of the total. The Hispanic population (any race) roughly doubled over the 20-year period, although relative to the total population, the numbers are still small. Approximately 6 percent of the City’s residents are Hispanic.

The percentage of African-American residents remained at about 2 percent of the population between 2000 and 2020. During this same period, the number of residents of Asian or Pacific Island descent increased from 13 percent to 16 percent of the city’s total. According to the Census, the largest Asian ethnic groups in the city are Chinese (6.5 percent) and Korean (5.1 percent). The number of residents indicating they were more than one race more than doubled between 2000 and 2020, with multi-racial residents representing about 6 percent of the 2020 population.

Relative to the County of Los Angeles and the State of California, Rolling Hills and the four cities on the Palos Verdes Peninsula have a substantially higher White Non-Hispanic population. Table 3.3 compares race and ethnicity in Rolling Hills, the Peninsula cities, Los Angeles County, and the State as a whole. Nearly half of the County’s residents, and more than one-third of the State’s residents, are Hispanic. By contrast, less than 10 percent of the residents in the Peninsula cities are Hispanic. The Peninsula cities tend to have higher percentages of Asian and Pacific Islander residents, and more multi-racial residents.

Table 3.3: Race and Ethnicity in Rolling Hills, Peninsula Cities, Los Angeles County, and State, 2020

| | Percent of Total | | | |
|---------------------------|------------------|-------------------------|--------------------|---------------------|
| | Rolling Hills | Palos Verdes Peninsula* | Los Angeles County | State of California |
| Non-Hispanic White | 71.3% | 54.4% | 26.2% | 37.2% |
| Hispanic (all races) | 5.8% | 9.7% | 48.5% | 39.0% |
| Black/ African American | 1.5% | 1.6% | 7.8% | 5.5% |
| Native American/Alaskan | N/A | 0.1% | 0.2% | 0.4% |
| Asian | 15.6% | 28.8% | 14.4% | 14.3% |
| Pacific Islander/Hawaiian | N/A | 0.6% | 0.2% | 0.4% |
| Other | N/A | 0.1% | 0.3% | 0.3% |
| Multi-Racial | 5.8% | 4.7% | 2.3% | 3.0% |
| TOTAL | 100.0% | 100.0% | 100.0% | 100.0% |

Sources: US Decennial Census, 2020.

(*) Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes, Palos Verdes Estates

The August 2021 release of 2020 Census data shows that the ACS may have underestimated the diversity of Rolling Hills' population. The 2020 Census indicated that 66 percent of the city's residents are White, 20.5 percent are Asian, 10.4 percent are more than one race, 1.3 percent are Black, and 1.9 percent are Other. The Census further indicated that 7.0 percent of the city's residents were Hispanic (includes all races).

3.2.4 Language

Based on ACS data for 2015-2019, 79 percent of the City's residents speak only English at home.² Of the roughly 300 Rolling Hills residents speaking a language other than English at home, 18 percent speak Spanish, 56 percent speak an Asian language, and 26 percent speak another Indo-European language. Most of these residents are bilingual and are fluent in English. About 66 percent of those speaking a foreign language at home indicated they also spoke English "very well." Of the remaining 34 percent, about half spoke an Asian language. Korean and Chinese were the most commonly spoken languages in those households.

Relative to other cities in Los Angeles County and the region, the percentage of "linguistically isolated" persons (i.e., those with limited English) is very low in Rolling Hills. Whereas about 6 percent of Rolling Hills' population is linguistically isolated, the percentage in Los Angeles County is about 24 percent.

3.2.5 Educational Attainment

Rolling Hills residents are highly educated. Among residents 25 or older, 97.6 percent have a high school degree. More than 70 percent have a bachelor's degree or higher, and 39 percent have a graduate or professional degree. These percentages are substantially higher than in the County as a whole.

3.2.6 Health Indicators

Health can impact housing needs both by limiting the income earning potential of residents and by creating the need for supportive services or special housing design. Based on data provided to the City by the Southern California Association of Governments, Rolling Hills health indicators are consistently better than the County as a whole. The City's obesity rate is 16.5 percent, compared to a countywide average of 28.2 percent. Its asthma rate is 10.1 percent, compared to the countywide average of 15.1 percent and its diabetes rate is 8.3 percent, compared to 12.1 percent countywide. On the other hand, Rolling Hills has a higher rate of heart disease than the County as a whole, with 9.7 percent of the population diagnosed with a heart ailment compared to 6.6 percent countywide. This is likely due to the higher percentage of older residents in the city.

² American Community Survey 2015-2019, based on residents 5 years of age or older.

3.2.7 Employment

Employment affects the demand for housing and the dynamics of the housing market. In most cities, the types of jobs that are present affect the wages paid and the ability of the local workforce to pay for housing in the city. Rolling Hills is unique in this regard, as it has no major employers or land zoned for employment uses. In 2018, the Southern California Association of Governments estimated that there were only 110 jobs in the city.³ Employers include the City, the School District, Rolling Hills Community Association, the County Fire Department, and the Palos Verdes Transit Authority. The figure excludes construction workers, landscapers, housekeepers, child care providers, care givers, delivery workers, and others who travel to the city intermittently for work.

Data from SCAG collected prior to the COVID-19 pandemic indicates that a majority of employed residents in Rolling Hills commuted to jobs elsewhere in Los Angeles County. The largest percentages of residents commuted to Los Angeles (28.2%), Torrance (8.3%), and Long Beach (5.0%). Beyond Los Angeles County, the next largest commute destination was Orange County, including Anaheim (1.5%) and Huntington Beach (1.5%).

A relatively large percentage of Rolling Hills residents work from home. Prior to the COVID-19 pandemic, census data reported that about 18 percent of the city's employed residents worked from their homes. While data after March 2020 is not available, the percentage likely increased dramatically during the second quarter of 2020 and remained high for the rest of the year. The long-term effects of the pandemic on commute patterns are still unknown. However, the relatively large home sizes in Rolling Hills and the high percentage of the workforce in professional-sector jobs suggests that a substantial number of workers will continue to work remotely in the future.

Recent data from the California Employment Development Department (EDD) indicates there are 600 Rolling Hills residents in the labor force. EDD indicates an unemployment rate of 9.3 percent in June 2021, compared to a countywide average of 10.5 percent. The average annual unemployment rate in Rolling Hills was reported as 4.0 percent in 2019, when the countywide average was 4.4 percent.⁴

Tables 3.4 and 3.5 provides an overview of the Rolling Hills labor force, based on census data. The first table identifies the occupation of residents in the city by category, and the second classifies employed residents by industry.

A majority of the city's residents are in higher-wage professional and management occupations. Approximately 18 percent work in health care. About 13 percent work in education, legal services, arts, and media. Only a small percentage work in the service sector, and even smaller percentages work in the construction, maintenance, and transportation sectors. The largest economic sectors associated with the Rolling Hills workforce are finance, insurance, real estate, health care, and professional, scientific, and management services. The percentage of residents employed in retail sales, wholesaling, and manufacturing is much smaller than in the county as a whole.

³ Based on data from the California Employment Development Department

⁴ California EDD "Labor Force and Unemployment Rate for Cities and Census Designated Places" accessed July 2021

Table 3.4: Rolling Hills Employed Residents by Occupation

| | Number of Residents Employed | Percent of Total |
|--|-------------------------------------|-------------------------|
| Management, business, and financial services occupations | 185 | 32.9% |
| Computer, engineering, and science occupations | 39 | 6.9% |
| Education, legal, community service, arts, and media occupations | 72 | 12.8% |
| Healthcare practitioners and technical occupations | 104 | 18.5% |
| Service occupations | 24 | 4.3% |
| Sales and office occupations | 115 | 20.4% |
| Natural resources, construction, and maintenance occupations | 22 | 3.9% |
| Production, transportation, and material moving occupations | 2 | 0.4% |
| TOTAL | 563 | 100.0% |

Sources: American Community Survey, 2021 (2015-2019 characteristics)

Table 3.5: Rolling Hills Employed Residents by Industry

| | Number of Residents Employed | Percent of Total |
|--|-------------------------------------|-------------------------|
| Construction | 24 | 4.3% |
| Manufacturing | 29 | 5.2% |
| Wholesale trade | 43 | 7.6% |
| Retail trade | 30 | 5.3% |
| Transport/ warehousing/ utilities | 4 | 0.7% |
| Information | 12 | 2.1% |
| Finance/ insurance/ real estate | 132 | 23.4% |
| Professional, scientific, and management, and administrative and waste management services | 85 | 15.1% |
| Educational services, and health care and social assistance | 146 | 25.9% |
| Arts, entertainment, and recreation, and accommodation and food services | 39 | 6.9% |
| Other services, except public administration | 12 | 2.1% |
| Public Administration | 7 | 1.2% |
| TOTAL | 563 | 100.0% |

Sources: American Community Survey, 2021 (2015-2019 characteristics)

There are approximately six times more employed residents in Rolling Hills than jobs in Rolling Hills. The City is not expected to become an employment center in the future. Rolling Hills is currently a housing “reservoir” in that it provides far more housing than employment relative to other cities in Los Angeles County. Nearby communities with large employment bases rely on Rolling Hills to some extent to meet their housing needs, particularly at the upper range of the housing market.

3.3 Household Characteristics

The Bureau of the Census defines a “household” as “all persons who occupy a housing unit. This may include persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are classified as living in “group quarters” and are not considered households. On the other hand, a property with an occupied accessory dwelling unit may be considered to consist of two households.

Household characteristics provide important indicators of housing needs. These characteristics include household structure (families with and without children, single persons, persons sharing homes, etc.), household size (number of persons per household), tenure (renter vs owner), and household income and poverty status. Again, the US Census 2021 American Community Survey (providing sample data for 2015-2019) is regarded as the definitive source for household data and is referenced in the tables and narrative below. At the time this report was prepared, 2020 Census data for households (other than total number of households) was not yet available.

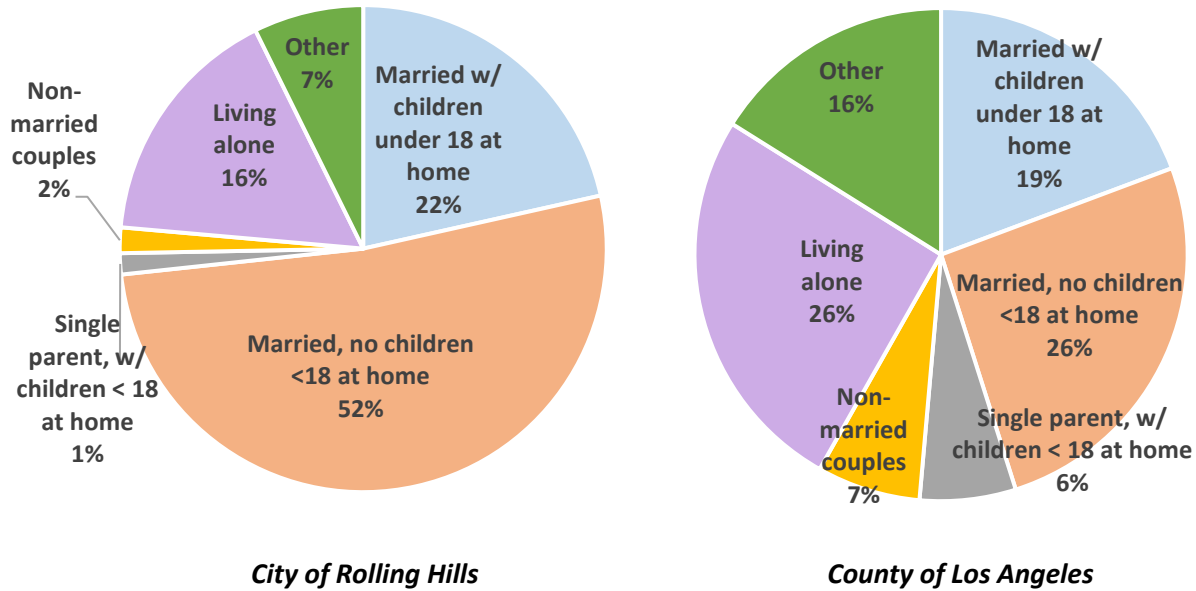
3.3.1 Household Type

Census data for Rolling Hills indicates that there is no group quarters population in the city and that all residents reside in households. Data from the California Department of Finance for January 1, 2021 indicates that there were 667 households in Rolling Hills, an increase of four households from the 2010 Census. The August 2021 release of US 2020 Census data indicates that there are 639 households in the city, which is a decrease of 24 households from 2010. The US Census data is considered more accurate, as it is based on an actual count and not an estimate.

Just over 81 percent of all households in Rolling Hills are classified as families. This percentage remained constant between 2010 and 2020. Non-family households include persons living alone and unrelated persons living in shared homes.

Chart 3.3 shows the distribution of households by category for Rolling Hills and the County of Los Angeles. Relative to the County, Rolling Hills has a much higher percentage of married couple families (74% of all households compared to 45% countywide). The City has smaller percentages of single parent households and non-married couple households than the County and the other cities on the Palos Verdes Peninsula. A much smaller share of Rolling Hills’ residents live alone than in the County as a whole.

Chart 3.3: Household Type in Rolling Hills and Los Angeles County, 2021



Source: American Community Survey, 2021 (2015-2019 data)

The data for Rolling Hills reflects the community’s single family housing stock. For decades, the city has attracted families with children. Couples tend to keep their homes when their children are grown, resulting in a significant number of homes (more than half) occupied by older couples with adult children and empty nesters. In fact, the Census indicates that 60 percent of the married couple households in Rolling Hills include at one person over 60 years old, compared to 38 percent in the county as a whole.

Household type in Rolling Hills has changed over the last 20 years. The percentage of people living alone has been increasing, growing from 12 percent of the population in 2000 to 16 percent in 2020. The percentage of households with children living at home has been decreasing. It was 33 percent in 2000 and 23 percent in 2020.

3.3.2 Household Size

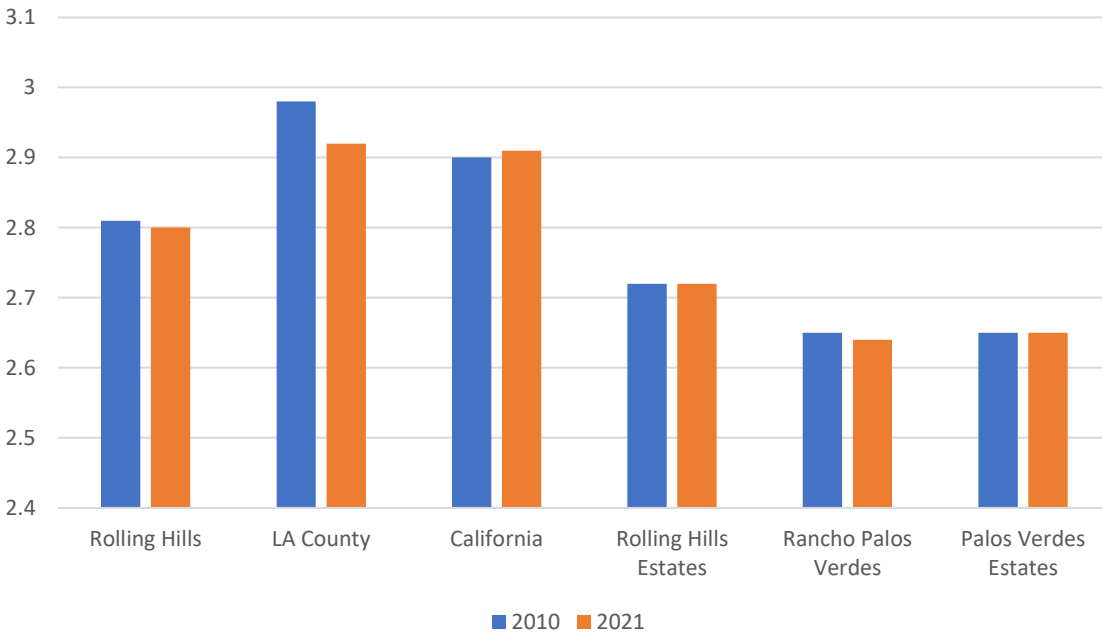
In 2020, the State Department of Finance reported the average household size in Rolling Hills as 2.80 persons. This is almost the same as it was in 2010, when average household size was reported at 2.81 persons. In general, average household size has been falling over time. It was 2.90 in 2000 and was reported as being 3.2 in the Rolling Hills General Plan (1989). Preliminary releases from the US Census (August 2021) show actual household size has fallen even further, and is now 2.72.

ACS data indicates that 16 percent of all households in the City are comprised of one person, 52 percent have two people, 10 percent have three people, and 21 percent have four or more people. By contrast, in Los Angeles County as a whole, 26 percent are comprised of one person, 28 percent of two persons, 17 percent of three persons, and 29 percent of four or more

persons. Rolling Hills has a much higher share of two-person households and smaller shares of one-person households and large households.

Chart 3.4 compares average household size in Rolling Hills, the County, the State and the other three cities on the Palos Verdes Peninsula. Data is shown for 2010 and 2021 for each city, based on California Department of Finance statistics.

Chart 3.4: Household Size in Rolling Hills and Other Jurisdictions, 2010 and 2021



Source: California Department of Finance, Table E-5, 2021

3.3.3 Overcrowding

Overcrowding may result when high housing costs prevent households from buying or renting homes that provide sufficient space for their needs. The Census defines overcrowded households as those with more than 1.01 persons per room, excluding bathrooms, hallways, and porches. Households are considered to be “severely” overcrowded if they have more than 1.51 persons per room.

Although Rolling Hills has a higher number of persons per household than the other cities on the Palos Verdes Peninsula, it does not experience overcrowding. ACS data for 2015-2019 indicate that 98.9 percent of the homes in the city have 1.0 persons per room or less. There are no households with more than 1.51 persons per room. By contrast, in the county at large, 11.3 percent of the households have more than 1.01 persons per room and 4.7 percent have more than 1.51 persons per room. Homes in Rolling Hills are generally large and owner-occupied, reducing the likelihood of future overcrowding.

3.3.4 Tenure

Tenure refers to a household’s status as an owner or renter. ACS data for 2015-2019 indicate that 95.3 percent of Rolling Hills’ households are homeowners and 4.7 percent are renters. This percentage has remained relatively constant over the last two decades. The 2010 Census indicated that 95.7 percent of the city’s households were homeowners and that 4.3 percent were renters. This equated to 28 renter households in the entire city. Because there are no multi-family units at this time, these households are presumed to be renting single family homes.

Renter households in the city are slightly larger than owner-occupied households. The ACS data for 2015-2019 indicates an average household size of 3.07 for renters and 2.60 for owners.

3.3.5 Household Income

Income is the single most important factor in determining housing affordability. While upper income households have more discretionary income to spend on housing, lower income households are more constrained in what they can afford. The State and federal government have developed metrics for classifying households into income categories. These metrics are used to quantify what is considered an “affordable” housing unit and to determine eligibility for housing subsidies and assistance programs. All metrics are benchmarked against the areawide median income, or AMI.

State-Defined Income Categories

The commonly used income categories are as follows:

- Extremely low income 0-30% of AMI
- Very low income 30% to 50% of AMI
- Low income 50% to 80% of AMI
- Moderate income 80% to 120% of AMI
- Above Moderate income More than 120% of AMI

“Affordable housing cost” is defined by State law as being not more than 30 percent of gross household income. “Housing cost” in this context includes rent or mortgage payments, utilities, property taxes, and homeowners (or renters) insurance. The income limits are updated annually by the California Department of Housing and Community Development.

For each income category, a sliding scale is used based on the number of persons per household. This recognizes that larger households must dedicate greater shares of their income for food, health care, transportation, and other expenses. The income categories are calculated by county, resulting in different median incomes from place to place within California.

Table 3.6 shows income categories for Los Angeles County that became effective in April 2021. A two-person household earning less than \$75,700 a year would be considered low income. The same household would be considered *very low* income if it earned less than \$47,300 a year. For a household of four people, the threshold is \$94,600 for low income and \$59,100 for very low income.

Table 3.6: Income Limits for Los Angeles County, 2021⁵

| Income Category | Household Size | | | | | | | |
|----------------------|----------------|----------|----------|----------|-----------|-----------|-----------|-----------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Extremely Low Income | \$24,850 | \$28,400 | \$31,950 | \$35,450 | \$38,300 | \$41,150 | \$44,000 | \$46,800 |
| Very Low Income | \$41,400 | \$47,300 | \$53,200 | \$59,100 | \$63,850 | \$68,600 | \$73,300 | \$78,050 |
| Low Income | \$66,250 | \$75,700 | \$85,150 | \$94,600 | \$102,200 | \$109,750 | \$117,350 | \$124,900 |
| Moderate Income | \$67,200 | \$76,800 | \$86,400 | \$96,000 | \$103,700 | \$111,350 | \$119,050 | \$126,700 |

Source: California Department of Housing and Community Development, 2021

Table 3.7 indicates the monthly housing cost that would be considered “affordable” for households of different sizes in each income category. Using the state’s definition of affordability, a low income household of four would be able to afford a monthly housing cost of \$2,365. A very low income household of four could afford a monthly housing cost of \$1,478. If these households are pay in excess of this amount, they are considered to be “cost-burdened.” In a high-priced market like the Palos Verdes Peninsula, many low income households pay significantly more than 30 percent of their incomes on rent or mortgages. Those employed in low-wage professions in the area may commute long distances from areas with more affordable housing.

Table 3.7: Affordable Monthly Housing Costs Based on 2021 Income Limits

| Income Category | Household Size | | | | | | | |
|----------------------|----------------|---------|---------|---------|---------|---------|---------|---------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Extremely Low Income | \$621 | \$710 | \$799 | \$886 | \$958 | \$1,029 | \$1,100 | \$1,170 |
| Very Low Income | \$1,035 | \$1,183 | \$1,330 | \$1,478 | \$1,596 | \$1,715 | \$1,833 | \$1,951 |
| Low Income | \$1,656 | \$1,893 | \$2,129 | \$2,365 | \$2,555 | \$2,744 | \$2,934 | \$3,123 |
| Moderate Income | \$1,680 | \$1,920 | \$2,160 | \$2,400 | \$2,593 | \$2,784 | \$2,976 | \$3,168 |

Source: Barry Miller Consulting, 2021. Based on 30% of monthly income for each household

Market-rate *ownership* housing in the Los Angeles area is generally not affordable to households who are moderate income or below. With an income of \$100,000, a household of four could potentially spend \$2,500 a month on their housing cost without experiencing a cost-burden. Assuming a 10 percent down-payment and 3 percent interest rate, an “affordable” home would be about \$360,000. While there are a few condominiums at this price point in the region’s larger cities (Long Beach, Los Angeles, etc.), there is no housing on the Palos Verdes Peninsula in this range. Consequently, “below market” housing programs typically focus on rental housing for low and very low income households, and a mix of subsidized ownership housing and rental housing for moderate income households.

⁵ Income limits for low, very low, and extremely low income are set by the federal Department of Housing and Urban Development. However, income limits for moderate income households are set by HCD based on mathematical averages of County income. Consequently, the moderate income numbers are only marginally different from the low income numbers in Los Angeles County. This is not the case in all counties.

Some market-rate rental units are “affordable by design”—meaning they are not subsidized but have rental prices that fall within the affordability ranges of low and moderate income households. For example, a one-bedroom apartment renting for \$1,700 a month would be considered affordable to a two-person low-income household. While the supply of such units is limited on the Palos Verdes Peninsula, there are opportunities for market-rate accessory dwellings and small apartments to fill some of this need.

Household Income in Rolling Hills

The federal Department of Housing and Urban Development (HUD) receives custom tabulations of Census data each year to evaluate housing needs for lower income households. The data is referred to as “CHAS” (Comprehensive Housing Affordability Strategy) data and includes documentation of the current number of owner and renter households in each HUD income category for each jurisdiction. At the time the 2021-2029 Housing Element was prepared the CHAS data set was based on 2013-2017 conditions. Table 3.8 provides CHAS data for the City of Rolling Hills.

Table 3.8: Rolling Hills Households by HUD Income Category

| Income Category | Owners | Renters | Total (*) |
|------------------------|---------------|----------------|------------------|
| Extremely Low | 25 | 0 | 25 |
| Very Low | 35 | 10 | 45 |
| Low | 45 | 0 | 45 |
| Moderate | 25 | 0 | 25 |
| Above Moderate | 465 | 15 | 480 |
| Total | 595 | 25 | 620 |

Source: HUD User Portal CHAS data, based on 2013-2017 ACS. Accessed July 2021

() Total number of households does not match Census and DOF totals due to sampling methods. CHAS data is also rounded to the nearest “five” by HUD.*

Table 3.8 indicates that 77 percent of the households in Rolling Hills are “above moderate” income (more than 120% of Areawide Median Income). There are 25 “extremely low” income households and 45 “very low” income households in the city, representing four percent and seven percent of total households respectively. Another seven percent meet “low” income criteria.

Table 3.9 provides additional data on income in Rolling Hills, using 2015-2019 American Community Survey data rather than CHAS data. Rolling Hills is among the most affluent cities in California, with a median income exceeding \$250,000 a year, and a mean household income of \$434,685. The Census indicates that 57.5 percent of the city’s households have annual incomes exceeding \$200,000, compared to 37.8 percent for all of the Palos Verdes Peninsula cities and 10.2 percent for Los Angeles County.

Table 3.9: Household Income in Rolling Hills, Peninsula Cities, and Los Angeles County

| Income Category | Percent of Households in Income Category | | |
|----------------------|--|-------------------------------|--------------------|
| | Rolling Hills | Palos Verdes Peninsula Cities | Los Angeles County |
| Less than \$10,000 | 1.2% | 3.0% | 5.6% |
| \$10,000-\$14,999 | 2.6% | 1.6% | 4.8% |
| \$15,000-\$24,999 | 2.6% | 3.4% | 8.4% |
| \$25,000-\$34,999 | 1.2% | 3.4% | 8.1% |
| \$35,000-\$49,999 | 6.1% | 4.7% | 11.2% |
| \$50,000-\$74,999 | 3.8% | 9.2% | 15.9% |
| \$75,000-\$99,999 | 4.2% | 9.0% | 12.3% |
| \$100,000-\$149,999 | 12.7% | 15.5% | 15.8% |
| \$150,000-\$199,999 | 8.1% | 12.6% | 7.8% |
| \$200,000 or more | 57.5% | 37.8% | 10.2% |
| Median Income | \$250,000+ | \$154,165 | \$68,044 |
| Mean Income | \$434,685 | \$210,231 | \$99,133 |

Source: American Community Survey, 2021 (for 2015-2019)

Data for Palos Verdes Peninsula cities represents weighted average of Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes, and Palos Verdes Estates

While a majority of households are “above moderate” income, the ACS data indicates that 6.4 percent of Rolling Hills’ households (or approximately 42 households) have annual incomes of less than \$25,000 a year. This compares to 8.0 percent for the Palos Verdes Peninsula and 18.8 percent for Los Angeles County. Approximately 7.3 percent of Rolling Hills’ households have incomes between \$25,000 and \$50,000 a year, compared to 8.1 percent on the Peninsula and 19.3 percent countywide.

The Census also disaggregates household income data by family households, married couples, and non-family households. Non-family households include persons living alone and unrelated individuals in shared homes. Family and married couple household incomes in Rolling Hills are higher than non-family households. Census data indicate that 27 percent of the non-family households in the city (or about 30 households) have annual incomes below \$35,000 compared to just 3.1 percent for families and married couples.

An important qualifier about the Census income data is that it does not account for accumulated wealth or savings and is based only on annual income. Given the high cost of housing in Rolling Hills, the very high rate of owner-occupancy (95 percent), and the large number of retired adults in the city, it is likely that most of the lower income households in the city are seniors on fixed incomes. In fact, 68 of the 108 non-family households in the city are comprised of persons over 65 living alone. Many of these households have no mortgage and their housing costs are primarily associated with property taxes, insurance, maintenance, and utilities. Despite accumulated wealth and home equity, a subset of the population on fixed incomes may lack the resources to meet these expenses without financial hardship.

3.3.6 Overpayment

Overpayment refers to the incidence of households spending more than 30 percent of their incomes on housing costs. As noted earlier, this includes monthly utility bills, taxes, HOA dues, and insurance as well as mortgage or rent payments. Overpayment occurs in all income categories but is more challenging for lower income households given the limited resources to pay for other household expenses. As previously indicated, such households are defined by the US Department of Housing and Urban Development as being “cost-burdened.”

ACS data indicates that 30.6 percent of all homeowners in Rolling Hills and 32 percent of all renters are paying more than 30 percent of their incomes on housing. About 18 percent of Rolling Hills homeowners are paying more than 50 percent of their incomes on housing. This compares to 16 percent in the county as a whole. Table 3.10 compares rates of overpayment in Rolling Hills with those of Los Angeles County as a whole. At the countywide level, the rate of overpayment is somewhat higher for homeowners and substantially higher for renters. In Los Angeles County, approximately 35.7 percent of all homeowners and 57.6 percent of all renters pay more than 30 percent of their incomes on housing.

Table 3.10: Percent of Income Spent on Housing in Rolling Hills and Los Angeles County

| Percent of Income Spent on Housing | Homeowners with no Mortgage | | Homeowners with a Mortgage | | Renters | |
|------------------------------------|-----------------------------|-----------|----------------------------|-----------|---------------|-----------|
| | Rolling Hills | LA County | Rolling Hills | LA County | Rolling Hills | LA County |
| Less than 20 % | 64.3% | 73.4% | 37.1% | 30.0% | 54.5% | 19.7% |
| 20-24.9 % | 10.5% | 6.4% | 10.1% | 14.5% | 0 | 11.5% |
| 25-29.9% | 5.0% | 4.2% | 14.0% | 12.1% | 13.6% | 11.2% |
| 30-34.9% | 0.8% | 3.0% | 7.8% | 9.1% | 0 | 9.5% |
| More than 35% | 19.3% | 12.9% | 30.9% | 34.4% | 31.8% | 48.1% |

Source: American Community Survey, 2021 (for 2015-2019)

Not surprisingly, the incidence of overpayment is much greater for homeowners with a mortgage than for those without a mortgage. In Rolling Hills, approximately 44 percent of all homeowners have paid off their mortgages, while 56 percent have a mortgage. For those without mortgages, 20.1 percent pay more than 30 percent of their incomes on housing. For those with mortgages, the figure is 38.6 percent.

Even homeowners without mortgages may still face a cost burden associated with taxes, maintenance, and other home expenses. The ACS reports that 93 percent of Rolling Hills’ homeowners with no mortgage payments still have monthly housing costs exceeding \$1,000 a month. The median monthly cost for homeowners without mortgages in the city is over \$1,500 a month. The comparable figures for Los Angeles County are just 20.3 percent and \$608 a month. The data suggests that Rolling Hills seniors on fixed incomes may be particularly cost-burdened due to limited income, monthly HOA fees, and the high cost of maintaining a home in the city.

For homeowners with mortgages, monthly costs are substantially higher. ACS data shows that 89.9 percent of the city’s homeowners with mortgages spend over \$3,000 a month on housing, with a median well above \$4,000 a month (the maximum reported by the Census). This compares to 34.2 percent in Los Angeles County, with monthly median of \$2,498.

Data on the City’s renter households indicates that a majority are above moderate income households spending more than \$3,000 a month on housing. However, the ACS indicates seven renter households paying \$1,000 to \$1,499 a month, which indicates that at least a few renters in the city occupy guest houses or unregistered accessory dwelling units.

3.4 Populations with Special Needs

The California Government Code recognizes that some segments of the population have more difficulty finding decent, affordable housing than others due to their circumstances. Populations with special needs include older adults, persons with disabilities, large families, farmworkers, families with female heads of households, and persons experiencing (or at risk of) homelessness. These groups are more likely than the population at large to spend a disproportionate amount of their incomes on housing. They are also more likely to face discrimination based on their specific needs or circumstances.

3.4.1 Older Adults

The special needs of older households result from limited income, higher rates of physical disability and health care costs, and changing life circumstances which may require assistance from others. This is the single largest special needs group in Rolling Hills, and it is growing rapidly as the population ages. Table 3.11 compares the number of older adults in Rolling Hills with the other cities on the Palos Verdes Peninsula, along with Los Angeles County.

Table 3.11: Older Adults in Rolling Hills and Nearby Jurisdictions

| Jurisdiction | Percent of all Residents over 65 | Percent of all Residents over 75 | Percent of households with at least one member over 65 |
|-----------------------|----------------------------------|----------------------------------|--|
| Rolling Hills | 32.9% | 18.4% | 56.0% |
| Rolling Hills Estates | 25.2% | 13.9% | 46.5% |
| Palos Verdes Estates | 27.0% | 13.3% | 46.8% |
| Rancho Palos Verdes | 15.5% | 13.6% | 44.7% |
| Los Angeles County | 13.3% | 5.7% | 29.7% |
| California | 14.0% | 5.9% | 30.8% |

Source: American Community Survey, 2021 (for 2015-2019)

The percentage of residents over 65 in Rolling Hills was 22 percent in 2000, 28 percent in 2010, and 33 percent in 2020. Moreover, 56 percent of the households in Rolling Hills include at least one person who is 65 years or older. This is almost double the rate for Los Angeles County as a whole. The percentage of Rolling Hills residents over 85 has doubled in the last 20 years, with this cohort representing 4.7 percent of the population in 2020.

The percentage of older residents is likely to continue increasing in the next decade. Nearly one in five Rolling Hills residents is in the 55-64 age cohort (compared to one in nine countywide), and most of this cohort will reach retirement age during the timeframe of this Housing Element. Some of these residents, as well as those already over 65, may seek to “downsize” or adapt their homes to meet changing mobility needs and financial resources.

Older adults in Rolling Hills are more likely to live alone, have one or more disabilities, and be cost-burdened by housing than the population at large. Census data indicates that there are 68 households, representing roughly 10 percent of all households in Rolling Hills, comprised of a person over 65 living alone. About 70 percent are female-headed households and 30 percent are male-headed. There may be opportunities among these households for home sharing and accessory dwelling unit (ADU) development. This can provide financial benefits, social benefits, and an added sense of security, as well as housing opportunities for low- and moderate-income workers or other retirees in the community.

At the same time, the City should anticipate an increase in homeowners seeking to adapt their homes to facilitate aging in place. This would include addition of ramps, handrails, kitchen and bath retrofits, and interior changes that improve access for wheelchairs and walkers. The Rolling Hills housing stock is well suited for these improvements, as it is limited to single story construction. Demand for on-site caregiver quarters, and living space for other domestic employees, will likely increase. At the same time, the substantial cost and demand associated with maintaining a large home and property may compel some residents to seek living arrangements that are not currently available in Rolling Hills, such as condominiums and townhomes. Some of these residents will relocate out of Rolling Hills due to diminished mobility (capacity to drive) or the need for higher levels of care.

Because of resource limitations and the city’s small size, the City of Rolling Hills does not provide direct services to seniors. It works with other agencies, non-profits, and the private sector to address the housing needs of local seniors, and to connect residents with service providers. This includes maintaining a comprehensive list of facilities and service providers at City Hall, and a dedicated page on the City’s website listing available services for seniors. Rolling Hills has partnered with other Peninsula cities and local non-profits to produce a Senior Resources Guide for the Palos Verdes Peninsula.

Nearby local services include:

- Palos Verdes Peninsula Village, located in Rolling Hills Estates, provides social and educational activities, transportation, and advocacy for seniors in the vicinity. They provide trained volunteers to assist with routine home maintenance activities, computer troubleshooting and set-up, and other day to day activities.

- PV Peninsula Transit Authority Dial-A-Ride, which provides services for persons 62 or older on the Peninsula, and free taxis for medical appointments in the South Bay area.
- Peninsula Seniors, a non-profit 501(c)(3) that has served the four cities on the Palos Verdes Peninsula (including Rolling Hills) since 1982. They primarily provide social activities, health and wellness programs, special events, and educational programs.
- Volunteer block captains within Rolling Hills, providing wellness checks for seniors as well as emergency preparedness and response.
- Homeshare South Bay matches seniors and others in the community with local housing opportunities. Homeshare South Bay is a project of the South Bay Cities Council of Governments, which includes Rolling Hills.
- HELP (Health Care and Elder Law Programs) is a Torrance-based organization that provides counseling to area seniors on elder care, finance, law, and consumer protection. The organization is dedicated to empowering older adults and their families.
- Palos Verdes Peninsula Library District and the Peninsula Center Library (in Rolling Hills Estates) provides programs and resources for seniors.
- There are senior centers in the nearby communities of Torrance, Carson, Wilmington, Harbor City, San Pedro, Manhattan Beach, Redondo Beach, Hawthorne, and El Segundo.

In addition, the Rolling Hills Community Association (RHCA) created a “Needs of Seniors” Committee in 2014 to address the needs of aging Rolling Hills residents. The Committee collects information and makes recommendations to the RHCA Board. Their recent efforts have focused on transportation, health and wellness, home improvement and maintenance, and social events.

3.4.2 Persons with Disabilities

The number of disabled residents is increasing nationwide due to increased longevity and the aging of the population. Physical and mental disabilities can hinder access to housing as well as the income needed to pay for housing. Those with disabilities often have special housing needs related to their limited earning capacity, higher health care costs, mobility or self-care limitations, or need for supportive services.

The Census recognizes six disability types in its data tabulation: hearing, vision, cognitive, ambulatory, self-care, and independent living. These categories are not mutually exclusive and disabled residents may have more than one of these conditions. Current ACS data (2015-2019) for Rolling Hills indicates that 10.6 percent of the City’s population has one or more disabilities. This compares to 8.1 percent in the 2000 Census, with the increase attributable to the greater number of older adults. Rolling Hills has a slightly higher percentage of disabled residents than the county as a whole, with the ACS reporting that 9.9 percent of Los Angeles County’s residents were disabled in 2020.

The city’s older residents are more likely to be disabled than its younger residents. ACS data shows 23 percent of all residents over 65 have one or more disabilities, whereas only 5.5 percent of those aged 18-64 have one or more disabilities and only 1.4 percent of those under 18 have disabilities. The “over 75” population has the greatest incidence of disability, with 33.8 percent affected.

Table 3.12 shows the incidence of disabilities among persons in different age groups in Rolling Hills. The most common disabilities are ambulatory (movement), with older adults most impacted. There were 103 residents reporting an ambulatory difficulty, 66 of whom were over 75. There were 56 residents reporting a hearing difficulty, 46 of whom were over 75. Cognitive difficulties were more likely to affect the younger population (particularly 18-34). This was the only category where rates among older adults were lower than among younger age cohorts.

Table 3.12: Percent of Rolling Hills’ Residents with a Disability

| Disability Type | Under 18 | 18-64 | Over 65 | Total |
|-------------------------------|-----------------|--------------|----------------|--------------|
| Hearing Difficulty | 0 | 1.0% | 10.0% | 3.7% |
| Vision Difficulty | 0 | 1.0% | 2.6% | 1.3% |
| Cognitive Difficulty | 1.5% | 2.3% | 2.0% | 2.1% |
| Ambulatory Difficulty | 0 | 2.9% | 16.5% | 6.9% |
| Self-care Difficulty | 0 | 0.5% | 6.0% | 2.3% |
| Independent Living Difficulty | N/A | 2.3% | 8.8% | 5.0% |

Source: American Community Survey, 2021 (for 2015-2019)

There were 61 residents, including 34 residents over 75 and another 11 aged 65-74, who indicated an independent living difficulty. This represents roughly 5 percent of the City’s population and is comparable to the countywide average of 5.4 percent. These residents may require daily assistance from caregivers or family members.

There is an ongoing need to adapt housing to meet the needs of those with disabilities, and to design new homes so they are accessible for all people. This may require widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, grab bars, walk-in baths and showers, and other design changes. It is important that planning and building codes support such changes, and accommodate the needs of those who are disabled or become disabled while living in the homes they currently occupy. Barrier free design is particularly important in any multi-family housing that may be constructed in the future.

In 2020, the City of Rolling Hills amended its municipal code to provide “reasonable accommodation” for persons with disabilities. This complies with state and federal laws and enables those with disabilities to request modifications from standard practices or codes to meet their housing needs.

3.4.3 Persons with Developmental Disabilities

SB 812 requires that each jurisdiction’s housing element include an analysis of housing needs for persons with developmental disabilities. This is defined by federal law as a “severe, chronic disability” that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments
- Is manifested before the individual attains age 18
- Is likely to continue indefinitely
- Results in substantial functional limitations in three or more of the following areas of major life activity:
 - Self-care
 - Receptive and expressive language
 - Learning
 - Mobility
 - Self-direction
 - Capacity of independent living
 - Economic self-sufficiency
- Reflects the need for a combination and sequence of special, interdisciplinary, or generic services, individualized support, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Examples of developmental disabilities include cerebral palsy, epilepsy, and autism. Many developmentally disabled persons can live and work independently. More severely disabled individuals may require a group living environment with training and supportive services. The most severely disabled individuals may require an institutional environment where medical services and physical therapy are provided. Because developmental disabilities exist in childhood, the transition from living with one’s family to living independently is an important consideration in meeting local housing needs.

Data on the number of persons with developmental disabilities is maintained by the California Department of Developmental Services (DDS). DDS coordinates the efforts of a network of 21 non-profit regional centers around the state and provides funding for a variety of programs and services. Rolling Hills is served by the Harbor Regional Center, which is located in Torrance. The Harbor Center serves over 15,000 people with developmental disabilities, with a service area that includes Long Beach, the South Bay, the Palos Verdes Peninsula, and other parts of southern Los Angeles County. About half are children and half are adults.

Data from the DDS is provided by ZIP code. Rolling Hills city represents 7.4 percent of the 25,061 residents in ZIP code 90274. The last available report posted by DDS on their website (June 2017) indicates 154 clients served in 90274, including 65 under age 18 and 89 over age 18. If Rolling Hills’ share of the total is pro-rated, this would be equivalent to 12 clients, including five children and seven adults. ZIP code data is also disaggregated by the type of housing occupied by clients. The data indicates that 149 clients in ZIP Code 90274 live with their families or guardians and “fewer than 11” clients live in supported living, care facility, or foster home environments. Overall, about 87 percent of the Harbor Center’s clients live with their families.

The Harbor Regional Center is an important resource for those with developmental disabilities, and their families. It provides health assessments, advocacy, family support and training, individual case management and support, early intervention and prevention services, and assistance in finding stable and secure independent living arrangements. Additional resources in the area include the Disability Community Resource Center in Torrance and Southern California Resources Services for Independent Living.

3.4.4 Female-Headed Households with Children

Single-parent households require special consideration and assistance because of their greater needs for day care, health care, and other facilities. In particular, female-headed households with children tend to have lower incomes, thus limiting housing affordability for this group. In most communities, female-headed households are considered to be at greater risk of displacement, poverty, and housing overpayment.

The 2019 ACS indicates that there were five single parent female households with children in Rolling Hills, representing less than one percent of the City's households. The comparable figure for Los Angeles County was 5.1 percent, as the composition of households is substantially more diverse at the countywide level.

ACS data for the small number of female-headed households with children in Rolling Hills may not be entirely reliable due to the small sample size. Nonetheless, the data indicate that these households were above the poverty level, and did not receive supplemental security income, SNAP/food stamps, or other public assistance income in the past 12 months.

Because the very small number of female-headed households in Rolling Hills, as well as their income characteristics, they are not expected to have special housing needs that require City programs.

3.4.5 Large Households

Large households are defined as those with five or more members. Such households are identified in State housing law as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. In instances where large households have lower incomes, they may be more likely to live in overcrowded dwelling units or in units that are substandard. The problem is more acute for large households who are renters, who may face the added risk of eviction or displacement.

Table 3.13 shows data on household size in Rolling Hills. The data is broken down for family and non-family households. About 12.3 percent of all households in Rolling Hills have five or more members, including 2.6 percent with seven or more members. All of these households are families. Countywide, 14.3 percent of all households have five or more members and 2.8 percent have seven or more members.

The average number of rooms per unit in a Rolling Hills home is 8.3, compared to 4.6 for Los Angeles County. ACS data indicates the median annual income for large households in Rolling Hills exceeds \$250,000. Given the large home sizes in Rolling Hills, the low incidence of overcrowding, and the relatively small percentage of large households, this is not a priority special needs group within the city. Larger households will continue to be housed in the city's larger single family homes.

Table 3.13: Number of Persons in Family and Non-Family Households

| Household Size | Family | Percentage | Non-Family | Percentage | Total | Percentage |
|----------------|------------|---------------|------------|---------------|------------|---------------|
| 1 | N/A | N/A | 94 | 87.0% | 94 | 16.3% |
| 2 | 287 | 61.2% | 14 | 13.0% | 301 | 52.2% |
| 3 | 59 | 12.6% | 0 | 0 | 59 | 10.2% |
| 4 | 52 | 11.1% | 0 | 0 | 52 | 9.0% |
| 5 | 51 | 10.9% | 0 | 0 | 51 | 8.8% |
| 6 | 8 | 1.7% | 0 | 0 | 8 | 1.4% |
| 7 or more | 12 | 2.6% | 0 | 0 | 12 | 2.1% |
| Total | 469 | 100.0% | 108 | 100.0% | 577 | 100.0% |

Source: American Community Survey, 2021 (for 2015-2019)

3.4.6 Residents Living in Poverty or With Extremely Low Incomes

Census data indicates that 1.7 percent of Rolling Hills' population—or about 25 residents—are below the federal poverty line. This compares to 14.9 percent for the county as a whole.

According to the 2015-2019 ACS, Rolling Hills residents living below the poverty include 14 people aged 18-59 and 11 people over 60. There are no children under 18 below the poverty line in the city. The data further indicates that the 25 residents include 12 white non-Hispanic persons, four Asian persons, and nine Latino persons.⁶

Census data indicates that only five of the residents below the poverty line are in the labor force, suggesting that some of those tallied by the Census have other sources of income not reported here. Census data indicates that a majority of the adults below the poverty level in Rolling Hills are 18-34 year olds—this likely represents adult children not in the labor force who are living at home. This is further supported by the even lower poverty rate for family households in Rolling Hills—reported at 0.4 percent by the ACS, which is equivalent to three households.

Although Rolling Hills has a very small number of households in poverty, and some of its extremely low income residents have supplemental sources of income, the city is located in a region with significant very low income housing needs. In February 2021, the City amended its zoning regulations to create the Rancho Del Mar Overlay District. Affordable housing and emergency shelter are both permitted by right in this district, subject to specific development standards. Single room occupancy hotels are conditionally permitted. The City also permits home sharing, room rentals, and accessory dwelling units, all of which are beneficial to meeting extremely low income housing needs.

3.4.7 Farmworkers

The special housing needs of farmworkers are a result of low wages and the seasonal nature of agricultural employment. Migrant farmworkers face particular challenges, including severe overcrowding. Farmworker needs are difficult to quantify due to fear of job loss, language barriers, and the documentation status of the farmworker labor force.

The 2015-2019 ACS data indicates that there are no Rolling Hills residents employed in “Farming, Fishing, and Forestry” occupations. This data further indicates that there are no residents in the city employed in the “Agriculture, Forestry, Fishing, Hunting, and Mining” sector. There are also no farmworker jobs in the city, as there is no agricultural land. As a result, the City does not have active programs or policies to address farmworker housing needs.

⁶ As noted earlier, the ACS is based on a sample of the population (roughly 15% for the five-year period). In a small city such as Rolling Hills, the margin of error is high, particularly for the breakdown of poverty status by age, race and ethnicity.

3.4.8 Homelessness

Homelessness has become an increasing problem throughout California and the entire United States. In Southern California, factors contributing to the rise in homelessness include the lack of housing affordable to low- and very low-income persons, loss of employment and benefits—particularly for low wage workers, health care costs and related personal disabilities, reductions in public subsidies, increasing rates of addiction and substance abuse, and a lack of mental health services.

State law requires that cities address the special needs of unhoused residents within their jurisdictional boundaries. For this purpose, homelessness is defined as including individuals who lack a fixed, regular and adequate nighttime residence, as well as individuals living in shelters and in places not designed for sleeping. The definition does not include those living in substandard or overcrowded housing or persons who are temporarily staying with family and friends. Such individuals are considered to be “at risk” of homelessness.

A “point in time” count of homeless residents in Greater Los Angeles is conducted annually by the Los Angeles Homeless Services Authority (LAHSA). In January 2020, the count identified 54,291 persons experiencing homelessness in Los Angeles County. This is an increase of about 10 percent from 2019, when the count was 49,521. It is an increase of 37 percent from 2016, when the count was 39,587. The 2020 figures precede the onset of the COVID-19 pandemic and its impacts on homelessness.

Data provided by the LAHSA indicates the 2020 count for the city of Rolling Hills was zero. The count for all prior years in the survey (2016-2019) also counted no unsheltered residents in the city. The nature of homelessness and the method of data reporting make it difficult to evaluate the full extent of the challenge of adequately housing the entire population. While there are no unsheltered residents in Rolling Hills, there may be residents who are temporarily staying with friends or relatives because they lack the resources or have underlying conditions which make it difficult to find permanent housing.

There are no emergency shelters in Rolling Hills. The closest facilities are in San Pedro and Wilmington and are less than five miles away. Harbor Rose Lodge (San Pedro) provides homeless support services for individuals and families in Los Angeles County, with no geographic restrictions. It assists with temporary housing and provides support services and referrals. Harbor Interfaith (San Pedro) provides a 90-day emergency shelter and an 18-month transitional housing program. Also in San Pedro, Shawl House and House of Hope provide shelter, transitional housing, counseling specifically for women. The Doors of Hope Shelter in Wilmington also serves single women. The Beacon Light Mission in Wilmington provides a 10-bed men’s shelter, as well as food, clothing, and supportive services to men, women, and children.

In February 2021, the City of Rolling Hills amended its zoning regulations to allow emergency shelter “by right” in the Rancho Del Mar Overlay Zone. The 31-acre site overlay zone includes multiple areas of underutilized land that provide opportunities for emergency shelter or supportive service facilities.

The City is committed to coordinating with supportive service providers and meeting the needs of local unhoused residents. A list of nearby social service agencies and shelters is maintained by the City Clerk.

3.5 Housing Stock Characteristics

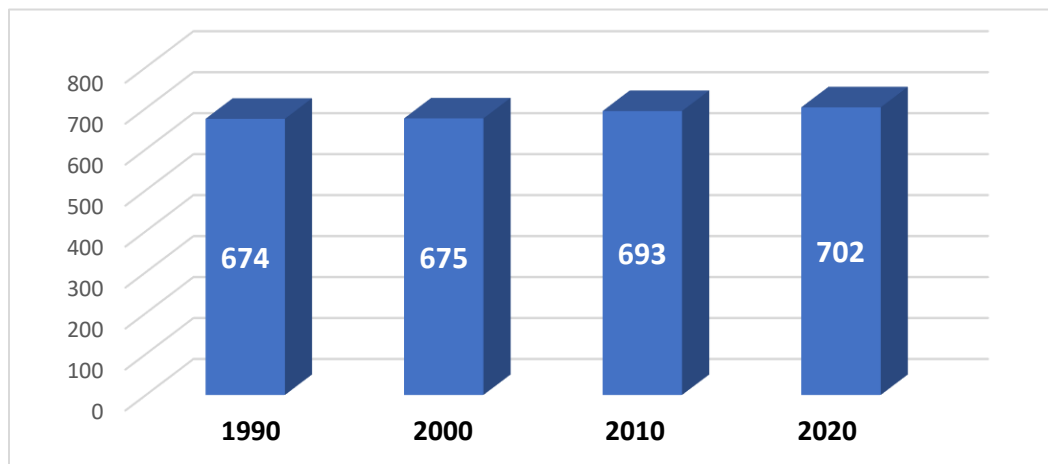
Government Code Section 65583(a) requires the Housing Element to describe the characteristics of the local housing stock, including structural condition. This section of the Element provides an overview of Rolling Hills' housing stock, including the age of structures, the types of structures, the number of bedrooms, and vacancy characteristics. It also includes information on home values and rents.

3.5.1 Housing Unit Count

The US Census reported 674 housing units in the city in 1990, 675 units in 2000, and 693 units in 2010 (see Chart 3.5). The California Department of Finance estimated 719 units in the city as of 2021. However, the August 12, 2021 data release from the 2020 Census indicates the total unit count is 702, which is more consistent with City records. The net number of housing units in the city has increased at a rate of about one unit a year for the last 30 years.

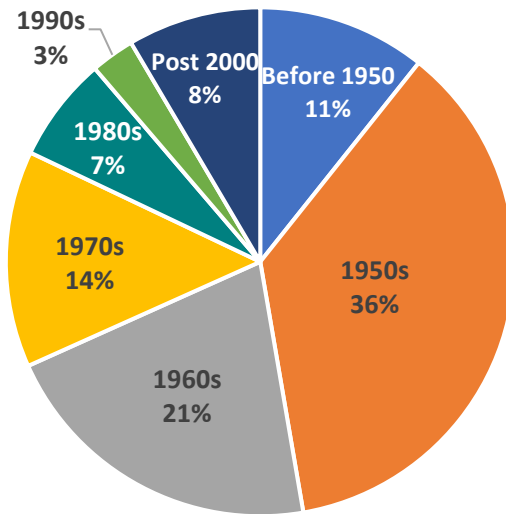
While the increase in units has been nominal, additional residential development has been occurring through the replacement and expansion of existing single family homes. Much of Rolling Hills was developed in the 1950s and was typified by 2,000 to 4,000 square-foot ranch style homes. As in many desirable older communities, the original housing stock is gradually being replaced with much larger units. These units average 6,000 to 9,000 square feet in size, according to City building permit records. This trend of residential recycling can be expected to continue and potentially increase as less vacant land is available for development.

Chart 3.5: Total Number of Housing Units in Rolling Hills, 1990-2020



Source: Census 1990, 2000, 2010, 2020

Chart 3.6: Year of Construction for Rolling Hills Homes



Source: American Community Survey 2021

3.5.2 Age of Housing Stock

Chart 3.6 shows the age of the housing stock in Rolling Hills. About half of the housing stock in the community is more than 60 years old. About 35 percent was built in the 1960s and 70s and the remainder has been built in the last 40 years. About 8 percent of the city’s housing stock is less than 20 years old—however, most of these homes are “replacements” and were built on previously developed lots.

The older housing stock in the city is in excellent condition. Census data indicates there are no units in the city without plumbing or kitchen facilities. The City strongly encourages reinvestment in the existing housing stock, and homeowners take pride in their homes and properties. Common repairs include new roofs, new siding, plaster and stucco repair, upgraded electrical systems, and plumbing improvements. Home additions, kitchen and bathroom upgrades, and solar energy installations are also common.

No significant code enforcement or housing problems have been observed in the city. The city has a Code Enforcement Officer who makes complaint-based site visits. In the event a violation is identified, the City works with the property owner to resolve the issue.

3.5.3 Housing Type

Rolling Hills is comprised entirely of single family homes. The 2021 ACS indicates there are no multi-family units in the city. ACS data further indicates seven units that are “single family attached” which presumably are accessory dwelling units (ADUs) or other separate living quarters that are ancillary to a primary residence.

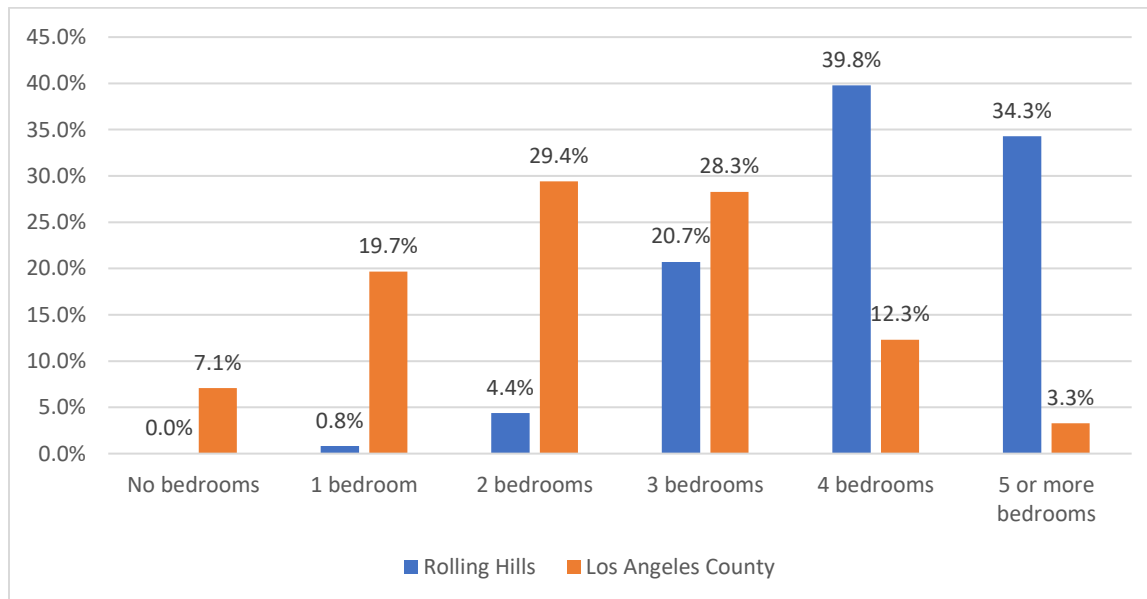
Census data does not typically classify “guest houses” as dwelling units unless they have been legally permitted as separate residences. Rolling Hills classifies guest houses differently than ADUs; the latter are permitted by right to be independent dwellings provided they meet certain adopted zoning standards. By contrast, occupancy of guest houses is limited to persons employed on the premises, the family of the occupants of the main residence, or the temporary guests of the occupants of the main residence. Guest houses may not be used as rental housing, but an owner may apply for a permit to convert a guest house to an ADU, which can then be rented.

3.5.4 House Size

Homes in Rolling Hills are large. Chart 3.7 below shows the distribution by number of bedrooms. About 74 percent of the homes in the city have four or more bedrooms. Another 21 percent have three bedrooms and only five percent have two bedrooms or fewer. By contrast, among homes in Los Angeles County as a whole, 16 percent of all housing units have four or more bedrooms and 56 percent have two bedrooms or fewer.

Data for total house size shows a similar difference between Rolling Hills and the County as a whole. Countywide, the median number of rooms per home is 4.5. In Rolling Hills, it is 8.3. Only 4.7 percent of the homes in Los Angeles County have nine or more rooms. In Rolling Hills, 46 percent of the homes have nine or more rooms.

Chart 3.7: Percent of Housing Units by Number of Bedrooms, Rolling Hills and Los Angeles County



Source: American Community Survey 2021 (for 2015-2019)

3.5.5 Vacancy Characteristics

The August 12, 2021 data release from the US Census indicates that 63 of the city's 702 homes were vacant at the time of the 2020 Census. This is a nine percent vacancy rate. By contrast, 2020 Census data indicates that the vacancy rate for the Palos Verdes Peninsula as a whole was about five percent. Countywide, ACS data indicates that six percent of the housing stock in Los Angeles County is vacant.

ACS data provides an indication of the characteristics of vacant units in Rolling Hills. The ACS reports that 30 percent of the vacant units in the city were for sale, 26 percent were used seasonally (and were not occupied at the time of the census), and five percent were for rent. The remainder were classified as "other." ACS data further indicates that the vacancy rate among for-rent units was three times higher than the vacancy rate among for-sale units, although the sample size is very small.

In 2010, the Census reported that 5 percent of the homes in the city were vacant, indicating a significant increase between 2010 and 2020. The higher vacancy may be a result of changes in the housing market, including significantly higher home prices, and an increase in the number of homes that are used seasonally. The city's housing market serves a unique market niche.

3.5.6 Home Values and Prices

A variety of sources were used to analyze housing market prices and trends in Rolling Hills, including on-line real estate data vendors, current real estate listings, and the US Census.

According to on-line real estate service Zillow.com, the median value of a home in Rolling Hills is \$3,733,468. Rolling Hills home values have gone up 19.7% over the past year. Chart 3.8 compares the local median home value with values in the three other Palos Verdes Peninsula cities and with Los Angeles County as a whole. Homes in Rolling Hills are valued at 50 percent higher than those in Palos Verdes Estates (\$2.45 M), 126 percent higher than those in Rancho Palos Verdes (\$1.65M), and over four times higher than the countywide median (\$790,000).

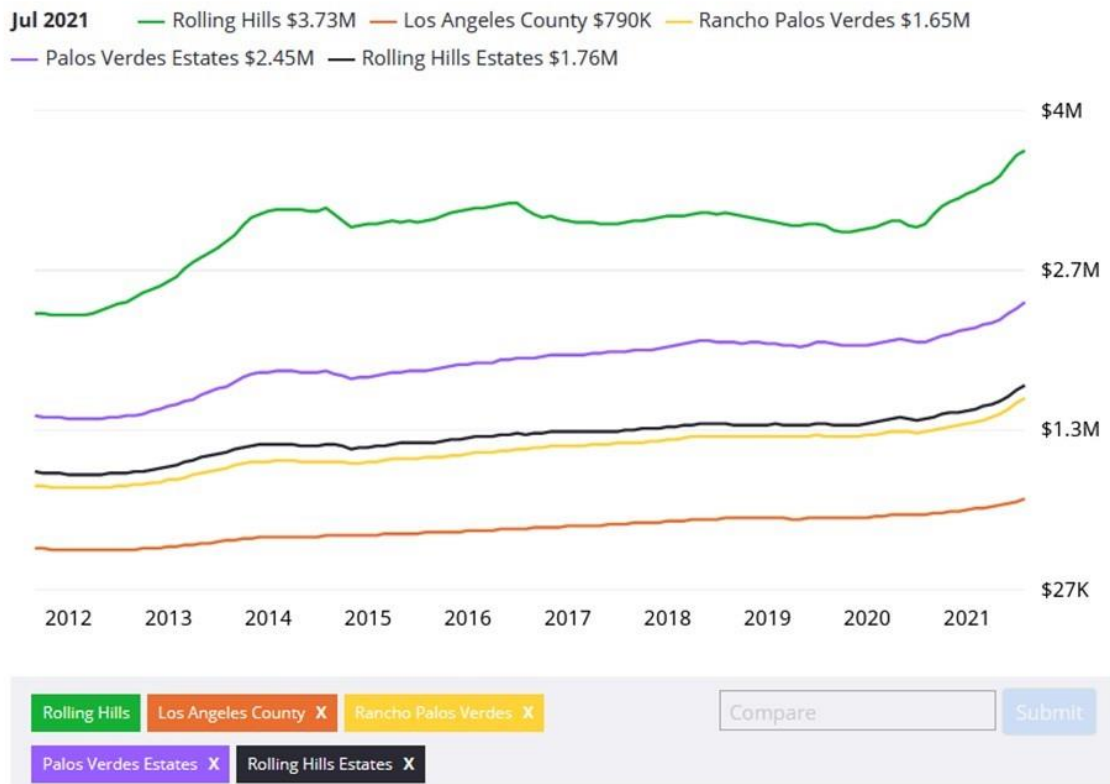
The ACS 2021 data indicates that 95 percent of all homes in Rolling Hills have a value of over \$1,000,000. The Census-reported median is over \$2 million, which is the highest interval on the Census scale. The ACS shows the median in Los Angeles County at \$583,200. This is substantially lower than the Zillow data, which is only based on homes recently sold.

The website realtor.com indicates that the average time on the market for a home in Rolling Hills in July 2021 was 120 days. However, the sample size is small, and similar data for earlier in the year indicates a median sale time of 45 days (December 2020 and January 2021). Realtor.com indicates that homes in the city sold for 4.98 percent below asking price in July 2021. This figure is highly variable depending on market listings at any given time.

In July 2021, there were 14 homes for sale in Rolling Hills (including properties with pending offers). These ranged in size from a 1,467 square foot home to a 13,000 square foot home. Prices ranged from \$2,499,000 to \$15,975,000. The median price was \$5.02 million and the mean was \$6.15 million. This is substantially higher than the average for surrounding cities on the Palos Verdes Peninsula and in Los Angeles County. The higher priced homes were typically new construction, while the two lowest priced homes were built in 1954 and 1957.

Data on rentals in the city is more difficult to characterize because the number of available properties is so small. In July 2021, there was only one home being advertised for rent in the city. The asking monthly rent was \$16,000. The property has five bedrooms, seven bathrooms, and is 5,035 square feet. Zillow also reported a 2-bedroom, 1-bath detached 1,000 square foot accessory dwelling unit for rent for \$3,950. In addition, two ADUs were being advertised on Craigslist (listed as Rolling Hills but likely in Rolling Hills Estates or Rancho Palos Verdes). One was a 500 square foot studio for \$1,250 and the other was a 400 square foot guest house for \$1,800. The Census indicates that seven of the renter households in the City pay less than \$1,500 a month in rent, and the remainder pay more than \$3,000 a month.

Chart 3.8: Home Prices in Rolling Hills, Peninsula Cities, and Los Angeles County, 2012-2021



Source: Zillow.com, 2021

Table 3.14: Homes for Sale in Rolling Hills, July 2021

| Asking Price | Square Footage | Cost per Square Foot | Year Constructed |
|---------------------|-----------------------|-----------------------------|-------------------------|
| \$15,975,000 | 7,136 | \$ 2,239 | 2016 |
| \$11,100,000 | 13,000 | \$ 854 | 2007 |
| \$8,765,000 | 5,100 | \$ 1,719 | 1951 |
| \$7,750,000 | 4,000 | \$ 1,938 | 1968 |
| \$7,499,000 | 8,000 | \$ 937 | 2002 |
| \$5,800,000 | 4,453 | \$ 1,302 | 1986 |
| \$5,795,000 | 5,884 | \$ 985 | 1956 |
| \$4,250,000 | 4,101 | \$ 1,036 | 1941 |
| \$4,200,000 | 3,527 | \$ 1,191 | 1940 |
| \$3,950,000 | 5,560 | \$ 710 | 1989 |
| \$3,495,000 | 3,414 | \$ 1,024 | 1947 |
| \$2,630,000 | 3,444 | \$ 764 | 1974 |
| \$2,500,000 | 1,467 | \$ 1,704 | 1957 |
| \$2,499,000 | 1,752 | \$ 1,426 | 1954 |
| MEAN: \$6,150,000 | | \$1,273 | |
| MEDIAN: \$5,020,000 | | \$1,030 | |

Source: Realtor.com, Trulia, Zillow, 2021

Table 3.14 indicates the cost per square foot of those homes currently for sale in Rolling Hills, along with the asking price, square footage and year of construction. The median cost per square foot is \$1,030, which is substantially higher than the statewide median of \$438 per square foot. Cost per square foot ranged from \$710 to \$2,239.

3.5.7 Units at Risk of Conversion from Affordable to Market Rate

State law requires the City to identify, analyze and propose programs to preserve any deed-restricted lower-income housing that could be lost as these deed restrictions expire. However, there are presently no low-income or income-restricted units in Rolling Hills. As a result, there is no housing at risk of losing its subsidized status.

3.6 Future Housing Needs

3.6.1 2021-2029 Regional Housing Needs Allocation (RHNA)

The eight-year housing need for the six-county Southern California region is calculated by the California Department of Housing and Community Development (HCD). This need was determined to be 1,341,827 units for the 2021-2029 Sixth Cycle planning period. The total regional need represents a 225 percent increase over the need calculated for the 2013-2021 Fifth Cycle.

The total regional need is disaggregated to the six counties and 191 cities in the region by the Southern California Association of Governments (SCAG) through a process known as the Regional Housing Needs Allocation (RHNA). About 60 percent of the regional need was assigned to Los Angeles County, which had 53 percent of the region’s population in 2020. Concentrating the RHNA in Los Angeles County is a response to the greater availability of transit, urban services, and housing need within the core of the region. If the 1.3 million unit need was fully constructed, it would represent a 20 percent increase in the region’s housing unit count in eight years.

The City of Rolling Hills was allocated 45 units of the countywide total, or about .006 percent. Allocations for nearby cities on the Palos Verdes Peninsula were 191 for Rolling Hills Estates, 199 for Palos Verdes Estates, and 639 for Rancho Palos Verdes. As shown in Table 3.15, these allocations are significantly higher than they were in the Fifth Cycle, particularly when compared to the county and region. This represents a shift in the methodology used to allocate units, with less consideration given to growth potential as defined by local governments and more consideration given to population, proximity to job centers, and equity factors. Despite the large increases compared to the last cycle, the RHNA targets for the four Peninsula cities combined represent one-tenth of one percent of the countywide allocation. The RHNA for each of the four cities is equal to between four and six percent of each city’s existing housing stock, compared to 20 percent for the region.

Table 3.15: RHNA by City and Comparison to Fifth Cycle

| Jurisdiction | 5 th Cycle RHNA | 6 th Cycle RHNA | Percent Increase, 5 th to 6 th Cycle | Existing (2021) Housing Units | 6 th cycle RHNA as percentage of existing inventory |
|-----------------------|----------------------------|----------------------------|--|-------------------------------|--|
| Rolling Hills | 6(*) | 45 | 650% | 702 | 6% |
| Rolling Hills Estates | 5 | 191 | 3720% | 3,157 | 6% |
| Palos Verdes Estates | 16 | 199 | 1144% | 5,303 | 4% |
| Rancho Palos Verdes | 31 | 639 | 1961% | 16,340 | 4% |
| Los Angeles County | 179,881 | 812,060 | 351% | 3,614,809 | 22% |
| SCAG Region | 412,137 | 1,341,827 | 226% | 6,679,283 | 20% |

Source: SCAG 2012 and 2021, plus DOF Table E-5 and US Census 2020

(*) In addition to planning for its 5th Cycle allocation, the 2015-2023 Rolling Hills Housing Element includes the 4th Cycle allocation of 22 units, which was carried over. The 45- unit assignment is a 60 percent increase over the prior 28 unit two-cycle total.

The 6th Cycle allocation by income group is shown in Table 3.16. In Rolling Hills, about 64 percent of the RHNA is for low and very low income households. The figure is comparable to the other cities on the Palos Verdes Peninsula (ranging from 62 to 65 percent). In Los Angeles County, only 42 percent of the assigned need is for low and very low income households, and regionally, it is 41 percent. The greater allocation of lower income housing to the Peninsula cities reflects the statewide and regional focus on encouraging fair housing and discouraging economic segregation.

Table 3.16: Comparison of 6th Cycle RHNA by Income Category

| Jurisdiction | Very Low % of total | Low % of total | Moderate % of total | Above Moderate % of total |
|-----------------------|---------------------|----------------|---------------------|---------------------------|
| Rolling Hills | 44% | 20% | 24% | 11% |
| Rolling Hills Estates | 43% | 22% | 20% | 15% |
| Palos Verdes Estates | 41% | 22% | 24% | 13% |
| Rancho Palos Verdes | 40% | 22% | 20% | 19% |
| Los Angeles County | 27% | 15% | 16% | 42% |
| SCAG Region | 26% | 15% | 17% | 42% |

Source: SCAG, 2020

3.6.2 Growth Forecasts

As the regional planning agency for the Los Angeles region, SCAG is responsible for preparing jurisdiction-level forecasts for each city and county in the region. The latest forecasts were adopted in September 2020 and describe conditions in a base year (2016) and forecast year (2045). The six-county region as a whole is expected to grow from 6.012 million households (2016) to 7.633 million households (2045), an increase of over 1.3 million households in the 29-year period. Average household size is projected to decline from 3.1 to 2.9 during this period.

SCAG forecasts indicate that Rolling Hills growth will be flat during through 2045. The latest published forecasts (Connect SoCal Demographics and Growth Forecast, September 2020) show 700 households in 2016 and 700 households in 2045. However, the numbers are rounded to the nearest hundred and it is likely that some marginal change will occur. Population over the equivalent period is shown as increasing from 1,900 to 2,000, a growth rate of about 5 percent over 29 years. As noted on page 3.1, the 2020 Census indicates the City lost over 100 residents between 2010 and 2020, so the SCAG forecasts will need to be adjusted in the future. An increase of 100 residents would bring the City closer to its 2010 total of 1,860 residents.

3.6.3 Locally Identified Needs

While Rolling Hills is obligated by the Government Code to identify capacity for 29 low and very low income units and to develop programs to meet this need, the City also has an opportunity to tailor its housing programs to meet local needs. Based on the Assessment in this chapter, some of the key findings regarding local needs are:

- The City has a large and growing population of seniors. Some of these residents are on fixed or limited incomes and face relative high housing costs, including home maintenance, property taxes, HOA dues, utilities, etc. These residents could benefit from more senior housing options, ranging from fully independent to assisted living.
- Although there are very few people who list Rolling Hills as their permanent place of employment, the City supports a relatively large population of service workers, including caregivers, domestic employees, child care workers and au pairs, landscapers and gardeners, and others in construction and home maintenance. In addition, there are public sector workers, firefighters, and teachers/counselors (at Rancho Del Mar) employed within the city, with incomes that are far below what would be required to buy a home in Rolling Hills. A limited number of affordable rental units serving these workers could reduce commute lengths and vehicle miles traveled.
- Adult children of Rolling Hills residents (particularly those in the 18-30 age range) have limited housing options in the city, other than remaining at home. ADUs could provide additional options.
- The City's housing stock is well suited to ADUs and home sharing. More than two-thirds of the non-vacant housing units in the city have only one or two occupants, despite homes that are substantially larger than the regional average. There are also 300 fewer residents in Rolling Hills today than there were 50 years ago, despite larger homes and more square feet of living space. Additional residents would have a lower impact on infrastructure, services, and the environment if accommodated in the footprint of existing homes as opposed to new construction.
- Creating an ADU or deciding to share one's home is a personal choice and is entirely at the discretion of the homeowner. However, the City can create incentives that make it easier and more affordable for homeowners to consider this option.

4.0 Housing Opportunities and Resources

4.1 Introduction

This section of the Housing Element evaluates potential opportunities to meet the City’s Regional Housing Needs Allocation (RHNA). It includes an inventory of potential housing sites in the city and an evaluation of Accessory Dwelling Unit (ADU) and Junior ADU potential. The analysis in this section demonstrates that Rolling Hills has the capacity to accommodate its RHNA assignment of 45 additional housing units, including 29 units that are affordable to low and very income households.

Two other topic areas are covered in this chapter. As required by State law, this chapter discusses opportunities for energy conservation in the city. Reducing energy costs can reduce overall housing costs, contributing to affordability. This chapter also identifies potential financial resources to support the provision of affordable housing and the maintenance of existing housing in the city.

4.2 Approved or Pending Development

There are 12 housing units in the city that are approved or pending and not yet constructed. All of these units are expected to become available for occupancy during the 2021-2029 period and therefore count toward meeting the RHNA. These units include three market-rate single family homes and nine ADUs. These units are listed in Table 4.1 below, including an assignment of each unit by income category.

Table 4.1: Committed Development for the 2021-2029 RHNA period

| ID | Assessor’s Parcel Number (APN) | Address | Description | Income Category |
|----|--------------------------------|---------------------|---------------------------|-----------------|
| A | 7567-011-020 | 23 Crest Road | New SF home on vacant lot | Above Moderate |
| B | 7567-001-018 | 1 Poppy Trail | New SF home on vacant lot | Above Moderate |
| C | 7569-020-004 | 8 Middleridge Ln S. | New SF home on vacant lot | Above Moderate |
| D | 7567-011-020 | 23 Crest Road E | ADU (1000 SF) | Above Moderate |
| E | 7569-001-031 | 2950 Palos Verdes N | ADU (1000 SF) | Above Moderate |
| F | 7569-026-008 | 13 Buggy Whip Dr. | ADU (997 SF) | Above Moderate |
| G | 7569-023-006 | 33 Crest Road W | ADU (946 SF) | Above Moderate |
| H | 7569-026-012 | 27 Buggy Whip Dr. | ADU (800 SF) | Moderate |
| I | 7567-006-036 | 23 Chuckwagon | ADU (800 SF) | Moderate |
| J | 7567-005-028 | 79 Eastfield Dr. | ADU (799 SF) | Moderate |
| K | 7567-014-022 | 23 Georgeff Road | ADU (620 SF) | Low |
| L | 7567-008-009 | 63 Crest Rd E | ADU (580 SF) | Low |

Sources: US Decennial Census, 1970-2010. California Dept. of Finance, 1/1/21 estimate, 2020 Census (8/12/21 release)

The assignment of the ADUs by income category is based on the size of the unit. Units larger than 800 SF are presumed to be “above moderate”; units 650-800 SF are presumed to be “moderate”; units 500-650 SF are presumed to be “low”; and units smaller than 500 SF are presumed to be “very low.” This is based on local rental data for comparably sized ADUs (see Section 4.6).¹

4.3 Vacant Sites

Table 4.2 identifies vacant residentially zoned sites in Rolling Hills. These sites are shown graphically on Figure 4.1. For each site, the table indicates the theoretical number of units permitted by zoning (based on acreage and minimum lot size requirements) and the “realistic” number of units based on lot configuration, access, and terrain.² Some of the vacant parcels are characterized by physical constraints that preclude their development, including steep or unstable slopes or landslide hazards. A few are landlocked and have no access. The acreage data for each site is based on assessor parcel maps and subtracts out unbuildable easements such as flood hazard areas and roads.

There are 34 parcels identified totaling, 124.8 acres. All of these parcels are in private ownership. Twenty are estimated to be developable and 14 are severely constrained and presumed undevelopable for the 2021-2029 planning period. The constrained parcels include five lots that are landlocked with no street frontage and nine that are in the Flying Triangle Landslide Hazard Overlay area. Several of the lots in the landslide area had homes that were destroyed by earth movement in the 1980s and early 1990s.

For the 20 remaining vacant lots, Table 4.2 indicates the “realistic” potential for 20 single family homes. This excludes accessory dwelling units, which are addressed later in this chapter.

Several of the sites, such as those on Storm Hill Lane, are quite large and could potentially be subdivided. However, the “realistic” estimates are intended to be conservative and do not presume subdivision of any of the sites. These estimates also reflect the absence of sewer services on these sites, their very steep topography, and the severe risk of wildfire.

The vacant lots have the potential to completely meet the regional need for above moderate income units assigned to Rolling Hills. As noted, this need is five units for the 6th Cycle. Since three new single family homes are already in the pipeline (see Sec 4.2), the remaining need is two units. Several of the vacant sites are currently for sale, making it likely that the City will exceed its above moderate income allocation for 2021-2029.

Table 4.2 indicates the General Plan and zoning designations for each vacant site. Of the developable parcels, eight are in the RAS-1 zone (one acre minimum) and 12 are in the RAS-2 zone (two-acre minimum). No zoning changes are proposed or required to meet the above moderate income or moderate income allocations.

¹ In this case, the assignment of two smaller units as “low” income is further supported by the fact that they are both conversions of existing structures rather than new construction. This facilitates greater affordability.

² Excludes additional units that could be permitted under SB 9.

Table 4.2: Vacant Residentially Zoned Sites (sorted by APN)

| Site | APN | Address or Location | Zoning | General Plan | Acres (*) | Theoretical Unit Yield | Realistic Yield, excl. ADUs | Comments |
|------|--------------|------------------------------|--------|--------------|-----------|------------------------|-----------------------------|--------------------------------------|
| 1 | 7567-006-001 | 15 Chuckwagon Road | RAS-1 | LDR | 2.27 | 2 | 1 | |
| 2 | 7567-006-014 | Behind 6 Chesterfield | RAS-1 | LDR | 1.22 | 1 | 0 | Landlocked (no road access) |
| 3 | 7567-009-007 | 5 Southfield Drive | RAS-1 | LDR | 1.61 | 1 | 1 | |
| 4 | 7567-010-013 | East of 3 Packsaddle Rd W | RAS-1 | LDR | 1.24 | 1 | 1 | |
| 5 | 7567-010-015 | North of 3 Packsaddle Rd W | RAS-1 | LDR | 1.49 | 1 | 0 | Landlocked (no road access) |
| 6 | 7567-011-017 | 54 Portuguese Bend Road | RAS-2 | VLDR | 2.67 | 1 | 0 | Severely constrained - slide hazards |
| 7 | 7567-012-019 | SW of 56 Portuguese Bend | RAS-2 | VLDR | 0.96 | 1 | 0 | In landslide hazard area |
| 8 | 7567-012-020 | 53 Portuguese Bend Road | RAS-2 | VLDR | 1.46 | 1 | 0 | In landslide hazard area |
| 9 | 7567-012-026 | 4 Wrangler Road | RAS-2 | VLDR | 1.82 | 1 | 0 | Severely constrained - slide hazards |
| 10 | 7567-012-035 | 66 Portuguese Bend Road | RAS-2 | VLDR | 1.64 | 1 | 0 | Severely constrained - slide hazards |
| 11 | 7567-012-036 | 64 Portuguese Bend Road | RAS-2 | VLDR | 1.71 | 1 | 0 | Severely constrained - slide hazards |
| 12 | 7567-012-038 | 62 Portuguese Bend Road | RAS-2 | VLDR | 1.84 | 1 | 0 | Severely constrained - slide hazards |
| 13 | 7567-013-005 | End of Portuguese Bend Rd | RAS-2 | VLDR | 19.81 | 1 | 0 | Flying Triangle Landslide |
| 14 | 7567-013-007 | 2 Running Brand | RAS-2 | VLDR | 7.09 | 1 | 0 | Severely constrained - slide hazards |
| 15 | 7567-014-005 | West of 5 El Concho Ln | RAS-1 | LDR | 2.12 | 2 | 0 | Landlocked (no road access)/ canyon |
| 16 | 7567-014-011 | West of 24 Georgeff Rd | RAS-1 | LDR | 1.66 | 1 | 0 | Landlocked (no road access)/ canyon |
| 17 | 7567-014-013 | North of 27 Georgeff Rd | RAS-2 | VLDR | 3.79 | 1 | 0 | Landlocked (no road access)/ canyon |
| 18 | 7567-014-031 | Access b/w 1 and 3 Poppy Tr. | RAS-2 | VLDR | 6.85 | 3 | 1 | Rear of 8 Reata Lane |
| 19 | 7567-015-036 | North of 1 Georgeff | RAS-2 | VLDR | 4.56 | 2 | 1 | |
| 20 | 7567-017-017 | Between 4 and 5 Rancho | RAS-2 | VLDR | 3.52 | 2 | 1 | Access at end of Rancho cul-de-sac |
| 21 | 7567-017-045 | 17 Cinchring Rd | RAS-1 | VLDR | 1.52 | 1 | 1 | Driveway access b/w 15 and 20 |

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Table 4.2, continued

| Site | APN | Address or Location | Zoning | General Plan | Acres (*) | Theoretical Unit Yield | Realistic Yield, excl. ADUs | Comments |
|--------------|--------------|-----------------------------|--------|--------------|-----------|------------------------|-----------------------------|--|
| 22 | 7569-001-020 | B/w 2954 and 2958 PV Dr N | RAS-1 | LDR | 1.03 | 1 | 1 | |
| 23 | 7569-001-036 | B/w 6 and 14 Roadrunner | RAS-1 | LDR | 1.00 | 1 | 1 | |
| 24 | 7569-004-026 | B/w 35 and 45 Saddleback | RAS-1 | LDR | 3.39 | 3 | 1 | |
| 25 | 7569-005-008 | 80 Saddleback | RAS-1 | LDR | 6.52 | 6 | 1 | This parcel is currently for sale |
| 26 | 7569-012-022 | W of 25 Portuguese Bend | RAS-2 | VLDR | 2.30 | 1 | 1 | |
| 27 | 7569-012-025 | N of 25 Portuguese Bend | RAS-2 | VLDR | 3.51 | 1 | 1 | |
| 28 | 7569-013-017 | North of 10 Pine Tree Lane | RAS-2 | VLDR | 2.41 | 1 | 1 | One of three adj. vacant lots |
| 29 | 7569-013-018 | South of 18 Pine Tree Lane | RAS-2 | VLDR | 2.20 | 1 | 1 | One of three adj. vacant lots |
| 30 | 7569-013-020 | 18 Pine Tree Lane | RAS-2 | VLDR | 2.13 | 1 | 1 | One of three adj. vacant lots |
| 31 | 7570-024-019 | Storm Hill Lane, Parcel 1 | RAS-2 | VLDR | 6.04 | 3 | 1 | 7.6 ac parcel with 1.6 acres of easements |
| 32 | 7570-024-020 | Storm Hill Lane, Parcel 2 | RAS-2 | VLDR | 11.64 | 5 | 1 | 34.7 ac parcel with 23 acres of easements |
| 33 | 7570-024-021 | Storm Hill Lane, Parcel 3 | RAS-2 | VLDR | 10.10 | 5 | 1 | 17.3 ac parcel with 7.2 acres of easements |
| 34 | 7570-025-022 | N/ end of Johns Canyon Road | RAS-2 | VLDR | 1.68 | 1 | 1 | |
| TOTAL | | | | | 124.8 | 57 | 20 | |

Sources: Barry Miller Consulting, 2021; LA County GIS Portal, 2021

(*) Acreages generally exclude unbuildable easements

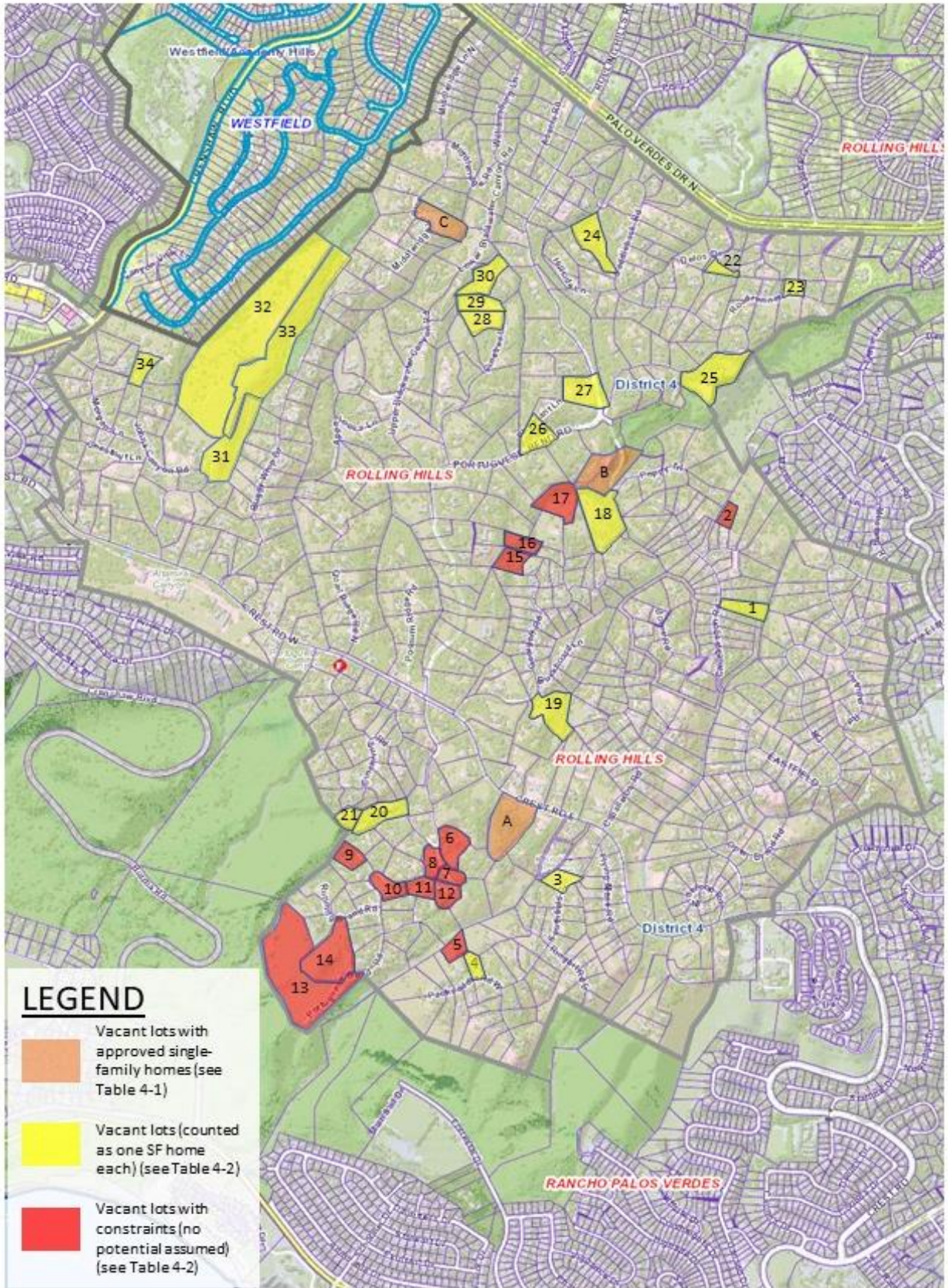


Figure 4.1: Vacant Residentially Zoned Sites

4.4 Lot Splits

There are a number of parcels in Rolling Hills with lot sizes that are more than double the minimum acreage required by zoning. Some of these parcels could theoretically be subdivided into two or more lots. Moreover, SB 9 (effective January 1, 2022) includes provisions to allow single family lots to be divided to allow new homes.

The potential for lot splits in Rolling Hills is very limited due to the configuration of the lots as well as environmental hazards, evacuation constraints, and the lack of a sewer system. Many of the city's larger lots have limited street frontage and irregular dimensions that would make it difficult to divide them. Moreover, the platting pattern responds to topography, and the larger lots are often steep and geologically constrained, making them difficult to subdivide. Their division could result in lots with no buildable area, street frontage, or access.

Although a limited number of new homes could conceivably occur as a result of future lot splits, a capacity estimate has not been made due to the constraints inherent in the community's topography and hazards. In addition, the reliance on septic tanks makes subdivision infeasible from a public health perspective, even on many larger lots. The supply of vacant lots is sufficient to meet the above moderate income RHNA without relying on lot splits.

4.5 Non-Vacant Sites

While Rolling Hills' above moderate income (or "market rate") RHNA can be met on vacant residentially-zoned land, the City's moderate, low, and very low income RHNA will need to be accommodated through a combination of development on non-vacant sites and accessory dwelling units (ADUs). The text below addresses non-vacant sites. ADUs and Junior ADUs (JADUs) are discussed in Section 4.6.

The sites described below provide the potential for 16 units of low- and very low-income housing. This potential is associated with the 31-acre Palos Verdes Peninsula Unified School District (PVPUSD) site, where an overlay zone was created in 2021 to facilitate affordable housing. Other non-vacant properties addressed here are the City Hall complex, the Tennis Court Facilities, the Los Angeles County Fire Station, and the Daughters of Mary and Joseph Retreat Center parking lot. These properties have been determined to not be viable as potential housing sites. Non-vacant housing sites are shown in Figure 4.2.

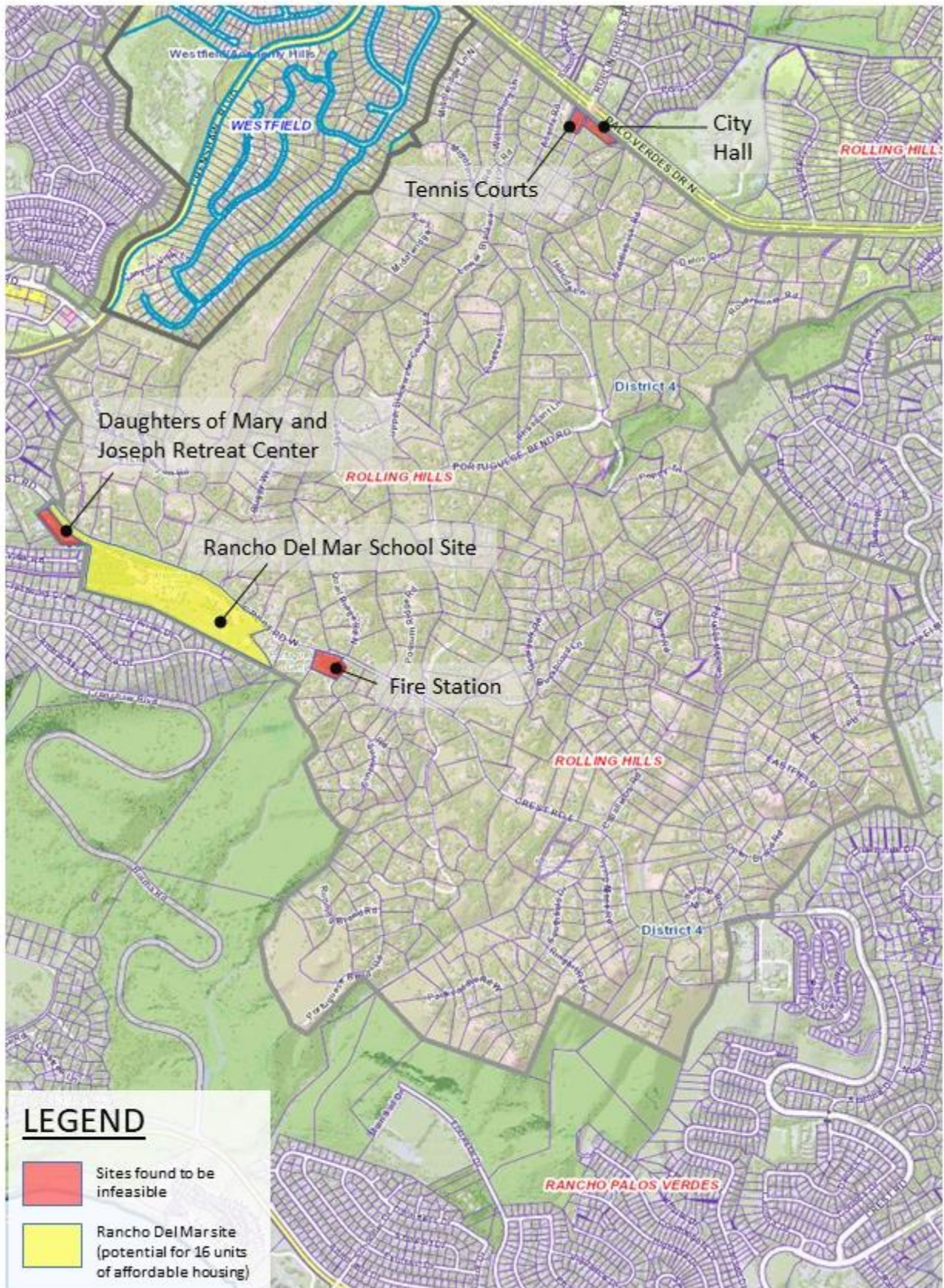


Figure 4.2: Non-Vacant Sites Evaluated

4.5.1 PVPUSD Site/ Rancho Del Mar Overlay Zone (APN 7569-022-900)

In March 2021, the City of Rolling Hills adopted the Rancho Del Mar Overlay Zone on the 31-acre Palos Verdes Peninsula Unified School District (PVPUSD) property located at 38 Crest Road. Although the site is technically non-vacant, roughly three-quarters of the property (23 acres) is open space. The remaining areas are underutilized and could be repurposed.

Appendix B of this Housing Element provides a detailed evaluation of the site, demonstrating that it is the most suitable location for multi-family housing in Rolling Hills. The site also provides the City's best opportunity to meet its requirements for low- and very low-income units. It is located outside the jurisdiction of the Rolling Hills Community Association, outside the Rolling Hills security gates, and is one of the largest properties in the city. It includes multiple areas that are vacant and underutilized, relatively flat, and well buffered from adjacent uses. The site is also one of the only properties in Rolling Hills that is served by a public sewer system. This substantially reduces multi-family development costs and addresses an infrastructure constraint that makes affordable housing cost-prohibitive in almost all of the city. The site is also ½ mile from the corner of Crenshaw and Crest Roads in Palos Verdes Estates, which is served by four bus lines.

Existing uses on the PVPUSD site include Rancho Del Mar Continuation High School and a maintenance facility leased to the Palos Verdes Peninsula Transit Authority (PVPTA). Each of these activities is discussed below.

Rancho Del Mar School was initially developed as an elementary school in 1960. The school closed in 1980 and was repurposed as a continuation school in 1986. The continuation school was initially intended as a temporary use but has been in place for 35 years. The possibility of residential development on the site has been considered in the past. Enrollment at Rancho Del Mar has been steadily declining and was just 32 students in the 2020-2021 school year (California Department of Education, DataQuest). Enrollment has declined every year since 2014 and is now less than half of what it was just five years ago.³

The Beach Cities Learning (BCL) Center uses four classrooms in the school building. BCL serves students aged 11-22 with emotional, behavioral, and learning disabilities that cannot be addressed in public school settings. Students participate in individual and group counseling run by licensed therapists on-site. Total enrollment in 2019-20 was 17 students, with two teachers on-site (School Accountability Report Card, 2021).

The school building is adjoined by a lawn, playing fields, and school parking lot. The complex serves only a fraction of the number of students for which it was designed. Moreover it occupies just 1.9 percent of the 31-acre site. Sale of the school property could generate significant revenue for the School District.

The only other active use on the property is the PVPTA maintenance facility, which occupies 4.5 acres. The PVPTA facilities include maintenance buildings and administrative offices and are

³ California Department of Education indicates the following enrollment figures: 2020-21 (32 students); 2019-20 (46 students); 2018-19 (47 students); 2017-18 (58 students); 2016-17 (69 students); 2015-16 (72 students); 2014-15 (79 students)

self-contained in the west central part of the site. While PVPTA has no immediate plans to relocate, the site could be sold in the future or repurposed by the School District. In any event, the facilities occupy only 15 percent of the 31-acre site and have co-existed with the nearby school and adjacent residential uses for many years.

Roughly 75 percent of the PVUSD site is vacant, and at least five developable areas have been identified on the campus. These include the school itself (in the event it is closed), the ballfield east of the school, the large lawn adjacent to the school, a vacant area between the school and the PVPTA facility, and the undeveloped area west of the PVPTA facility. Each of these areas is at least one acre in size. The area west of the PVPTA facility is the largest of the five areas and the one deemed most viable as a housing site. It is the closest location to Crest Road and could easily be developed without affecting activities at either the school or the transit facility. Accordingly, the Rancho Del Mar Overlay Zone identifies this area as the location for future affordable housing.

The entire Rancho Del Mar site has a General Plan designation of Very Low Density Residential and an underlying zoning designation of RAS-2. The designation permits 16 units on the site, based on the site area of 31 acres and the density of one unit per two acres ($31/2 = 15.5$, rounded up to 16). However, the General Plan (as amended in 2021) requires that the allowable density for this site be transferred to a single location on the property where a density standard of 20-24 units per acre applies. This is reinforced and codified by the Rancho Del Mar Overlay Zone (RDMO). The RDMO effectively takes the 16 units of housing and transfers it to a single location on the west side of the parcel. The RDMO further mandates that any housing built on the site be 100% affordable to very low and/or low income households. Such development is permitted by right, provided that the development complies with the objective development and design standards contained in the RDMO.

The RDMO also provides opportunities for emergency shelter and single room occupancy (SRO) hotels. Emergency shelter is permitted by right, subject to objective development standards that have been adopted by the City. SROs require a conditional use permit and are also subject to objective design standards. These provisions create opportunities for extremely low income households as well as low and very low income households.

Creation of the RDMO occurred collaboratively with the School District. District staff confirmed that there are no prohibitions on the application of this zoning overlay or the use of the property for affordable housing. Moreover, the District has expressed interest in developing housing for teachers in the past; such units would likely meet income criteria for lower income housing. Programs in this Housing Element support active communication with the School District regarding the disposition of the area west of the PVPTA for affordable housing.

The PVUSD site also meets the “carry-over” criteria established by the State for sites that were counted in the prior cycle Element. It is zoned with a minimum density of 20 units per acre and permits “by right” development of affordable housing, subject to objective design and development standards. The current zoning was put in place just six months before the end of the Fifth Cycle planning period and was principally intended to provide a housing opportunity for the Sixth Cycle.

For the 2021-2029 Housing Element, the capacity figure of 16 lower income units is being used for the site. Under State Density Bonus law, a 100% affordable project would be eligible for an 80 percent density bonus. This could potentially result in 29 units of lower income housing, which is equal to the total number of units assigned to the City under the Sixth Cycle RHNA. However, State law precludes the City from counting potential density bonus units when determining its RHNA capacity. As explained in Section 4.6, the remaining 13 units will be met through Accessory Dwelling Units.

4.5.2 Rolling Hills City Hall (APN 7569-003-904)

This site is located at the southeast corner of Palos Verdes Drive North and Portuguese Bend Road. Palos Verdes Drive North is a major thoroughfare and provides access from Rolling Hills to surrounding communities and the regional roadway network. Portuguese Bend Drive is a local street but the primary north-south route through the city, connecting to Crest Drive. This is one of the only sites in Rolling Hills that is located outside the security gates, and adjacent to a transit line. An elementary school and park are nearby in the City of Rolling Hills Estates.

The property is 1.22 acres and is roughly rectangular in shape. It has a General Plan designation of Civic Center and a zoning designation of Public Facilities (PF). Neither of these designations permits housing, so a General Plan amendment would be required to enable its development. The site is owned by the City of Rolling Hills.

The parcel currently contains three structures: City Hall, the Rolling Hills Community Association Administration Building, and an accessory structure that houses an emergency generator. The site is relatively flat, although it is adjoined by a steep canyon to the east. There is a single family residence located to the south. To the west, there is a guardhouse in the median of Portuguese Bend Road, and a public tennis court on the west side of the road. Site ingress and egress is from Portuguese Bend Road. Direct access to Palos Verdes Drive North is not feasible due to high speeds and volumes and the existing traffic signal at the corner of Portuguese Bend.

Given the existing uses on the site and its function as the only civic building in Rolling Hills, the site is not a practical location for multi-family housing. Its rezoning is not recommended at this time.

4.5.3 Rolling Hills Tennis Court Facility (APN 7569-015-900)

This site is located immediately west of City Hall on the southwest corner of Palos Verdes Drive North and Portuguese Bend Road. It is adjoined by a residence and horse stables on the west and south and by street frontage on the north and east. The site is 0.86 acres and is one of the few properties located outside the City security gates. It is currently in use as a community tennis facility, with three tennis courts in total.

Like City Hall, the property has a General Plan designation of Civic Center and a zoning designation of Public Facilities (PF). Neither of these designations permits housing, so a General Plan amendment would be required to facilitate residential development. The site is owned by the City of Rolling Hills. Parking for the tennis courts is provided on the City Hall property to the east.

The site could potentially be converted to housing. At a density of 20 units per acre, it would yield 17 units. However, the community would lose parkland, which is already in short supply, as well as a well-used recreational amenity and gathering place. As a result, no rezoning is recommended.

4.5.4 Los Angeles County Fire Station (APN 7567-017-900)

This is a 2.2-acre site owned by the County of Los Angeles located at 12 Crest Road East. It is currently developed with Battalion 14 Fire Station 56, which provides fire and rescue services for Rolling Hills and nearby communities on the Palos Verdes Peninsula. While much of the parcel is open space, it occupies a steep downslope and would require costly grading and construction. Moreover, the Fire Station is an essential community asset and long-term use. This site is also located in an area that is far from services and amenities, not served by transit, and under the oversight of the Rolling Hills Community Association. Rezoning to allow housing is not recommended.

4.5.5 Daughters of Mary and Joseph Retreat Center (APN 7569-022-006)

The parcel is located on the western edge of the City, immediately west of the Rancho Del Mar (PVPUSD) site. It is outside the western City gatehouse at 5300 Crest Road and forms part of the 8-acre Daughters of Mary and Joseph Retreat Center, which straddles the border between Rolling Hills and Rancho Palos Verdes. The Retreat Center consists of two parcels—a 5.95-acre parcel located entirely in Rancho Palos Verdes that contains the buildings, gardens, and a portion of the parking lot, and a 1.96-acre parcel located entirely in Rolling Hills that contains parking, landscaping, and unimproved property.

The parcel has a General Plan designation of Very Low Density Residential and is zoned RAS-2. These designations would allow a single dwelling unit on the site. A General Plan Amendment and rezoning could be considered to allow multi-family housing on the property, or on a portion of the property. The unimproved portion of the site is about 0.67 acres, which could hypothetically support 13 units if developed at a density of 20 units per acre. This area has a 15-30 percent slope and would require grading to support multi-family construction. The flatter portion of the site (i.e., the parking lot) is larger and would be easier to develop but is currently in active use.

The City has had prior conversations with the Retreat owners regarding the possibility of housing on this site. While there are no plans to redevelop the property, it remains a potential long-term opportunity.

4.5.6 Conclusions

Based on the analysis above, only the Rancho Del Mar site is considered a viable housing site at this time. Consistent with the General Plan and Zoning amendments completed in 2021, the site is viable for 16 units of low/very income housing.

4.6 Accessory Dwellings

The City of Rolling Hills has estimated the potential for 40 ADUs and JADUs over the eight-year planning period, or approximately five (5) ADUs per year. This projection is based on the permitting of nine ADUs in 2021 alone, and the implementation of Housing Element program that encourage ADUs in the coming years. It is further based on a citywide survey conducted in October 2020 (with a 30 percent response rate) indicating that:

- 25 percent of the survey respondents indicated they had a secondary building on their property with a kitchen, bath, and sleeping area. Another 25 percent indicated their home had two kitchens or an area that could be “easily converted” into an ADU.
- 24 percent of the survey respondents indicated they would consider developing an ADU on their property now, with another 15 percent indicating they would consider this at some point in the future.
- 8 percent of the survey respondents indicated they would rent their ADU to a tenant while 24 percent said they would use it for a caregiver or employee and 31 percent said they would use it for a family member.

Extrapolating these results to the citywide total of 639 households, the results suggest that:⁴

- An estimated 153 households might be interested in developing an ADU on their properties, with another 95 potentially interested at some future date.
- An estimated 51 households would rent their ADU to a tenant, 153 would be interested in using their ADUs for a caregiver or domestic employee, and 198 would consider using an ADU for a family member.

The survey, combined with physical characteristics of the City’s large lots and building stock, indicate significant potential for ADU development. ADUs could be created through new construction, conversion of existing guest houses and barns, and reconfiguration of interior spaces in primary residences. The latter category includes Junior ADUs (JADUs), which are often affordable to very low income tenants “by design” given their small size.

A majority of the 2020 survey respondents indicated they would use their ADU for a family member, caregiver, or other domestic employee. A substantial number of these households would likely pay reduced rent, or no rent at all. Some would likely meet HCD criteria for extremely low income households.

In order to demonstrate the suitability of ADUs and JADUs to satisfy the RHNA, the City must estimate the affordability of ADUs by income category. This requires data on occupancy and rents. The 2020 ADU survey conducted by the City identified 12 ADU tenants, including two extremely low income, two very low income, one low income, and seven who were moderate or above moderate income (see Appendix C). This is based on data provided by survey respondents and the HUD income categories by household size for Los Angeles County. The

⁴ The numbers in the three bullets below this sentence have been developed by applying the percentages from the survey to the total citywide housing stock. This assumes that the 192 households who responded are representative of the 639 households that live in Rolling Hills.

City’s 2020 ADU survey produced only two data points for rents—one unit renting for \$950 and another for \$1,500. Both of these were market-rate units with no deed restrictions.

In addition, weekly scans of Craigslist ads in 2021 identified two ADUs in Rolling Hills and two in Rolling Hills Estates, with rents of \$895 for a “basement apartment”, \$1,200 (for a JADU at an unidentified address), \$1,800 (for a one-bedroom one bath “guest house”), and \$3,950 for a two-bedroom one bath, 1,000 square foot guest house. Assuming a household size of two, the rents for these six units correspond to two very low-income units, three low income units, and one above moderate income unit. This is a limited sample size, however, and it excludes units that may be occupied “rent free” or without advertising.

In 2020, the Southern California Association of Governments conducted a survey of ADU rents in multiple jurisdictions across the region. The stated purpose of the survey was to “provide local governments with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements.”⁵ The SCAG study was organized by geographic sub-area, including one sub-area corresponding to Coastal Los Angeles County. The survey included an estimate of the percentage of ADUs that would be affordable to “Extremely Low Income” households, which included units that were available for little or no rent and were not advertised (for instance, a detached in-law unit occupied by the elder parents of the homeowner).

The distribution identified in the SCAG survey (for Coastal LA County) was as follows:

| | |
|-----------------|-----|
| Extremely Low: | 15% |
| Very Low: | 2% |
| Low: | 43% |
| Moderate: | 6% |
| Above Moderate: | 34% |

This distribution is roughly consistent with the sample taken by the City of Rolling Hills and the survey data collected in 2020. Applied to the City’s projection of 40 units, the allocation using SCAG’s methodology would be:

| | |
|-----------------|----------|
| Extremely Low: | 6 units |
| Very Low: | 1 unit |
| Low: | 17 units |
| Moderate: | 2 units |
| Above Moderate: | 14 units |

This is equivalent to 24 lower income units and 16 moderate and above moderate units.

All of the ADUs permitted to date have been “full” ADUs, meaning they are at least 500 square feet in size. Among the City’s Housing Element programs is an initiative to create at least five JADUs. Given the small size of these units and the fact that they are created by repurposing existing space, they are more likely to be affordable to very low income households, thus shifting the distribution shown above so that more “very low” income units are produced.

⁵ SCAG *Regional Accessory Dwelling Unit Affordability Analysis*, published by SCAG in 2020

In addition, based on actual production of ADUs in 2021, the City anticipates a smaller share of “Low” income units and a larger share of “Moderate” income units. Moderate income units represented one-third of the production in 2021, which suggests something closer to the following distribution for 2022-2029:

Extremely Low: 7 units (occupied rent-free or at minimal charge)
 Very Low: 5 units
 Low: 6 units
 Moderate: 8 units
 Above Moderate: 14 units

Housing Element programs have been developed to ensure that the City reaches its very low/ extremely low income ADU targets.

4.7 Summary of Ability to Meet RHNA

As shown in Table 4.3 below, the combination of recently approved housing units (expected to be occupied in 2022), future affordable units on the Rancho Del Mar site, and new ADUs can accommodate the RHNA allocation in all income categories. The table illustrates a surplus capacity of seven lower income units based on projected ADU production over the planning period.

Table 4.3: Summary of Housing Opportunities, 2021-2029

| | Income Category | | | | TOTAL |
|--------------------------|------------------------------------|------------|-----------------|---------------------------|------------|
| | <i>Extremely Low/ Very Low</i> | <i>Low</i> | <i>Moderate</i> | <i>Above Moderate</i> | |
| Approved Development | -- | 2 | 3 | 7(*) | 12 |
| Vacant Residential Lots | -- | -- | -- | 20 | 20 |
| Rancho Del Mar site (**) | 8 | 8 | -- | -- | 16 |
| Accessory Dwelling Units | 12 | 6 | 8 | 14 | 40 |
| TOTALS | 20 | 16 | 11 | 41 | 88 |
| RHNA | 20 | 9 | 11 | 5 | 45 |
| Surplus/ Deficit | 0 | +7 | 0 | +36 | +43 |
| Adequate Sites? | YES | YES | YES | YES | YES |

Source: Barry Miller Consulting, 2021

(*) includes 3 new homes and 4 large ADUs, see Table 4.1.

4.8 Opportunities for Energy Conservation

Home energy costs, including electric and natural gas utility bills, are considered part of monthly housing expenses. The large floor area of many Rolling Hills homes suggests that this may be an important consideration in the city. Home energy bills can be substantial, particularly for senior households on fixed incomes. Government Code Section 65583(a)(7) requires the Housing Element to include an analysis of opportunities for residential energy conservation and reduced energy costs.

The US Department of Health and Human Services provides funding for a program known as the Low-Income Home Energy Assistance Program (LIHEAP). In California, the program is administered by the Department of Community Services and Development. LIHEAP is aimed at assisting low-income households that pay a high portion of their incomes to meet their energy needs. This is achieved through one-time financial assistance grants covering the utility bills of eligible households, an energy crisis intervention program to help low-income households in danger of having their utilities turned off, free weatherization and energy efficiency upgrades to qualifying households, and energy education and budget counseling. Low income customers are also eligible for reduced rates through the California Alternative Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation and assistance programs. These include home energy audits, rebates on energy-efficient appliances, and weatherization assistance to qualified low-income companies. SCE has an energy management assistance program for qualifying households.

While the measures above are aimed at meeting day to day utility bills, there are also more systemic long-term ways to reduce home energy costs. Nearly half of the homes in Rolling Hills were built before 1960, many without consideration given to the cost and availability of energy. Weatherization and insulation can provide significant reductions in home energy use and reduce monthly utility bills. Replacement of older appliances can likewise provide significant long-term savings. A variety of rebates and other financial incentives are available for homeowners.

In addition, all new construction in California is subject to State building code and energy standards, including Title 24. These requirements apply to most remodeling projects, creating opportunities to retrofit older homes. The standards are periodically updated to reflect new technology and targets for reducing greenhouse gas emissions. The latest standards incorporate the California Green Building Code, including energy-saving design standards for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, window glazing, and the use of renewable energy sources such as solar energy. These standards are incorporated in Title 15 of the Rolling Hills Municipal Code (the Building Code).

The City also encourages the use of solar panels to maximize energy efficiency, as well as the application of passive solar design principles that reduce heating and cooling costs. These measures include home orientation and siting, landscaping to reduce direct sunlight, placement of windows to support home heating and cooling, the use of skylights, and incorporation of overhangs and shade structures. In addition, home energy costs can be reduced by incorporating some or all of the measures listed below:

- Solar heating for swimming pools
- Flow restrictors on hot water faucets and showerheads (to reduce natural gas use)
- Tankless water heaters
- Attic ventilation systems that reduce attic temperatures during summer months.
- Insulation, caulking, and weatherstripping to guard against heat gain in the summer and prevent heat loss in the winter. These measures can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent.
- Proper maintenance and use of stoves, ovens, clothes dryers, washing machines, dishwashers, and refrigerators.
- Purchase of air-conditioning units and refrigerators on the basis of efficiency ratings (the State prepares a list of air-conditioning and refrigerator models that detail the energy efficiency ratings of the product)

Indoor and outdoor lighting also impacts home energy costs. The City has adopted standards for outdoor lighting through its Municipal Code (Section 17.16.190(E)). Energy efficient lighting is required in most cases, and outdoor lighting is prohibited in many instances to retain dark skies and the community's rural character. For interior spaces, the costs of lighting can be reduced through purchase of light bulbs which produce the most lumens per watt, avoidance of multi-bulb mixtures, and use of long-life bulbs and clock timers.

As a member of SCAG, the City also participates in the Regional Comprehensive Plan to achieve a sustainable future. The City also has joined ICLEI, which is a membership association of local governments committed to advancing climate protection and sustainable development. Rolling Hills also is a participant in the South Bay Cities Council of Governments Environmental Services Center. The Center serves as a clearinghouse for information on energy efficiency, renewable energy, and sustainability. It assists residents, businesses, and public agencies with incorporating energy-saving practices in their daily lives and operations.

Water conservation provides another opportunity to reduce home utility costs. The City has adopted a Water Efficient Landscape Ordinance (Chapter 13.18 of the Municipal Code), and encourages the use of low-flow plumbing fixtures and products to reduce water use.

4.9 Financial Resources

This section of the Housing Element summarizes financial resources for affordable housing in Rolling Hills. An overview of federal and State programs, as well as tax credit programs, is provided below.

4.9.1 Federal Programs

A major source of housing assistance in many communities is the Community Development Block Grant (CDBG) program (including the Los Angeles County Urban County CDBG program, which provides federal funds to about 50 participating small cities). Rolling Hills no longer participates in this program, as the cost of its administration made it infeasible. When the City did participate, it received approximately \$6,000 per year. The City transferred these funds to Rancho Palos Verdes, an adjacent city which has a population roughly 25 times larger than Rolling Hills.

Opportunities for funding through other federal programs is limited. For example, the federal Home Investment Partnership (HOME) program is designed to increase home ownership and affordable housing opportunities for low and very low-income Americans. The funds are distributed to jurisdictions based on need. They support programs such as loans to assist low-income families with down payments to purchase homes, tenant-based rental assistance, rehabilitation of affordable housing, and relocation assistance for low-income tenants. The high cost of land and construction, limited opportunities for home ownership, absence of a sewer system, and very high incomes in Rolling Hills, make the City non-competitive for these applications.

Likewise, HUD's Section 202 program provides funding for construction, rehabilitation, and acquisition of structures for supportive housing for very low-income seniors. It offers interest-free capital advances, as well as rental assistance funds. The funds are provided to private and non-profit organizations and consumer cooperatives and are highly competitive. Use of these funds in Rolling Hills is constrained by the community's natural hazards, lack of infrastructure, and high land costs. The use of project-based federal Section 8 funding for new affordable housing and substantial rehabilitation of existing housing is infeasible in Rolling Hills for these same reasons.

The federal government also operates the Section 8 Housing Choice Voucher Program. This program assists very low-income families, the elderly, and the disabled in securing housing in the private market. Participants may choose any housing that meet the requirements of the program. A housing subsidy is paid directly to the property owner, and the tenant pays the difference between the actual rent charged and the amount subsidized by the program. Housing choice vouchers could potentially be used on ADUs, but this is rarely done in practice.

HUD also operates the Section 203(k) program, which facilitates the rehabilitation and repair of single-family residential properties by insuring homeowner loans for purchase or refinancing. It can enable homebuyers to purchase homes that need significant repairs and can also be used for a variety of other improvements. These funds can also be used to enhance accessibility for people with disabilities, and to eliminate health and safety hazards. Eligibility for this program in Rolling Hills is limited due to the factors cited earlier.

Other HUD programs include Section 811 Supportive Housing for Persons with Disabilities (interest-free capital advances, operating subsidies, and/or project rental assistance for eligible projects developing affordable housing for persons with disabilities) and the Federal Housing Finance Agency's Affordable Housing Program (AHP). These programs are most viable in areas with lower land and development costs, as well as available infrastructure and services.

4.9.2 State Programs

The State of California provides resources for affordable housing construction, rehabilitation, and assistance. Many of these programs are oriented toward populations in need of assistance or housing stock requiring repair or rehabilitation. The absence of these populations, coupled with the cost of land and construction in Rolling Hills and the excellent quality of the City's housing stock, render the City ineligible for many types of assistance. The only site where State financial resources could likely be feasible is the PVUSD site, given that it is publicly owned and has infrastructure and public street access.

In 2017, the State approved SB 2, which established a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. The State subsequently established the Local Early Action Planning (LEAP) grant program which provides funding for local planning activities aimed at supporting housing production. In 2020, the City of Rolling Hills received a \$65,000 LEAP grant, which was used to fund preparation of the Housing Element. The City may be eligible for future planning grants and other SB 2 funds that facilitate housing affordability and promote projects and programs to implement the Housing Element.

The California Housing Finance Agency (CHFA) provides loans for construction of affordable housing projects and could be a source of revenue for future affordable housing development in the Rancho Del Mar Overlay Zone. The State provides a pre-development loan program for low-income housing projects, and low-interest long-term deferred payment loans through the Multi-Family Housing Program. These sources could potentially be used on the PVPUSD site. CHFA also provides financing for rehabilitation of housing by low- and moderate-income households, which would generally not be viable in Rolling Hills due to housing conditions, costs, and local income levels.

The State Department of Housing and Community Development provides funding for a variety of programs to prevent homelessness and assist those who are unhoused. These programs can fund construction of shelters and provide direct subsidies to individuals. HCD programs also help support supportive and transitional housing.

4.9.3 Resources for the Private and Non-Profit Sectors

The primary affordable housing financing resources for the private and non-profit sectors are tax credits and mortgage revenue bonds. Developers can also take advantage of various state regulatory tools, such as density bonuses and reduced parking requirements for projects incorporating affordable units.

The federal Low Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding affordable housing. Each state receives

a tax credit based on its population—that credit is then used to leverage private capital into new construction or acquisition and rehabilitation projects. The California Tax Credit Allocation Committee (TCAC) competitively administers credits to projects based on priorities they set each year. Once constructed, a specific percentage of the units must remain rent-restricted, and occupancy of those units is limited to people meeting specific income criteria.

The California Public Finance Agency administers an Affordable Housing Bond program, which provides developers with access to tax-exempt bonds to finance lower-income multi-family and senior projects. A qualified developer can finance a project at a lower interest rate because the interest paid to bond holders is exempt from federal income tax. This program is often done in tandem with tax credits.

Individual home buyers may also be eligible for Mortgage Credit Certificates (MCC), working through a lender and the Los Angeles County Development Authority. This program provides a federal tax credit for income-qualified homebuyers equivalent to 15 percent of annual mortgage interest. Generally, the tax savings are calculated as income to help buyers qualify to purchase a home. Buyers in Rolling Hills would generally be ineligible due to the very high income required to purchase a home in the city.

4.9.4 Summary of Prospective Financing Sources

Due to the City's small population, low density, very high fire hazards, and lack of infrastructure, government resources for housing are extremely limited. The City's residents are generally ineligible for State and federal housing assistance based on income and home ownership status. The City does not have a housing department, and has no regular local, state, or federal revenue source for housing. The use of traditional approaches to financing affordable housing are also limited by the relatively small number of units that would be contained in an individual development project in the city.

Despite these constraints, the City is amenable to exploring future funding sources and supporting applications that would facilitate housing rehabilitation and development. Given the absence of a sewer system in the city, one of the most important financial resources potentially available to the City is State and federal funding for sanitary sewer and storm drainage improvements. The City is continuing to pursue grants to extend sewer service and improve water quality; this could potentially create future housing opportunities on sites that are not viable today.

Low-income housing tax credits could be considered to facilitate housing on the PVPUSD site. Eligible projects on this site could also use State density bonus provisions, thereby increasing the potential number of units. Other programs that could be considered include those that assist lower income seniors with energy conservation, septic system improvements, and minor home repair.

5.0 Constraints to Housing Production

5.1 Introduction

Government Code Sections 65583(a)(5) and (6) require the Housing Element to contain an analysis of governmental and non-governmental constraints on the maintenance, improvement, and development of housing for all income levels. Governmental constraints include land use controls, building codes and code enforcement practices, site improvement requirements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. Non-governmental constraints include the availability of financing, the price of land, the cost of construction, requests to develop at densities below what is allowed by zoning, community opposition, and similar factors.

In each case, the Housing Element is required to demonstrate local efforts to remove constraints that are identified, thus improving the City's ability to meet its Regional Housing Needs Allocation. The extent to which these constraints are affecting the supply and affordability of housing in Rolling Hills is discussed below, along with past (or proposed future) efforts to eliminate those constraints.

5.2 Governmental Constraints

Governmental constraints include activities imposed by local government on the development of housing. These activities may impact the price and availability of housing, the ability to build particular types of housing, and the time it takes to get housing approved and constructed. While these requirements are intended to improve housing quality and protect public safety, they may have unintended consequences.

5.2.1 Rolling Hills General Plan

Every city and county in California is required to adopt a General Plan for its long-term development. This Housing Element is actually part of the General Plan but it stands on its own as a separate document since it is updated on a schedule set by the State of California. The other elements of the General Plan are updated as needed. Most cities update their plans every 15 to 20 years.

Most of the Rolling Hills General Plan was drafted in 1990. In addition to the Housing Element, the Plan includes a Land Use Element, a Circulation Element, an Open Space/ Conservation Element, a Safety Element, and a Noise Element. An update to the Safety Element was prepared concurrently with the Housing Element, in response to recent State requirements.

The Rolling Hills Land Use Element includes a Land Use Policy Map illustrating the types of uses permitted throughout the city. When the Map was adopted in 1990, it reinforced existing parcel patterns and responded to the infrastructure, geologic, wildfire, and environmental constraints in

the city. Four categories are shown: Very Low Density Residential (2 acres per unit), Low Density Residential (1 acre per unit), Civic Center, and Publicly-owned Open Space. Prior to 2020, the City did not allow development at densities greater than one unit per acre and had no General Plan provisions for multi-family housing. As part of 5th Cycle Housing Element implementation, the City amended its Land Use Element to add the Rancho Del Mar Housing Opportunity Overlay designation to the Map (corresponding to the 31-acre Rancho Del Mar school site). At the same time, the City adopted new Land Use Element standards and policies allowing multi-family housing in the Overlay area, along with policies allowing a diverse mix of housing units, as required by state law.

The Land Use Element recognizes Rolling Hills' heritage as an equestrian community comprised of large lots on steep terrain. Its policies call for buffering between uses, preservation of views, and minimizing exposure to landslides, wildfires, and other hazards. These policies remain appropriate given the safety hazards in the community. The Element specifically discusses the 150-acre Flying Triangle landslide hazard area, noting that the area is subject to a moratorium due to unstable geologic conditions. It also notes that many existing parcels are constrained by steep slopes and have only small areas that are suitable for building pads and construction.

Recent amendments to the Safety Element further emphasize environmental hazards in the city, as well as constraints associated with evacuation, water supply, and emergency vehicle access. These constraints make most of Rolling Hills poorly suited for additional development or zoning changes that would result in increased density and population.

As it currently stands, the General Plan is not a development constraint.

5.2.2 Zoning Standards

The Rolling Hills Zoning Ordinance (Chapter 17 of the Municipal Code) implements the General Plan and provides objective development standards for all parcels in the City. There are three zoning districts in the City:

- Residential Agricultural Suburban 1 (RAS-1), which has a one-acre minimum lot size
- Residential Agricultural Suburban 2 (RAS-2), which has a two-acre minimum lot size
- Public Facilities (PF)

The RAS-1 zone roughly corresponds to the “Low Density Residential” General Plan designation. The RAS-2 zone roughly corresponds to the “Very Low Density Residential” General Plan designation.¹ The PF zone corresponds to the “Civic Center” General Plan designation. Parcels with a General Plan designation of “Publicly-owned Open Space” are zoned RAS-1 or RAS-2, whichever is prevalent on private parcels in the vicinity.

There are also two overlay districts. Overlays are mapped “on top” of one of the three base zones listed above and apply additional regulations specific to subareas of the city. The first overlay district (OZD-1) provides more lenient setback standards in an area of the city characterized by smaller lots. Roughly 70 lots along Middleridge Lane, Williamsburg Lane, Chesterfield Road and Chuckwagon Road, are covered. The second overlay district (RDMO) is

¹ *Parcels along Spur Lane and Cinchring Road have a General Plan designation of Very Low Density Residential but a zoning designation of RAS-1.*

the Rancho Del Mar Overlay, which is mapped on the Rancho Del Mar School site in the RAS-2 district. The RDMO requires the transfer of General Plan density for the property as a whole (which yields 16 units) to a single location in order to facilitate the production of multi-family housing. This overlay also includes objective standards for multi-family housing and emergency shelter, which are permitted by right.

The zoning ordinance includes definitions of terms (Chapter 17.12). At this time there are no definitions of transitional and supportive housing, both of which must be permitted in every residential district under state law. An action program in this Element has been included to make that Code amendment. The definitions expressly acknowledge manufactured and mobile homes as being the same as detached single family dwellings, provided they are located on a foundation.

The zoning regulations indicate permitted and prohibited uses in each zoning district. Single family residences and accessory dwelling units are permitted “by right” in RAS-1 and RAS-2. The only expressly prohibited uses are short-term rentals (less than 30 days), commercial cannabis activities and cannabis dispensaries. Numerous types of accessory structures are permitted by right, including stables, pools, sheds, and small (under 200 SF) cabanas, guest houses, pool houses, garages, greenhouses, and similar structures. Such structures generally require conditional use permits when they exceed 200 SF (accessory dwelling units are excluded from this requirement). Other conditional uses include schools, fire stations, and similar public buildings and utilities. Site plans are required when development is proposed.

Table 5.1 summarizes the development standards in the RAS-1 and RAS-2 zones, starting with the minimum lot size requirements of one acre and two acres. The Code states that existing parcels of record that are smaller than the minimum lot size requirements are considered to be conforming. Minimum dimensional standards are established for new lots, including the ratio of width to depth and a requirement for a minimum width of 150 feet. There are also standards for minimum street frontage, keeping in mind that most streets are private and contained within easements. These standards are more flexible on cul-de-sacs, depending on turning radius.

As indicated in Table 5.1, building coverage is limited to 20 percent of the net lot area in both the RAS-1 and RAS-2 zones. Total impervious surface coverage (structures and hardscape) is limited to 35 percent of the net lot area; maximum disturbed area is limited to 40 percent of the net lot area; and building height is restricted to one story. The code identifies 2:1 (50%) as the maximum buildable slope. A minimum dwelling size of 1,300 square feet is established for the primary unit on the site. The Code includes setback standards of 50’ for front and rear yards, and 20’ for side yards in RAS-1 and 35’ for side yards in RAS-2. Lower standards apply in the OZD-1 overlay zone and exceptions are provided for lots along street easements.²

The zoning code affirms the one-story construction requirement established by the Rolling Hills Community Association (the RDM Overlay area is subject to a two-story requirement). The finished floor of structures must be no more than five feet above grade. Basements are permitted and storage areas may be located above or below a story. The code also provides standards for graded building pads and requirements for stables and corral sites.

² The City is currently developing standards to implement SB 9, which allows the division of existing lots into two parcels and the construction of two dwellings on each parcel, subject to specific objective standards and other considerations.

Table 5.1: Summary of Rolling Hills Zoning Standards⁽¹⁾

| | RAS-1 | RAS-2 | OZD overlay |
|-----------------------------------|---|------------------------|---|
| Minimum Lot Size | 1 acre | 2 acres | N/A |
| Setbacks | | | |
| Front | 50' from front easement line ⁽²⁾ | | 30 feet from front roadway easement |
| Side | 35 feet ⁽³⁾ | 20 feet ⁽³⁾ | 20 feet, reduced to 10' for street side yards |
| Rear | 50 feet | | |
| Structure Coverage ⁽⁴⁾ | 20% | | |
| Impervious Surface Coverage | 35% | | |
| Building Pad Coverage | 30% | | |
| Maximum Disturbed Area | 40% of net lot area (excl. easements) | | |
| Maximum Height | One-story | | |

(1) Standards for the RDM Overlay Zone and standards for ADUs are addressed in Section 5.3.2 of the Housing Element.

(2) Most property in Rolling Hills is subject to easements varying in width around each property boundary and road easements, granted by the property owner to the RHCA, a private corporation, or another person or entity for the purpose of construction and/or maintenance and use of streets, driveways, trails, utility lines, drainage facilities, open space, and/or a combination of these uses. The RHCA requires that all easements must be kept free of buildings, fences, plantings or other obstructions.

(3) Reduced to 20' in RAS-2 and 10' in RAS-1 and OZD if there is a private street along the side property line.

(4) The percentage figures in Table 5.1 apply to the "net lot area" on each parcel, which excludes these easements.

Additional standards in the Zoning Code prohibit reflective outdoor siding, limit outdoor lighting (to maintain dark skies), and require Class "A" roofing. Conditions are established for specific accessory uses, such as greenhouses, pools, and playgrounds. This includes a requirement that guest houses (which are different from ADUs) may not exceed 800 square feet. Whereas guest houses may not be rented and typically require a conditional use permit, ADUs are permitted by right and subject to different standards (see P. 5-5).

A minimum of two garage parking spaces are required for each single family dwelling unit. An additional space is required for homes with guest houses (as noted above, guest houses are treated differently than ADUs). Homes are also required to have driveways, which are generally limited to 20 feet in width and one per lot, though exceptions apply. The parking requirement is not a development constraint and is appropriate given the size of parcels, the high number of automobiles per household³, and the fact that the streets lack sidewalks and are too narrow to permit on-street parking. There is also no public transit service in the city.

³ The 2015-2019 US Census American Community Survey indicates that 63% of all households in Rolling Hills own three or more vehicles.

The development standards in Table 5.1 do not present constraints to the construction of single family homes. Even a “small” substandard lot of 200’ x 200’ (40,000) square feet would be allowed 16,000 square feet of buildable area after required setbacks are subtracted. The allowable structure coverage on such a lot would be 8,000 square feet, providing more than enough space for a residence and detached accessory structures. The requirement for single-story construction has not constrained single family construction, given the ample building footprint accommodated on each site. In fact, single-story construction has enabled many older adults in Rolling Hills to age in place.

State law also requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. No such requests have been received in Rolling Hills, as development typically occurs on existing lots rather than through subdivision or multi-unit construction.

5.2.3 Standards for Different Housing Types

Section 65583 and 65583.2 of the Government Code require cities to plan for a “variety of types of housing, including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy units, emergency shelters, and transitional housing.” Accordingly, the Rolling Hills Housing Element includes provisions for each of these housing types in the city, with the exception of housing explicitly reserved for agricultural employees, since this was not identified as being a need in the city.

Accessory Dwelling Units

An Accessory Dwelling Unit—or ADU—is an attached or detached dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. ADUs are commonly known as in-law units, second units, or granny flats. A “Junior” Accessory Dwelling Unit (or JADU) is an ADU that is no more than 500 square feet in size, contained entirely within the footprint of an existing or proposed single family dwelling, and has an efficiency kitchen. JADUs often have their own bathrooms but they may also share bathrooms with the primary residence. State law now requires that all cities and counties permit ADUs and JADUs meeting certain standards “by right”—in other words, without a public hearing or discretionary approval.

Prior to 2018, ADUs and JADUs were not permitted in Rolling Hills. However, the zoning regulations allowed the construction of non-rentable guest houses for family members, visitors, and domestic employees on all residential properties. The large size and high value of properties in Rolling Hills has supported the development of guest houses in the past, resulting in a large inventory of structures that could potentially be converted from guest houses to ADUs in the future. The city also has a large number of accessory structures such as barns, pool cabanas, studios and workshops that could be converted to ADUs. Because of the single story construction requirement, there are also a substantial number of homes with floor plans conducive to Junior ADUs, as many homes have wings, additions, or rooms that could easily be partitioned as independent living units.

In January 2018, the City Amended Chapter 17.28 of the Municipal Code to allow for the construction of Accessory Dwelling Units and Junior Accessory Dwelling Units (ADUs and

JADUs). Consistent with State law (Government Code 65852.2 and 65852.22), the City allows ADUs and JADUs ministerially (e.g., without a discretionary public hearing) provided the units meet specific standards and design criteria established in the zoning code. The City has also created a discretionary review path for projects that do not meet these standards.

Chapter 17.28 establishes that an ADU and JADU may be allowed with a simple building permit if it is within the space of an existing single family dwelling or accessory structure, including an allowance for up to 150 additional square feet for ingress and egress. The unit must also have exterior access independent of the single family dwelling and side and rear setbacks that meet building and fire codes. In addition, detached ADUs are permitted with a building permit (and no additional permit) if they are 800 square feet or less, no more than 16 feet tall, and have side and rear setbacks of at least four feet.

A second permitting path has been created for units that are between 800 and 1,000 square feet. Such units require an ADU Permit, which like the building permit is issued ministerially, with no discretionary review. These units are subject to a size limit of 850 square feet for a studio or one bedroom and 1,000 square feet for a two-bedroom unit. If attached to the primary dwelling, the unit is subject to a requirement that it may not exceed 50 percent of the floor area of the existing primary dwelling. The ADU may not cause the lot coverage on the property to exceed 50 percent or cause the FAR to exceed 0.45. Setback standards also apply.

The City's ADU ordinance incorporates State standards for parking, which waive parking requirements for JADUs and units created by converting habitable accessory structures. Parking is also waived for units near public transit stops or car-share vehicles. This is generally not applicable in Rolling Hills, since the community is not served by transit or car-share services. Per State law, the Code allows for carports and garages to be converted to ADUs without replacement parking. Where this situation does not apply, one space is required for each ADU, and tandem parking is permitted.

ADUs are subject to general requirements, such as fire sprinklers (if the unit is in the primary residence) and a prohibition on short-term rentals (less than 30 days). They are also subject to permit streamlining requirements, including a requirement to act on the application within 60 days after it is deemed complete. This time period may be extended at the applicant's request, or if the ADU is located within a new single family dwelling on the lot. The City allows both the ADU and the primary residence to be rented, although there are limitations on renting JADUs if the primary residence is not owner occupied.⁴ The City's Ordinance also prohibits the sale of an ADU separately from the lot and primary dwelling.

ADUs are also subject to basic architectural standards, including compatibility with the design of the primary dwelling. This is objectively quantified, for instance by specifying that the roof pitch must match the primary dwelling, and that the entry be on the side or rear elevation. The ADU is also subject to a minimum length and width standard of 10 feet, and a minimum ceiling height of seven feet. Landscape screening requirements apply to units that are near adjacent parcels. If the ADU changes the building exterior or involves a new structure, it is subject to design review by the Rolling Hills Community Association Architectural Committee (see next section for further discussion).

⁴ JADUs (units created within the floorplan of an existing home) are subject to an owner-occupancy requirement unless the property is owned by a government agency, land trust, or housing organization.

ADUs smaller than 750 square feet are exempt from all impact fees. Units larger than 750 square feet may only be charged impact fees that are proportionally related to the square footage of the unit. The Code also includes waivers for utility connection fees for most ADUs, thereby reducing construction and operating costs. Moreover, the Code provides the option for a conditional use permit for ADUs that do not conform to the basic development standards of Chapter 17.28.

Overall, these requirements do not constrain or inhibit ADU or JADU construction. The regulations reflect State regulations and create ample opportunities for homeowners to earn extra income while providing a new dwelling unit for a tenant, employee, caregiver or family member. Given the large lot sizes in the city, the setback standards, FAR standards, and lot coverage limits still allow for generous ADU footprints. Likewise, the single story requirement is consistent with the requirement for single family homes. The “bonus” 150 square feet for JADU ingress/egress creates an incentive for such units. The requirement to provide a parking space is consistent with State law, since there is no transit in Rolling Hills—and is not a constraint given the large lot sizes and substantial driveway space available on most lots.

While no constraints have been identified, there are opportunities to provide incentives for ADUs that have yet to be realized. Because of recent changes to State law, there are opportunities for ADUs to be conveyed separately or operated by non-profits and/or affordable housing providers. As noted in Chapter 6, the City will pursue future programs to encourage ADU construction, including ADUs for very low and low income households. This includes creating a roster of ADUs and an inventory of units that meet “extremely low income” needs by providing housing for family members, domestic employees, or other long-term occupants.

Multi-Family Housing

In February 2021, the City amended its General Plan and zoning regulations to allow multi-family housing within the City limits. This was a key implementation measure in the Fifth Cycle Housing Element. New policies in the General Plan Land Use Element expressly support a range of housing types in the city, including multi-family housing. Chapter 17.19 of the Municipal Code creates the Rancho Del Mar Overlay (RDMO) Opportunity Overlay Zone, which has the following objectives:

- Create “by right” opportunities for multi-family housing
- Implement state laws that require cities to demonstrate available land capacity and zoning to accommodate the City’s current and projected need for housing
- Facilitate well-designed development projects
- Encourage development that provides attractive features that integrate the public realm with development on adjacent private property.

The zone is mapped on the 31-acre Rancho Del Mar school site, which as noted in Chapter 4 and Appendix B, is the most viable location for multi-family housing in Rolling Hills. The zone allows 16 units of multi-family housing on the site (excluding potential density bonus units), with a requirement that this housing be constructed at a density of 20 to 24 units per acre. The 20 unit per acre minimum density requirement corresponds to the “default density” under AB 2348, while the 16-unit requirement is based on the number of units permitted by the underlying

General Plan and RAS-2 zoning designations. It is also a threshold used by HCD to identify viable housing sites.

Affordable multi-family housing is permitted **by right** in this zone, provided it is affordable to low and very low-income households and meets objective design standards that are included in the zoning code. These include minimum dwelling unit sizes of 250 square feet for a studio, 400 square feet for a one-bedroom, 650 square feet for a two-bedroom, and 900 square feet for a three-bedroom. Higher minimums had been proposed initially but were lowered to the adopted standards based on direction from HCD that the above figures would not constrain development.

As noted above, the allowable density range for the Zone is 20-24 units per acre. Numerous projects—both market-rate and affordable—have been developed in this density range in Los Angeles County in recent years. The range can accommodate apartments, condominiums, townhomes, row houses, clustered units, manufactured homes, and small detached cottages. All of these housing types would be permitted under the regulations prescribed by the Overlay Zone.

Development standards for multi-family housing within the Overlay Zone are conducive to higher density construction. These standards require 5-foot front and side setbacks and a 10-foot rear setback. Encroachments such as decks, balconies, awnings, porches, and stairways may extend into the setback areas, and architectural features such as eaves and cornices are also permitted in the setbacks. There are no lot coverage standards or Floor Area Ratio limits. A 28' height applies, allowing two-story construction. This is the only place in Rolling Hills where two-story construction is permitted.

Development is subject to a requirement that 100 square feet of common open space be provided for each dwelling unit. Thus a 16-unit project would be required to set aside 1,600 square feet of shared open space, which is equivalent to about 5 percent of the development site (assuming a density of 20 units per acre). When drafting the Ordinance, the City initially proposed a common open space standard of 150 square feet per unit, but this was reduced to 100 square feet during HCD's review of the draft to eliminate the potential for a constraint.

One parking space per unit is required, plus one guest parking space for every 10 units. For senior housing, one space per unit is required for the first 10 units, and 0.5 spaces per unit are required for any additional units. The RDMO zone allows surface parking, with no requirements for garages or carports. At 180 square feet per parking space, the total area dedicated to parking in a 20 unit per acre project would be 3,240 square feet, or about nine percent of the site. Even with driveway lanes, the total area of the site required for parking would be small. Moreover, the ordinance includes provisions for reduced parking where certain conditions exist (shared parking agreements with nearby uses, available street parking, etc.).

No parking is permitted in the 20' front setback area (at the driveway location). This would not be a constraint given the large size of any parcel that would be created in the future to accommodate multi-family development. Moreover, the front yard setback for structures is only five feet, which creates more space for the building envelope and encourages parking to be placed to the rear or side of the parcel, potentially within the setback.



Figure 5.1: Slope Setbacks on PVUSD Site

The development standards require that multi-family housing be located at least 50 feet from the toe of the slope associated with a hillside area within the Overlay District. Figure 5.1 shows the sloped area and indicates that the linear distance between the toe of the slope and the access road serving the multi-family development site is 337 feet. Thus the area where structures are acceptable extends 287 linear feet back from the access road (minus a 5-foot front setback). While the rear 50 feet may not include structures, it could include open space and other amenities, including parking and driveways. The 50' setback does not affect parcel width (i.e., the east-west dimension), and still leaves room for a substantial development site on the property.

Because affordable multi-family housing is permitted by right in the Overlay Zone, the City has adopted objective design standards to ensure that new development is compatible with adjacent uses. These address residential frontages (facades, etc.), usable open space standards, public space amenity requirements, and operational standards. Such standards have the potential to create a development constraint if they are too onerous or add to the cost of housing.

The residential frontage standards require that the ground floor be no more than five feet above the ground surface. This is easily attained, since the site is relatively flat. The standards establish a 10' floor to floor height, which is consistent with the overall 28' height limit as well as typical residential construction standards and interior ceiling heights. Entrances and windows are required along the front façade, and entrances to individual units may either be direct to the exterior, or to an interior hallway. Stoops and porches may be located on the exterior, and projecting elements (bay windows, eaves, balconies) may extend into setback areas. Street tree, landscaping, and lighting requirements apply, but these do not constrain development.

The usable open space standards likewise do not represent a constraint. These requirements call for an amenity such as a children’s playground or clubhouse in multi-family projects. The amenity may be indoors or outdoors and may not include parking areas, streets, or driveways. Projects are also expected to include amenities such as pedestrian walkways, landscaping, bike storage racks, and screened trash enclosures, and would need to comply with building code standards for interior noise. These are common requirements in California communities and do not represent a constraint.

Mobile and Manufactured Homes

As required by State law, the City Zoning Ordinance allows for manufactured housing units to reduce residential construction costs. Section 17.12.130 of the Rolling Hills Municipal Code defines manufactured homes and mobile homes as “single family dwellings”; as such, they are subject to the same standards as wood-frame construction.

Emergency Shelters

Every city in California is required to identify a zone where at least one year-round emergency shelter is permitted without a conditional use permit or other discretionary permit (Govt Code Section 65583(a)(4)(A)). The Government Code further requires that emergency shelters be subject to the same standards that apply to residential and commercial development in that zone, except that certain objective standards prescribed by the State may apply.

In February 2021, the City of Rolling Hills amended its zoning regulations to permit emergency shelters “by right” in the Rancho Del Mar Overlay (RDMO) Zone. Rolling Hills has adopted standards for shelters that meet the requirements of the Government Code and facilitate emergency shelter construction or conversion. The RDMO Zone encompasses over 31 acres of public property, most of which is underutilized. There are opportunities to create shelters by converting existing buildings, constructing new buildings, or using temporary facilities such as portables or tiny homes. This use is permitted by right, with no discretionary permit required by the City. There are no limitations on where shelters may locate within the boundary of the RDMO Zone. Since shelter beds do not constitute “dwelling units”, an emergency shelter would not be considered part of the 16 dwelling units permitted by the Overlay Zone and would not affect the number of allowable multi-family units in the Zone.

The City submitted preliminary standards to HCD for review in December 2020 and subsequently revised those standards to ensure that they are compliant with the Government Code and do not present a constraint to emergency shelter development. The adopted standards include:

- Shelters must be at least 300 feet apart, as allowed by the Government Code
- One parking space for each staff person must be provided. There are no supplemental parking requirements based on the number of beds.
- A maximum of 12 beds applies. This is comparable to the maximums that apply in nearby cities, including those with unsheltered populations.
- 50 square feet of personal living space is required for each occupant, excluding common areas.

- The standards allow, *but do not require*, shelters to include a dining room, commercial kitchen, laundry room, recreation room, child care facilities, and support services (the Code indicates these may be provided, but they are not mandatory)
- At least five percent of the shelter area must be dedicated for on-site waiting and intake, and an equivalent (or larger) area is required for exterior waiting
- Shelters must comply with building code, plumbing code, and trash enclosure requirements—the same standards that apply to other uses in the Overlay Zone and in the underlying base RAS-2 Zone.

Consistent with the Government Code, an application to operate an emergency shelter requires submittal of a management and operations plan that addresses hours of operation, staffing levels, maximum length of stay, and security procedures. The application would require approval by the City Administrator, based on satisfaction of the conditions listed above and review for compliance with Building, Fire, and other applicable regulations.

The regulations do not constrain emergency shelter development and are compliant with Government Code requirements. As they were just put into effect in 2021, the City will monitor their effectiveness over the 2021-2029 planning period to determine if changes are needed.

Single Room Occupancy (SRO) Hotels

In February 2021, the City of Rolling Hills amended its zoning regulations to allow Single Room Occupancy (SRO) housing in the RDMO Zone. These are facilities with individual rooms or small efficiency apartments designed for very low-income persons. There are no limitations on where SROs may locate within the boundary of the RDMO Zone. A Conditional Use Permit is required.

In December 2020, the City submitted preliminary standards to HCD for review and subsequently revised those standards to ensure that they do not present a constraint to SRO development. The adopted standards include:

- A minimum of six units and a maximum of eight units
- Maximum occupancy of two persons per unit
- Floor area of 250-350 square feet per unit
- Each room must include a water closet (Toilet plus sink)
- Each room must include a kitchen sink with a disposal (but not necessarily a full kitchen)
- Each unit must have a closet
- Full kitchens (i.e., with range, refrigerator, dishwasher, etc.) and full bathrooms (with shower/bath) *may* be provided in each unit but are not required. If these facilities are not included in each unit, then shared facilities are required on each floor.
- 0.5 parking spaces are required per unit, plus one space for each employee on duty
- Occupancy is for 30 days or more

The City initially proposed including a requirement for 24-hour on-site management, and a requirement for elevators in the event the building was two stories. Both of these requirements were removed following HCD's feedback that they were potential constraints. Requiring 24-hour management requirement could be a constraint for a 6-8 unit facility. As a result, on-site management is not required on a 24-hour basis. Given that the building would only be two

stories, the requirement for elevators was removed. Since SRO rooms would not be classified as independent “dwelling units”, they would not be considered part of the 16 units permitted by the Overlay Zone and would not reduce the number of allowable multi-family units in the Zone.

Supportive, Transitional, and Employee Housing

Supportive housing is a type of rental housing that includes on-site services such as medical assistance or treatment of chronic health conditions or disabilities. Transitional housing is a type of supportive housing but is specifically intended for unsheltered residents who are transitioning to permanent housing. Supportive and transitional housing is not associated with a specific structure type—single family homes can be used in this manner, and so can multi-family buildings.

Government Code Section 65583(a)(5) requires cities to treat transitional and supportive housing as residential uses that are only subject to those restrictions that apply to other residential uses of the same type in the same zone. In other words, a City cannot hold a single family home used as supportive housing to a different standard for parking, setbacks, floor area, etc. than a single family home occupied by a family or other type of household.

Public Health and Safety Code Section 17021.5 requires the City to treat employee housing for six or fewer people the same as other single family housing in each zoning district. For example, if a corporation in another city purchased a home in Rolling Hills and allowed its employees to live there, the use would be treated like any other single family home.

Rolling Hills presently has no Code language that limits transitional, supportive, or employee housing or imposes any special restrictions on such housing. However, these housing types are not expressly acknowledged in the Municipal Code. The 2021-2029 Housing Element includes an action item to add definitions of transitional, supportive, and employee housing to the Municipal Code within six months of Housing Element adoption, acknowledging that such housing is permitted or conditionally permitted in the same manner as other residential dwellings of the same type in the same zone, as required by State law.

Housing Constraints for Persons with Disabilities

Government Code Sections 65583(a)(4) requires the Housing Element to include “an analysis of potential and actual governmental constraints upon the maintenance, improvement of development of housing...for persons with disabilities. AB 686 also requires the City to affirmatively further fair housing, which includes housing that meets the needs of persons with disabilities.

In November 2020, the City Council approved reasonable accommodation procedures, including application requirements, review procedures, findings, and provisions for noticing and advertising the opportunity. These procedures establish a process through which persons with disabilities can request reasonable accommodations (or modifications) to the City’s codes, rules, policies, practices or services so that they have an equal opportunity to enjoy or use a dwelling. The City has also adopted a resolution recognizing the Americans with Disabilities Act, including a commitment to assist disabled residents.

Rolling Hills has adopted the Los Angeles County Building Code. As long as construction is consistent with the Building Code, residents are permitted to provide any disabled access or amenity improvements necessary to reduce barriers. Access to homes via ramps is permitted. One-story construction throughout the community removes a major barrier for persons with disabilities and facilitates access for persons with mobility limitations. Accessibility improvements, universal design changes, and other accommodations for persons with disabilities are processed administratively in conjunction with the building permit process and are permitted in both of the City's residential zones.

Residential Care Facilities and Definition of "Family"

The Lanterman Developmental Disabilities Services Act requires that small licensed residential care facilities for six or fewer clients be treated as regular residential uses and permitted by right in all residential districts. Rolling Hills complies with this requirement in practice and has no minimum distance (separation) or siting requirements for residential care facilities. However, the Zoning Code does not expressly mention or define small residential care facilities. It should be amended to indicate that this use is permitted. As required by California Health and Safety Code Section 1566.2, the City does not collect business taxes, registration fees, or other fees for small residential care facilities.

The Rolling Hills Municipal Code includes a definition of "family" in its zoning regulations. Overly restrictive definitions may pose a housing constraint, but in this instance the definition is broad and inclusive. According to the Rolling Hills Municipal Code, "family" means:

"one or more persons living as a single housekeeping unit, as distinguished from a group occupying a boarding, rooming or lodging house, hotel or club. Family may include domestic servants."

5.2.4 Cumulative Impacts of Land Use Controls

State law requires the City to consider not only the impact of individual development standards, but also the cumulative effects of these standards on the cost and supply of housing. For example, it is possible that a particular setback requirement may appear reasonable on its own but may limit development opportunities when combined with height and lot coverage limits. Sometimes, the combined effect of different development controls can require more expensive construction or result in frequent zoning variances.

Because of the very large lot sizes in Rolling Hills, the zoning standards do not create an adverse cumulative impact on development costs or the housing supply. As previously noted (pages 5-2 and 5-4), a special zoning overlay (OZD-1) was created in 2012 to recognize that some parts of the city have prevailing lot sizes that are smaller than the one-acre minimum required by the RAS-1 district. Roughly 10 percent of the City's parcels are covered by this zone, which allows reduced setbacks in order to avoid the need for zoning variances.

As noted earlier, the combination of front, rear, and side yard setbacks on a rectangular one-acre lot would still allow for a buildable area of over 16,000 square feet. Most parcels are considerably larger than one acre and have buildable areas that exceed 20,000 square feet. FAR and lot coverage limits likewise allow ample structure coverage, and homes larger than 10,000 square

feet can be built without Variances on most lots. The one-story height limit tends to produce building footprints that are quite large—but still within the 20% structure coverage requirement. Each residence is required to have two covered parking spaces (three, if an ADU or guest quarters are on-site). This requirement is modest given the typically large home size and does not constrain building construction.

The land use controls also do not present a cumulative constraint to ADU construction. Almost every parcel in the City has the land area or existing built floor area to support an ADU, and many homes already have spaces that could be easily converted to ADUs. The ADU and JADU regulations adopted in 2018 and revised in 2020 were drafted to work in tandem with the controls for the RAS-1 and RAS-2 districts and have laid the foundation for substantial ADU production.

There are no cumulative land use constraints to multi-family development. The Rancho Del Mar Overlay (RDMO) Zone standards have been tested to ensure they are internally consistent and can support housing in the 20-24 unit/acre range. The RDMO Zone allows multi-family housing to be either owner or renter occupied. New housing units in this zone must be affordable. The affordability requirement is not a constraint to development, as the site is publicly owned and represents a unique opportunity for reduced land and construction costs. There are no comparable opportunities in the city, as this is the only property in Rolling Hills that is flat, vacant, served by public sewer, and walking distance from public transit.

One notable omission from the City's zoning regulations is a provision for density bonuses. State law requires that the City offer a density bonus for projects that set aside various percentages of units for affordable housing, senior housing, and other types of special needs housing. The number of bonus units is based on a sliding scale and can be up to 50 percent above the base density permitted by zoning. For projects where all units are affordable to low and very low income households, the density bonus rises to 80 percent. A density bonus could be requested for the Rancho Del Mar site, since the overlay requires that any multi-family housing is 100 percent affordable. This would allow 28 units on the site instead of the 16 allowed by the General Plan and zoning.

The Housing Element includes a program recommendation that the City amend the Municipal Code to adopt density bonus provisions or adopt the State provisions by reference.

5.2.5 Building Code Standards

The City of Rolling Hills adopted the Building Code for Los Angeles County in effect on January 1, 2020 as its Building Code. A number of local amendments to the Code were made. This includes an allowance for the City Council to hold a public hearing to review decisions of the County Board of Appeals, Code Enforcement Appeals Board, or Building Rehabilitation Appeals Board. Other local amendments include a modified definition of "basement" (to avoid the appearance of multi-story buildings), adjusted provisions for grading and cut slopes, limits on driveway slope, and limits on developing slopes over 50 percent. The City has also adopted the Los Angeles County Plumbing Code, Mechanical Code, Electrical Code, Residential Code, Fire Code, and Green Building Code.

Effective July 1, 2008, all land in the City of Rolling Hills was deemed to be a “Very High Fire Hazard Severity Zone” (VHFHSZ). As a result, several more restrictive fire safety standards have been adopted. The City also has adopted standards for hours of construction, and requirements for geological surveys and investigations.

5.2.6 Permit Processing Times and Approval Procedures

Processing and permit procedures can be a constraint to the production and improvement of housing due to the time they add to the development process. Unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval can increase the cost of housing, create uncertainty in the development process, and increase the financial risk assumed by the developer.

In Rolling Hills, the time required to process a project varies depending on the size and complexity of the proposal, and the volume of projects being reviewed. Not every project must complete every possible step in the process. In addition, certain review and approval procedures may run concurrently.

For smaller projects, permit processing times tend to be faster than in most cities. Administrative review applications (i.e., those that do not require public hearings) typically take only a few days to process. However, the City’s capacity is limited, requiring that some permit processing functions are contracted out. Even smaller projects that are approved ministerially typically require review by the Rolling Hills Community Association and the Los Angeles County Building and Safety Department, in its role as the contracted building authority of the City.

The City collects no fees for over the counter review—such fees are assessed when the project is submitted to the Department of Building and Safety. Administrative review processes have been created for residential additions less than 1,000 square feet, accessory dwelling units and junior accessory dwelling units, remodels, foundation repair, and re-roofing. Such projects are required to submit two sets of plans, various checklists, and calculations of existing and proposed square footage, lot coverage, and impervious surface coverage. The City’s website provides comprehensive information for applicants seeking permits, including on-line portals for applications, payment, and checking progress on permit status.

Larger projects such as new homes take longer, but they are less common. New homes in Rolling Hills are multi-million dollar projects that often require demolition, site preparation and grading, and new driveways before construction may begin. Larger projects may also require review by the LA County Health Department for the adequacy of the septic system, and the Fire Department for fuel modification.

An initial consultation with staff is strongly encouraged at the start of the process. Once an application is received, it is reviewed for completeness, including required calculations, elevations, and site plans. The Planning Commission conducts an initial project review meeting, a field trip, and a meeting to forward the application to the City Council. Likewise, the Council conducts an initial meeting, a field trip, and a meeting to forward the plans to the Rolling Hills Community Association (RHCA).

The RHCA has an Architectural Committee that reviews plans for new homes and large additions to ensure that easements are kept free and clear of structures, including fences and other obstructions.⁵ Projects are submitted to LA County Building and Safety following RHCA review.

Projects that require Variances to development standards or Conditional Use Permits (CUPs) also require Planning Commission hearings. CUPs are required for large horse stables and corrals, detached garages, tennis courts, and a number of other large-footprint site features. From start to finish, the process from submittal of plans to approval of permits may take six months or longer for a brand new home. Applications for ADUs, major remodels, residential additions, and accessory structures are more common, and are processed more rapidly. ADUs, JADUs, and other ministerially approved projects take approximately two to four weeks to process.

The City regularly seeks ways to expedite processing and improve the timeliness of its services. At the present time, permitting and processing time is not considered a constraint and the City complies with the time limit requirements established by Sections 65943 and 65950 of the Government Code.

5.2.7 Site Improvement Requirements

The principal site improvements required upon development of a vacant property are the undergrounding of electrical lines to the structure, installation of a septic system, and conformance to the City's outdoor lighting standards. Road and emergency access (fire safety) improvements may be required for properties that do not have street frontage or have other access constraints. New development in Rolling Hills consists almost entirely of custom homes on existing vacant or previously developed lots, rather than subdivision of "raw land," which tends to reduce overall improvement requirements. At the Rancho Del Mar affordable housing site, installation of curb and gutter improvements would be required prior to development, but the site already has road access, storm drainage, and water and sewer facilities in place.

The cost of installing a new septic system is generally not a constraint for brand new homes but can be an impediment for ADUs and smaller additions, particularly for homeowners with limited incomes. At minimum, the County Health Department requires a feasibility study for any project that could result in septic tank capacity being exceeded. Older homes may face costly septic installation requirements that could render a home addition or ADU infeasible. Programs to assist lower income or senior homeowners with septic tank replacement could be considered, particularly where an ADU is being added.

5.2.8 Development and Permitting Fees

Fees are charged by the City and other agencies to cover the costs of processing permits and providing services and facilities, such as utilities, schools, and infrastructure. Most of these fees are assessed through a pro rata system based on the square footage or value of the project, the staff time required for processing, and the magnitude of the project's impact. If fees become excessive, they can become a constraint on development and make it more difficult to build

⁵ School District and City-owned property is exempt from this requirement. Thus, any development in the RDMO Housing Opportunity Zone would not be subject to RHCA review.

housing affordably. They can also place a burden on lower income homeowners seeking to modify their homes or add an Accessory Dwelling Unit.

A summary of residential development fees charged by the City of Rolling Hills is presented in Table 5.2. Most projects do not require payment of these fees, as they would not typically require use permits, Variances, Zoning changes, General Plan amendments, CEQA review, lot line adjustments, and so on. However, Site Plan Review is commonly required for all new homes and major additions, and ADU permits are required for larger ADUs. For projects complying with City standards and requirements, the fees are not a development constraint.

Table 5.2: City of Rolling Hills Major Development Fees¹

| Fee Type | Fee Amount | Notes |
|-------------------------------------|---------------------------------|--|
| Site Plan Review | \$1,500 | |
| Conditional Use Permit | \$1,500 | |
| Variance | \$1,250 | |
| Minor Variance | \$750 | Encroachments from main structure that do not extend more than 5' into required setbacks |
| Zoning Change or Code Amendment | \$2,000 | |
| General Plan Amendment | \$2,000 | |
| Accessory Dwelling Unit application | \$375 | |
| Major Remodel Review | \$375 | |
| View Impairment Review | \$2,000 | Processing fee for Committee review of impacts on trees and views |
| Water Efficient Landscape Review | \$1,500 | Unused balance refunded |
| Traffic Commission Review | \$300 | Required for new driveways |
| Lot Line Adjustment | \$1,500 | Plus County fee |
| Tentative Parcel Map | \$1,500 | Plus County fee |
| Final Parcel Map | -- | County fee only |
| Environmental Review Determination | \$200 | Plus Fish and Game Fee |
| Environmental Impact Reports | Consultant fee plus 10% | Only required as needed |
| Appeal Fee | 2/3 of original application fee | Only required as needed |

Source: City of Rolling Hills, 2021. Barry Miller Consulting, 2021

¹ This is not a comprehensive list of all fees but covers the major development-related categories in the City's fee schedule. The fee schedule also covers records searches, inspections, and review of grading plans.

Rolling Hills is one of 13 cities that contracts with the Los Angeles County Department of Building and Safety (LACDBS) for plan checking, building permits, and building inspection. The County issues building, plumbing, mechanical, and electrical permits on the City's behalf. The cost schedules for the incorporated cities served by LACDBS are higher than the schedules for the unincorporated area but are comparable to nearby cities with full-service building departments. A residential project with an assessed valuation of \$100,000 would be subject to a plan check fee of \$3,413 and a permit fee of \$4,029. This includes required energy and disabled access checking costs. As the value of a project increases, the fees decline as a percentage of total project costs. They represent 7 percent of a \$100,000 project but less than 5 percent of a \$500,000 project.

The fee schedules for other permits varies by type. Electrical permits are subject to a base fee of \$74.70, plus a cost per square foot (\$0.20/SF for multi-family and \$0.50/SF for single family and duplexes). Separate fees are collected for swimming pools, branch circuits, lighting fixtures, appliances, and electrical plan checking. Mechanical permits are collected for HVAC systems, compression units, boilers, refrigeration systems, etc. Plumbing permits are based on the number of fixtures and also cover projects requiring connection to septic tanks and work such as solar water heaters, sprinkler systems, and backflow protection devices. Relative to the other 12 cities that contract with Los Angeles County, the fee schedule in Rolling Hills is slightly higher. However, the fees are lower in Rolling Hills than in nearby Rolling Hills Estates.

The County also collects fees for projects requiring geotechnical review. This would apply to most new housing units in Rolling Hills. The fee ranges from \$2,752 to \$17,746, with the actual amount based on 0.50% of the value of the proposed structure. Additional fees are charged for geotechnical site inspections and geotechnical review of grading plans.

Los Angeles County typically updates its fees annually based on the consumer price index and other factors. The increase in 2021 was 2.2 percent for all cities served by the County. Rolling Hills updates its fee schedule less frequently, although fees are considered as part of the annual budgeting process. Some of the City's fees—such as the fees for parcel maps and lot line adjustments—have not been updated in many years.

There are no local surcharges or special fees associated with multi-family housing. On a per unit basis, permitting costs would be substantially lower for multi-family units than for new single family units. This is due to the smaller size of multi-family units and to multi-family housing being permitted "by right" within the Rancho Del Mar Overlay Zone, with no applicable administrative fees. The City's fee structure has not historically distinguished between single and multi-family construction, as multi-family housing only recently became a permitted use.

A number of other fees apply in Rolling Hills; these are typically associated with new residences and are intended to offset the additional cost of providing services. These include:

- A Park and Recreation Fund Fee, which is equivalent to 2% of the first \$100,000 in building evaluation, plus an additional 0.5% of the remaining balance. The fee for a \$1 million construction project would be \$6,000. This fee is only charged for new primary homes---ADUs are exempt.
- A School Impact Fee, which is paid to the Palos Verdes Unified School District. In 2020, the fee was \$3.79 per square foot for new residential construction.

- A fee collected by the Rolling Hills Community Association (RHCA), equivalent to \$0.20 per \$100 of assessed valuation (i.e., \$2,000 for a project with a construction value of \$1,000,000)
- Additional architectural review fees collected by the RHCA, including a \$165 flat fee plus \$1 per square foot for new construction, additions and major remodels. In addition, RHCA collects fees ranging from \$25 to \$500 for individual features such as swimming pools, tennis courts, gazebos, and new roofs.

There are no sewer connection fees in the city, since there are no sewers. There is no water connection fee; water service charges are determined by the size of the meter and the number of fixtures, plus the amount of water used. The City likewise has no impact fees for housing, transportation, public art, or other services. Projects in the RDMO Zone would be exempt from the RHCA fee, since they are outside the HOA boundary.

In total, fees for a typical new home are roughly equivalent to 7-8 percent of total construction costs. This is comparable to other cities on the Palos Verdes Peninsula, though somewhat higher than in other urbanized parts of Los Angeles County. The higher fees are associated in part with the terrain and hazards in Rolling Hills and the size and complexity of applications for new homes, many of which require extensive grading and multiple inspections. Fees do not constrain development in Rolling Hills, but they do add to the cost of housing, which is already expensive in the City. Programs to reduce processing and permitting fees for ADUs could be considered, as they could incentivize ADU production.

5.3 Non-Governmental Constraints

Non-governmental constraints significantly affect the affordability of housing in Rolling Hills. Specifically, the high cost of real estate in the city, its heritage as a rural, gated equestrian community, and its limited infrastructure and severe environmental constraints, make it extremely challenging to build traditional affordable housing units. The city is one of the most expensive and highly constrained communities in California. To be economically viable, affordable housing must be tailored to community context—for example, through accessory dwelling units.

5.3.1 Land Costs

Land in Rolling Hills is expensive. The city features dramatic topography, with sweeping views of the Pacific Ocean and Los Angeles basin. Property in the city is marketed as a location for prestigious estates. The supply of acre-plus homesites on the Palos Verdes Peninsula is limited, making demand for such properties very strong. A scan of Zillow.com in Fall 2021 shows two vacant lots for sale in the city—one for \$7.5 million and another with geologic constraints for \$1 million. Data on recent sales shows a vacant single family parcel that sold for \$6.85 million in November 2020 and another that sold for \$1.84 million in 2019. These properties have been marketed and sold as sites for large single family homes.

The economic viability of affordable housing on these sites is further challenged by the cost of the site improvements that would be required to facilitate safe development. The vacant parcels described above lack public sewer; are accessed by narrow, winding, private roads traversing

an area with very high wildfire severity; and have slopes that exceed 50 percent in some cases. The cost of road widening, grading and earth movement, and installation of community-wide sewer and storm drainage construction make most types of multi-family housing economically infeasible. There is no public revenue source to make these improvements. The absence of commercial land uses in the city limits the City's ability to sponsor programs that would reduce or underwrite land or site improvement costs.

5.3.2 Construction Costs

The cost of construction, including labor and materials, is a significant constraint to housing development in Rolling Hills. While high costs have impacted the entire state, Rolling Hills is particularly impacted by the high cost of mitigating environmental constraints, including fire and geologic hazards. New home construction requires grading and earth movement, often with costly retaining walls and engineered drainage systems. Many homes in the city feature high-end finishes, as well as amenities that result in higher costs. The city is also vulnerable to elevated or inflated costs that reflect its reputation as a high-end, high-income market.

In 2014, the Rolling Hills Housing Element estimated that construction costs were approximately \$330 to \$500 per square foot. Based on recent projects in the city, costs have doubled since then. The National Association of Homebuilders estimated that costs increased 26 percent between June 2020 and June 2021 alone. There have been rapid increases in the price of lumber, copper, steel, aluminum, concrete, and other building materials, resulting in some projects being placed on hold and others being cancelled altogether. Construction costs for home additions now regularly exceed \$800 per square foot.

Construction of septic tanks represents a unique expense in Rolling Hills that is not common in surrounding cities. Anecdotally, homeowners in the city report costs of well over \$25,000 to install new septic systems, which in some cases can be an impediment to adding an accessory dwelling unit or expanding an older home.

5.3.3 Financing

Financing is not a constraint to housing development in Rolling Hills, but the high cost of housing makes it infeasible for most households to buy a home in the community. Home mortgage interest rates remain relatively low, with rates at around 3.0 percent for a 30-year mortgage in Fall 2021. Income and down payment requirements have become more stringent than they were following the mortgage crisis of a decade ago, and there are fewer flexible loan programs to bridge the gap between the amount of a required down payment and a potential homeowner's available funds.

Given the very high cost of housing in Rolling Hills, significant capital is required to purchase a home. A 20 percent down-payment on the median priced home in the City would be nearly \$750,000, with monthly mortgage payments of nearly \$19,000. A very high income would be required to qualify. First time buyers face particular challenges in the city, given the lack of equity from prior home ownership.

5.3.4 Conditions, Covenants, and Restrictions (CC&Rs)

Development in Rolling Hills is controlled through both municipal zoning and privately enforced CC&Rs. The CC&Rs are considered a non-governmental constraint because they are enforced by the Rolling Hills Community Association (RHCA), a private entity. The CC&Rs were established by the Palos Verdes Corporation in 1936 upon the initial development of the community. They apply to all property in the city except the City Hall Campus, Tennis Court Facilities, PVP Unified School District site (Rancho Del Mar), and Daughters of Mary and Joseph Retreat Center. The RHCA does not have design review or building permit review authority on these sites.

Elsewhere in Rolling Hills, the CC&Rs restrict the development and use of property to single family homes and limited public uses. They do not allow multi-family housing, commercial, office or industrial activity. One of the stated purposes of the CC&Rs is to preserve and maintain the rural character of the community, including regulating the architectural design of structures. The CC&Rs authorize the RHCA Board to appoint and maintain a five-member Architectural Review Committee to carry out this objective. The Committee is comprised of three Association members and two licensed architects.

The RHCA Board has adopted a Building Regulations manual that is used by homeowners and their architects/ contractors, and by the Committee to evaluate projects. Committee review is required for all new residences and accessory structures, and for all projects that modify the exterior of existing structures. Committee meetings occur twice monthly, on the first and third Tuesdays. The meetings are not considered “public hearings” since RHCA is not a public agency, but they are open to all members of the Association and are subject to Association bylaws.

RHCA’s Building Regulations require that all homes under RHCA’s jurisdiction be one-story, ranch-style construction. The Regulations identify three permissible style types: traditional ranch, contemporary ranch, and early California Rancho. Specific standards are provided for each style, including allowable exterior siding materials, roof materials (and colors), roof pitch, building height (25 feet), and floor to ceiling plate heights (8’6” maximum in at least 50 percent of the structure). Regardless of style, all buildings must be painted white, conform to the natural grade, and have consistently designed doors and windows. A minimum floor area of 1,300 square feet, plus a two-car garage, is required for all residences.

The regulations align with the City of Rolling Hills zoning regulations—in fact, the CC&Rs expressly state that the Architectural Committee must comply with applicable provisions of the Rolling Hills Municipal Code. This includes allowing Accessory Dwelling Units (ADU), which are not mentioned in the Association’s Building Regulations. Under AB 670 and AB 68 (effective January 2020), CC&Rs may not be used to deny ADU applications, and prohibitions on ADUs by homeowner associations are not enforceable.

State law does allow homeowner associations to review the design of ADUs, provided their process is fair, reasonable, and expeditious. This has been occurring in Rolling Hills for the last three years with no adverse effects on ADU construction.

As noted earlier in this chapter, the City has developed a ministerial process for ADU approval as required by state law. Projects meeting the dimensional requirements in the Municipal Code (which are consistent with State standards) are approved without a public hearing or discretionary review by the City. If an ADU does not affect the exterior of a home (for instance, a Junior ADU entirely within the footprint of an existing home, or the conversion of a detached guest house to an ADU), then no RHCA review is required. The Architectural Committee does review ADUs that modify the exterior, add square footage to a structure, or result in a new accessory structure. The purpose of this review is to verify that the structure meets the objective design requirements in the RHCA Building Regulations rather than to evaluate the merits of the project or its off-site impacts. According to the Committee's own guidelines, it "will not require modifications to working drawings that materially change the massing of the project."

City staff has worked closely with RHCA staff to ensure that their design review process is coordinated with City permitting, streamlined, and does not impose unreasonable restrictions on applicants. The RHCA office is adjacent to City Hall and there is ongoing coordination between the two entities. When an application for an ADU is submitted to the City, the City advises the applicant to proceed to RHCA immediately afterwards to initiate project review. Projects are typically forwarded to the RHCA Architectural Committee within two weeks and are typically approved at the initial meeting; if modifications are required, the plans are typically approved at the second meeting two weeks later. The review occurs concurrently with the City permitting process, avoiding potential delays.

In practice, every ADU application approved by City staff has subsequently been approved by the RHCA Architectural Committee. Nonetheless, an action program in this Element recommends that the City work with RHCA to update the 2017 Building Guidelines to acknowledge ADUs and provide guidance for homeowners seeking to add an ADU.

5.3.5 Infrastructure

Another factor adding to the cost of new construction is the limited availability of infrastructure, specifically streets, sewer, storm water and water facilities.

Streets

Rolling Hills has no public roads or streets. Since the 1930s, the community's internal street network has been designed to establish a rural, equestrian character. This historic aspect of the city's infrastructure is one of Rolling Hills' defining features. The road network is typified by winding roads with a 15- to 25-foot paved cross-section and no curbs, gutters, sidewalks, or streetlights. Narrow road width, coupled with steep grades and very low densities, effectively precludes public transit within the city. Access is also gate-controlled at three entry points.

The city's circulation infrastructure is not conducive to uses generating high trip volumes, such as higher-density housing. Given the entire city's designation as a very high wildfire hazard severity area, the capacity to evacuate the population is also a limiting factor. Most streets in the community are "dead ends" without emergency vehicle access alternatives in the event that ingress and egress is blocked.

A number of properties—including City Hall, the Retreat Center, and the PVUSD site, are accessed from roads outside the City gates. These parcels are less constrained by street access but could require ingress and egress improvements (resurfacing, driveways, etc.) in the event a change of use was proposed. Such improvements are typical for any development and would not adversely affect expected construction costs.

Wastewater Disposal

With the exception of the school site and thirteen residences that have individually or collectively (through the creation of a small sewer district) connected to an adjacent jurisdiction's sewer systems, there is no sanitary sewer system in Rolling Hills. Residences are served by individual septic tanks and seepage pits. These systems are designed to serve single family residences and are not conducive to multi-family housing. This is particularly true given the geologic, slope, and soil constraints in Rolling Hills. To meet water quality and runoff requirements, high-density housing typically requires a viable sewer connection.

Over the past 35 years, the City has conducted multiple sewer system feasibility studies. In 2019, the City received approval from the Los Angeles County Public Works and Sanitation District to discharge effluent from up to 235 existing homes in Rolling Hills. The City is in the process of completing design drawings for Phase One, which is a 1,585-foot long 8-inch diameter sewer line along Rolling Hills Road/Portuguese Bend Road. This will provide service to City Hall, the RHCA offices, and the Tennis Courts. Future phases of the project could provide service to residences but would require significant grant funding and potentially special assessments.

In 2021, the City surveyed all households to determine the level of support for developing a sewer system. Roughly 16 percent of the City's households participated. The survey found that about three-quarters of the residents' septic tanks were more than 20 years old. More than 80 percent supported construction of a sewer system, though many responses were contingent on the cost. Past engineering studies have concluded that the terrain and unstable geological conditions in the city make a conventional gravity sewer system infeasible in the city, meaning the cost to property owners could be significant.

The Palos Verdes Unified School District site is an exception. It is connected to a wastewater treatment line that was installed when the school was initially constructed. Collection lines were sized to accommodate a school campus with several hundred students, and associated maintenance facilities—a higher level of demand than is associated with current uses on the site. Given the availability of sewer service to this site and the high cost of extending sewer services elsewhere, it is the most suitable property for multi-family housing in the City.

In some instances, septic systems may present a constraint to ADU development. This is generally not an issue for JADUs or smaller ADUs that repurpose existing habitable space, but a new detached ADU that adds floor space may require increasing the capacity of a septic system. As noted earlier in this chapter, a program in this Housing Element proposes further evaluation of this constraint, and possible ways to assist homeowners in addressing it.

Storm Water Run-off

As a rural community without public streets, Rolling Hills does not have a municipal storm sewer system or continuous network of storm drains. Drainage follows topography, with stormwater flowing into steep ravines through the community. Water percolates into the ground along canyon bottoms, with runoff flowing to the ocean, or to larger streams and detention basins downstream, depending on location.

To comply with federal National Pollutant Discharge Elimination System (NPDES) requirements and maintain its Municipal Separate Storm Sewer System (MS4) permit, the City is required to screen and monitor its runoff to avoid compromising downstream water quality standards. It also required to implement a number of programs, such as an Illicit Discharge Elimination Program. The City also requires Best Management Practices (BMP) for construction in order to avoid erosion, pollution, sedimentation, and runoff that would degrade water quality. These requirements are not a development constraint but may add to the cost of construction. Moreover, the lack of a municipal storm drainage system represents another constraint to higher density housing in most of the city.

The Rancho Del Mar site is outside the area covered by the MS4 monitoring program and drains west toward Rancho Palos Verdes. Unlike the rest of Rolling Hills, it is served by an improved storm drainage system. A 2017 facility evaluation reported the storm drains and inlets on the site as being in good condition.

Water

Water infrastructure in Rolling Hills is owned, maintained, and operated by California Water Service (CalWater). The city is within CalWater's Palos Verdes District, which also serves the other cities on the Palos Verdes Peninsula. Facility planning is governed by an Urban Water Management Plan (UWMP), which evaluates anticipated demand and the water resources available to meet that demand.

Projections of future water use are based in part on expected population growth, which is derived from SCAG forecasts and local general plans. Water demand is projected to increase by 6 percent by 2045, reflecting very slow population and housing growth in the Peninsula cities. Development beyond that anticipated by SCAG forecasts could reduce water pressure, compromise firefighting capabilities, and curtail domestic water availability. This is a problem throughout California, made worse by persistent drought conditions. The UWMP provides water shortage contingency plans, including measures to reduce demand and procure emergency supplies.

Water storage facilities and pipelines in Rolling Hills are generally adequate to meet local needs. However, many of the city's water facilities are aging and the system as a whole is vulnerable to damage during earthquakes and landslides. Storage and distribution facilities reflect the rural density of the city and are not sized to accommodate significant growth. The Palos Verdes Unified School District site provides a unique opportunity in this regard, as its water system was designed for a public school campus with several hundred students.

The introduction of ADUs in Rolling Hills could potentially impact water demand in the City. The California Water Company has no plans to upgrade the aging water system. As ADUs are created, it will be important to consider potential impacts on water distribution lines and fire fighting capacity. Several factors work to mitigate the impacts of ADUs on the water system. First, the population of Rolling Hills has declined by roughly 300 since 1980. Thus, the addition of 40 or so ADUs over eight years may not increase the total number of residents in the City. Second, water conservation measures have been implemented—and continue to be implemented—to reduce water flows and water demand. These measures include water-efficient landscaping requirements, as well as requirements for more efficient plumbing fixtures.

5.3.6 Environmental Constraints

Rolling Hills has severe environmental constraints to development. Slopes exceeding 25 percent are present on almost every remaining undeveloped parcel in the city. Geotechnical studies are required when new homes are constructed, and mitigation is often required to reduce the potential for future damage. The City's Site Plan Review Process and grading requirements are intended to strictly limit recontouring of existing terrain. Most grading occurs through "cut and fill" procedures that retain materials on site. This adds to local housing costs and limits the viability of multi-family housing on most properties in the city.

Landslide Hazards

Figure 5.2 shows landslide zones in Rolling Hills, as mapped by the California Geological Survey (CGS). Large portions of the city are considered hazardous and major slides have occurred in the past. This includes the Flying Triangle Landslide, which has impacted roads, homes, and properties in the southern part of the city for the last 50 years. These areas are poorly suited for development and are susceptible to slope failure. Human modifications to slopes (through development) can exacerbate the problem and the risk.

Building at the head of a landslide can decrease the bedrock strength along an existing or potential rupture surface and "drive" the landslide down slope. Improper grading practices can also trigger existing landslides. Because of these geologic hazards, the City limits land disturbance and other actions that would exacerbate soil instability. Ground instability would contribute to potential risks to human life as well as to physical structures. The Safety Element of the General Plan sets forth policies to restrict new development and expansion of existing development in areas susceptible to landslides.

Earthquake Hazards

Like most of Southern California, Rolling Hills is vulnerable to earthquakes. Large earthquakes can cause building damage and collapse, as well as damage to roads and utilities. The City of Rolling Hills is crossed by the Cabrillo Fault, which is part of the Palos Verdes Fault Zone. It is also vulnerable to earthquakes on the Whittier Fault, the Newport-Inglewood Fault, the Malibu Fault, the Santa Monica Fault, the Redondo Canyon Fault. The location of these faults is shown on Figure 5.3.

The Whittier and Newport-Inglewood Faults are considered capable of generating earthquakes with magnitudes greater than 7.0 and have the potential to cause catastrophic damage. In the

event of a major earthquake on either fault, the city of Rolling Hills would be vulnerable to ground shaking. Secondary hazards include liquefaction, earthquake-induced landslides and differential settlement. Fault rupture is not a significant hazard in the city, and there are no Alquist Priolo “special studies” zones within the city limits.

Wildfire

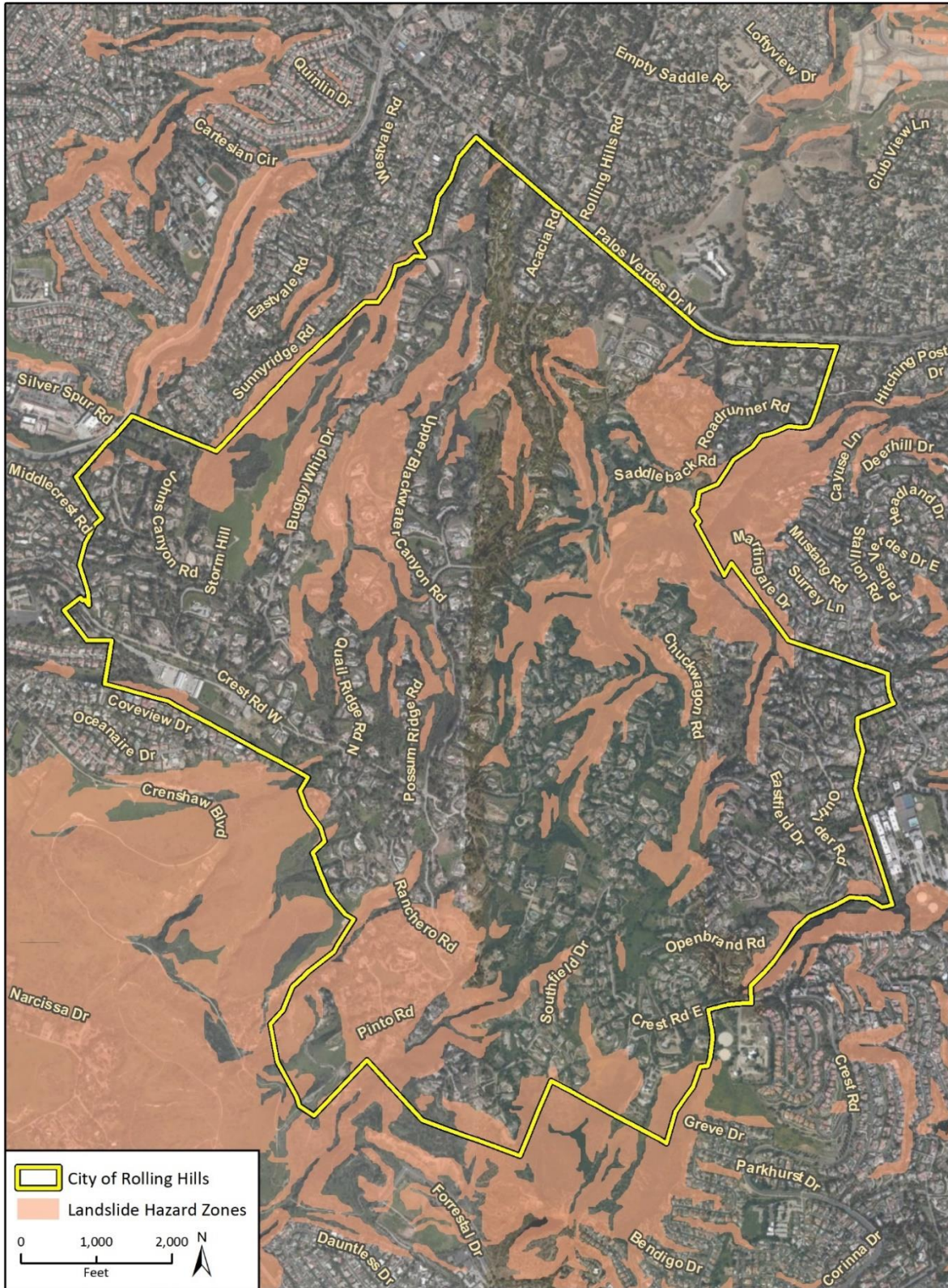
As shown on Figure 5.4, the entire city of Rolling Hills has been designated a “Very High Wildfire Hazard Severity Zone” by CalFire. The city’s terrain creates challenges for vegetation management and presents conditions where a fire can travel quickly up and down canyon slopes. Despite defensible space requirements, the city’s rural nature and equestrian heritage means that extensive areas are covered by dense scrub and brush. The Palos Verdes Peninsula has a history of destructive wildfire, including fires that destroyed homes in 1973, 1993, 2009, and 2018.

The City has taken measures to reduce fire hazards, including preparing a Community Wildfire Protection Plan in 2020. The Plan outlines measures to harden infrastructure, improve vegetation management, underground electric power lines, and improve inspections and enforcement. It also includes provisions for evacuation. Additionally, the City (and Los Angeles County) require special building safety measures, including standards for roofing, eaves, exterior finishes, and buffer zones that respond to the higher fire hazard levels.

Despite these measures, the risks of wildfire cannot be eliminated entirely. Moreover, the city continues to face evacuation constraints resulting from its narrow roads, limited ingress and egress points, and the presence of livestock on many properties.

Biological Resources

Rolling Hills supports a variety of plant and wildlife species, including some that are listed or under consideration for listing by the U.S. Department of Fish and Wildlife and/or the California Department of Fish and Wildlife. These species include the Palos Verdes Blue butterfly, the California Gnatcatcher, the Pacific Pocket Mouse, the San Diego Horned Lizard, and Brackishwater snail. Development that could adversely impact the habitat of these species must undergo review and approval by the overseeing federal and state agencies. Typical mitigation measures include preservation of habitat, further restricting the potential land available for development. This constraint is likely to continue throughout the planning period.



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

Source: Draft Rolling Hills Amended Safety Element, 2021

Figure 5.2: Landslide Hazard Areas in Rolling Hills



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

Source: Draft Rolling Hills Amended Safety Element, 2021

Figure 5.4: CalFire “Very High” Fire Hazard Severity Zones

6. Housing Goals, Policies, Objectives, and Programs

Chapter 6 provides the City’s housing plan for the next eight years. The plan has three components:

- A statement of the City’s goals and policies for housing. The goals and policies balance State mandates and Government Code requirements with local needs and priorities.
- An action program. The action program identifies the specific, measurable steps the City will take during 2021-2029 to implement the policies.
- Measurable objectives for housing production. These objectives correspond to the City’s Regional Housing Needs Allocation (RHNA) and also include numeric targets for housing rehabilitation and conservation.

6.1 Goals and Policies

The following goals and policies reflect the City’s continued commitment to actively support residential development and plan for the City’s fair share of regional housing needs:

GOAL 1: Provide housing opportunities which meet the needs of existing and future Rolling Hills’ residents.

Policy 1.1: Accommodate Rolling Hills’ share of the region’s housing needs in a way that protects public safety, responds to infrastructure constraints and natural hazards, recognizes market conditions, and respects the historic context and land use pattern in the city.

Policy 1.2: Allow the development of a variety of housing types in the city, including multi-family housing. While Rolling Hills will remain a rural equestrian community, housing opportunities will be provided for all income groups as required by State law.

Policy 1.3: Facilitate development on the remaining vacant buildable lots in the city in a manner consistent with adopted zoning standards.

Policy 1.4: Allow Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in all residential zones. Maintain objective standards to ensure that ADUs and JADUs are compatible with the community; minimize visual, parking, traffic, and other impacts; and respect neighborhood context.

Policy 1.5: Explore incentives to create and maintain Accessory Dwelling Units that are affordable to low and very low income households.

Policy 1.6: Encourage the conversion of existing guest houses and other habitable accessory buildings into legal ADUs.

Policy 1.7: Work with other governmental entities and the non-profit community to support the development of affordable or senior housing on the Palos Verdes Peninsula and in nearby South Bay cities.

Policy 1.8: Maintain planning and building procedures that maximize efficiency and reduce permit processing times and high fees. Encourage public understanding of the planning and building processes to reduce project costs and delays.

GOAL 2: Maintain and enhance the quality of residential neighborhoods in Rolling Hills.

Policy 2.1: Encourage and facilitate the maintenance and improvement of existing homes.

Policy 2.2: Ensure that new housing and home improvements comply with building code and fire safety requirements.

Policy 2.3: Maintain a code enforcement program, including procedures to remediate violations.

Policy 2.4: Require the design of home improvements, additions, ADUs, and infill housing to minimize impacts on existing residences. Include objective standards in the zoning ordinance that protect visual quality, privacy, and community character.

Policy 2.5: Mitigate hazards that could potentially cause a loss of housing units in the city, including wildfires, landslides, and earthquakes. Encourage home hardening and defensible space to minimize the potential for housing loss during a natural disaster.

Policy 2.6 Prohibit the use of ADUs as short-term rentals in order to maintain their viability as permanent housing units.

Policy 2.7: Encourage weatherization, energy conservation, and renewable energy to increase energy efficiency and reduce home energy costs.

GOAL 3: Address the housing needs of older adults and others in the community with special housing needs.

Policy 3.1: Provide reference and referral services for seniors, such as in-home care and counseling for housing-related issues.

Policy 3.2: Support shared housing programs and room rentals as options for seniors to remain in the community without financial hardship.

Policy 3.3: Encourage housing opportunities for live-in care givers, domestic employees, and family members who may assist elderly or mobility-impaired residents who wish to age in place.

Policy 3.4: Consider participation in state and federal programs that assist lower income and senior households in home repair and maintenance.

Policy 3.5: Strive to meet the needs of extremely low-income Rolling Hills residents, including seniors on fixed incomes.

Policy 3.6: Encourage the retrofitting of existing Rolling Hills homes so they are accessible to the disabled, including persons with developmental disabilities. Provide reasonable accommodations in rules, policies, practices, and procedures for disabled persons to ensure equal access to housing.

Policy 3.7: Participate in countywide programs to meet the needs of unsheltered residents and others who may need emergency housing assistance.

GOAL 4: **Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, disability status, or national origin.**

Policy 4.1: Affirmatively further fair housing by ensuring that housing opportunities for persons of all income levels, races and ethnicities, and physical abilities are available in Rolling Hills.

Policy 4.2: Enforce all applicable laws and policies pertaining to equal housing opportunity and discrimination. Maintain third party agreements to follow-up on and correct alleged violations.

Policy 4.3 Make information on fair housing laws available to residents and realtors in the City by providing information on the City's website and print media at the City Hall public counter.

Policy 4.4: Ensure effective and informed community participation in local housing decisions. This should include special efforts to include traditionally underrepresented groups, including persons working or providing services in Rolling Hills.

Policy 4.5: Distribute affordable housing opportunities around the city by focusing on ADUs as a housing strategy.

Policy 4.6: Participate in regional forums and initiatives to promote fair housing.

6.2 Housing Implementation Plan, 2021-2029

The goals and policies set forth in the Housing Element will be implemented through a series of housing programs. Some of these programs are already underway and others will be implemented over the next eight years. This section of the Housing Element provides a brief description of each program, including measurable objectives, responsible entities, and implementation timeframes. Each of these programs has been developed consistent with HCD guidelines and State Government Code requirements.

Program 1: Annual Progress Report

As required by State law, the City will prepare and file an annual report on the progress made toward implementing its Housing Element using forms and definitions adopted by the California Department of Housing and Community Development (HCD). Guidance on the content of the report is provided by the State Office of Planning and Research. It documents the City's progress toward meeting its share of regional housing needs and efforts to remove government constraints to housing production. The report must be presented to the City Council prior to its submittal (it may be approved as a consent item).

Quantified Objective: Provide one report per year
Funding Source: City General Fund
Responsible Agency: Planning and Community Services Department
Implementation Time Frame: File by April 1 of each year

Program 2: Rancho Del Mar Opportunity Site Monitoring

In February 2021, the City adopted the Rancho Del Mar Overlay Zone on the 31-acre Rancho Del Mar (RDM) campus owned by the Palos Verdes Unified School District. As documented in Chapter 4 and Appendix B of this Housing Element, large parts of the RDM site are unimproved and vacant. The new zoning permits 16 affordable multi-family units on the site, which may be developed "by right" at a minimum density of 20 units per acre.

The City Manager will meet at least once annually with the School Superintendent to discuss the future of the site, including future development opportunities. Next steps to be pursued on the site include:

- Exploring the feasibility of subdividing the site to create a separate parcel west of the PVPTA transit facility. This site could be more easily marketed as a development opportunity.
- Further discussions with the School Board regarding opportunities for teacher housing and/or senior housing on the site.
- In collaboration with the School District, make information on the site available to affordable housing developers.
- Further discussions with non-profit developers regarding the opportunity to construct housing on the site, including technical assistance to developers where requested.

- Consideration of permit streamlining, CEQA clearance, and fee reductions for future affordable housing development on the site. Multi-family housing is already permitted “by right” subject to objective design standards adopted in February 2021, but further steps could be taken to reduce future development costs.

Quantified Objectives: (1) 16 units of affordable housing on the RDM site
(2) Annual meeting between the City Manager and School Superintendent
Funding Source: City General Fund
Responsible Agency: City Manager
Implementation Time Frame: Once annually, beginning in 2021

Program 3: No Net Loss Monitoring and Other Multi-Family Housing Opportunities

The City has identified adequate capacity to accommodate 45 units of housing, as required by the Regional Housing Needs Allocation. Sixteen of these units are on the Rancho Del Mar Site. Five are new single family homes on vacant lots (three of which are already approved). The remainder are Accessory Dwelling Units. Rolling Hills will continue to maintain General Plan and zoning designations that facilitate development of the required number of units and will continue to comply with the Housing Accountability Act in the event projects are proposed.

SB 166 (2017) requires that every city maintain “adequate sites” to accommodate its RHNA by income category at all times during the eight-year Housing Element period. If a designated housing opportunity site becomes unavailable, the city must demonstrate that it still has adequate capacity on its remaining sites (e.g., “no net loss”). In the event the Rancho Del Mar site becomes unavailable to produce the housing units envisioned by the overlay zone, the City would need another suitable site to accommodate those units.

Cities generally meet the no net loss mandate by providing one or more “buffer” sites in addition to their primary sites. These sites must meet HCD criteria, including the ability to accommodate 16 units at a density of at least 20 units per acre. As demonstrated in Chapter 4, due to the lack of sewer and the community’s natural hazards, Rolling Hills does not have a buffer site available. The City will continue to explore potential housing sites that could supplement the RDM site, particularly where sanitary sewer service could be made available in the future. The City will continue to rely on accessory dwelling units to meet the balance of its lower-income housing assignment, regardless.

Quantified Objectives: No net loss of housing capacity to meet RHNA at all times
Funding Source: City General Fund/ Permitting Fees
Responsible Agency: Planning and Community Services Department
Implementation Time Frame: Continuous through 2029

Program 4: Add Definitions of Transitional and Supportive Housing, and Employee Housing, to Municipal Code

To comply with Government Code Section 65583(c)(3), the City of Rolling Hills must clarify that transitional and supportive housing are considered residential uses and are subject to the same restrictions that apply to the other residential uses that are allowed in a given zoning district. In other words, a single family home used as a group home for persons with disabilities is subject to the same planning and zoning requirements that apply to a single family home used by a traditional family. Most local governments have addressed this requirement by adding definitions to their zoning codes for transitional and supportive housing.

The purpose of this program is to add those definitions to the Rolling Hills Municipal Code (Chapter 17). The definitions would acknowledge that such housing is permitted or conditionally permitted in the same manner as other residential dwellings of the same type in the same zone as required by State law. Definitions of small licensed residential care facilities (for six or fewer residents) and low barrier navigation centers also will be added to the Code and referenced in other zoning regulations, as required by State law.

This program also includes a Municipal Code Amendment to add a definition for employee housing in accordance with the California Health and Safety Code (HSC). HSC Section 17021.5 states that employee housing providing accommodations for six or fewer people shall be deemed a single family structure with a residential land use designation. It further states that employee housing may not be considered a boarding house, rooming house, hotel, dormitory, or similar term that implies that such housing is a business run for profit or differs in any other way from a single family dwelling. State law precludes a city from requiring a conditional use permit, zoning variance or other zoning variance for such housing, and stipulates that the use of a single family dwelling for six or fewer employees does not constitute a change of occupancy for building code purposes.

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| Quantified Objectives: | Council Action Adopting Definitions |
| Funding Source: | City General Fund |
| Responsible Agency: | Planning and Community Services Department/ City Attorney |
| Implementation Time Frame: | Complete by December 2022 |

Program 5: Density Bonus Ordinance

Section 65915 of the California Government Code establishes mandatory statewide provisions for density bonuses for affordable and senior housing projects. Rolling Hills does not currently have density bonus provisions in its Municipal Code. Historically, the City has not had multi-family housing, nor any site where multi-family housing could be constructed. With the creation of the Rancho Del Mar Overlay Zone, a developer could request a density bonus and related concessions from a developer. State standards would apply in this instance. The City should adopt provisions in its Municipal Code acknowledging the applicability of State density bonus laws in the event a request is received.

Quantified Objectives: Municipal Code amendment related to Density Bonuses
Funding Source: General Fund
Responsible Agency: Planning and Community Services Department
Implementation Time Frame: Complete by December 2022

Program 6: Accessory Dwelling Unit (ADU) Production, Monitoring, and Incentives

As noted in Chapter 4, the City intends to meet its Regional Housing Needs Allocation of 29 lower income units through a combination of affordable housing on the Rancho Del Mar site (16 units) and privately constructed and rented ADUs on scattered sites throughout the city. At least 13 ADUs should meet affordability thresholds for low and very low income households.¹ Creating opportunities for lower income households on scattered sites supports one of the main objectives of the State's Affirmatively Further Fair Housing (AFFH) requirements, which is to avoid the concentration of lower income housing in a single location. An ADU-centered strategy also responds to the lack of sanitary sewer, storm drainage, and public streets in Rolling Hills and the community's rural densities and absence of supportive services.

As stated in Chapter 4, the City approved nine ADUs in 2021 alone, including two that are projected to be affordable to lower income households based on their small size. Thus, creating another 11 ADUs affordable to lower income households over the next eight years is an attainable goal. The Annual Housing Progress Report should address the City's progress toward meeting this goal; if the City is falling short after two years, the strategy should be revisited and additional incentives should be developed.

Program 6 includes a number of specific elements, which are listed below:

6.1 Develop Citywide Roster of ADUs. The City developed an ADU roster in October 2021 and will expand the roster as new units are created. Currently, the roster (or data base) contains fields such as Address, Owner, month approved, square footage, and a description of each unit. This should be expanded to include information on whether the unit is occupied, the number of occupants, and the rent charged—this information would be requested from homeowners on a voluntary basis. Tracking occupancy and affordability is

¹ Two ADUs meeting affordability criteria for low/very low are already under construction (see Table 4.1), leaving a balance of 11 needed.

intended to determine how many units are serving very low- and low-income households, and to demonstrate that the City is meeting its RHNA.

6.2 Annual ADU Survey. The City will send an annual letter to households on the ADU roster requesting information on the status of the unit. The information will be used to prepare a summary that can be referenced as part of the City’s Annual Progress Report. As part of this task, the City will also identify instances where very low or extremely low income households (including family members, domestic employees, caregivers, etc.) are residing on Rolling Hills properties and paying below market rent (or no rent). To the extent these households are occupying independent living quarters, this data provides evidence that the City is accommodating its RHNA target for very low income households.

6.3 Develop Inventory of Potential ADUs. Over time, the City will develop a parcel data base of potential (or “unintended”) ADUs, which are existing habitable spaces that could potentially be converted into independent dwelling units. This would include guest houses, pool houses, and similar accessory structures that are used by the primary residence. As the inventory is completed, owners would be advised of the opportunity to convert the space into a legal ADU.

6.4 Incentives for ADU Construction. The City will develop incentives for ADU construction. Different incentives may be developed for those building new homes (i.e., reduced fees for including an ADU in a new residence), those adding a new ADU on their property, and those converting existing habitable floor space into an ADU. In accordance with California Health and Safety Code (HSC), Section 65583(c)(7) (effective January 1, 2021), the City will explore the use of State CalHome, LEAP, REAP, and SB 2 funding to help local homeowners build or finance ADUs on their properties. Access to these funds typically requires rents that are affordable to low and very low-income households.

6.5 Pre-Approved ADU Plans. The City will determine its eligibility for State grant funding to develop “pre-approved” plans for ADUs that can be used by Rolling Hills residents. These architect-developed plans would be specifically tailored to meet the RHCA design guidelines and would respond to the topography and access constraints found on most Rolling Hills lots. Enabling homeowners to use pre-approved plans may reduce architectural design costs, and potentially reduce construction costs. This can make ADUs more feasible and allow them to be rented more affordably.

6.6 Coordination with RHCA. The City will coordinate with the Rolling Hills Community Association to ensure that RHCA’s design review practices and procedures do not constrain ADU construction or add to their costs. City staff will meet with RHCA staff and the RHCA Architectural Committee regularly to coordinate review, advise RHCA of State laws relating to ADUs, and address any issues that may arise in the future. The City will also work with the Rolling Hills Community Association to explore reduction of annual HOA fees for property owners agreeing to limit rents on their ADUs.

6.7 Septic Tank Replacement Grants or Financial Assistance. The City will pursue funding for a grant which can be used to assist homeowners with septic tank replacement when paired with the addition of an ADU. The grants would be targeted to lower income seniors who may seek to add an ADU but lack the financial resources to replace their septic tanks.

6.8 Non-Profit Construction of ADUs. The City will explore the possibility of engaging a non-profit housing developer in a program to develop ADUs in partnership with interested Rolling Hills property owners. Participation could be limited to qualifying lower income residents, or to homeowners who agree to limit rents to levels that are affordable to lower income households. Such a program was successfully implemented by the City of Santa Cruz, in collaboration with Habitat for Humanity, and could be considered locally.

6.9 Monitor Best Practices in ADUs. The City will continue to track statewide and national trends in ADU management, incentives, and regulations. The focus will be on cities in California that are comparable to Rolling Hills in density, character, and constraints, with an eye toward cities that are relying on ADUs to meet a substantial share of their RHNA for lower income households. Programs that are potentially transferable to Rolling Hills will be considered for local implementation.

In addition to the specific measures listed above, City staff will continue to assist homeowners who are interested in adding an ADU, and will work with applicants to facilitate ADU review, permitting, and approval.

- Quantified Objectives:
- (1) Citywide ADU roster of 40 ADUs by 2029, including at least 13 ADUs rented at levels meeting affordability criteria for lower income households
 - (2) ADU Survey, administered once a year
 - (3) Inventory of potential ADUs
 - (4) ADU Incentives
 - (5) Two to four pre-approved ADU architectural plans
- Funding Source: City General Fund/ State grants
- Responsible Agency: Planning and Community Services Department/ City Attorney
- Implementation Time Frame:
- (1) Rosters and Surveys prepared by 2022 and updated annually
 - (2) ADU incentives by 2023
 - (3) Approved architectural plans by 2024, or as funding allows

Program 7: Accessory Dwelling Unit (ADU) Outreach, Education, and Information

Program 7 addresses public outreach, education, and information on ADUs. Like Program 6, it has multiple elements.

- 7.1 Biennial Mailing.** The City will send a mailing to all households in Rolling Hills at least once every two years advising them of the opportunity to create an ADU, the potential benefits of having an ADU, and potential incentives in the event the ADU will be occupied by a household worker, caregiver, family member, or other household meeting the definition of a low or very low income household. The mailing may consist of an article in the City’s monthly newsletter.
- 7.2 Website.** The City will develop a landing page on its website with information on ADU opportunities (“Thinking about building an ADU?”). The website landing page will include information on the types of ADUs an owner may consider (detached, attached, junior, etc.), the typical cost and cost considerations, financing options, tax implications, development standards, tenant selection, and so on. The information should also be provided in printed form for interested homeowners.
- 7.3 RHCA Design Guidelines Update.** The City will work with the Rolling Hills Community Association to facilitate an update of the RHCA Design Guidelines so that they address ADUs. Currently, the Guidelines do not acknowledge ADUs at all. The Update would provide objective design standards for ADUs that are consistent with Rolling Hills zoning standards as well as the design guidelines that currently apply.

Quantified Objectives: (1) Mailings to all Rolling Hills households (at least once every 2 years)
(2) Updated City website
(3) Updated Design Guidelines document

Funding Source: City General Fund, State grants

Responsible Agency: Planning and Community Services Department

Implementation Time Frame: (1) First mailing by December 2022
(2) Website update by June 2023
(3) Update of design guidelines by 2024

Program 8: Assist Senior and Disabled Households

The City will continue to address the housing needs of seniors and persons with disabilities by connecting those in need with social service agencies, non-profits, volunteer organizations, and other service providers, and by coordinating with the RHCA in the services and programs it provides. As noted in the Needs Assessment, more than one-third of the city's residents are over 65 and about 10 percent have one or more disabilities. The City will work with seniors, especially those on fixed incomes, to evaluate housing needs and resources.

Several of the programs listed elsewhere in this Element (shared housing, assistance with home maintenance, reduced utility rates, etc.) are primarily intended to benefit lower income seniors. The City also will support expanded opportunities for persons with disabilities, including the use of universal design principles and accessibility standards in new construction and ADUs. As part of this program, Rolling Hills will also work with the Harbor Regional Center to implement outreach services to Rolling Hills families on services available to persons with developmental disabilities. The City's website will be updated to include links to housing and supportive services for seniors and disabled persons.

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| Quantified Objectives: | Website landing page with senior housing resources Facilitate age-in-place retrofits for 10 senior households |
| Funding Source: | City General Fund |
| Responsible Agency: | Planning and Community Services Department/ City Manager |
| Implementation Time Frame: | June 2023 (for website) |

Program 9: Assist Extremely Low-Income Households

Extremely Low Income (ELI) households have incomes that 30 percent or less of the County median. In 2021, the income thresholds for ELI were \$24,850 for a household of one; \$28,400 for a household of two; \$31,950 for a household of three; and \$34,450 for a household of four.

Based on CHAS data, there are 25 ELI households in Rolling Hills, representing about 3.5 percent of the city's households. The CHAS data indicated that all 25 of these households were homeowners, suggesting they are primarily seniors on fixed incomes. The City will explore ways to assist elder Rolling Hills homeowners on fixed incomes with home maintenance, repair, and retrofit activities. It will also direct these households to appropriate resources, such as shared housing services and programs to reduce utility costs.

There are additional ELI households in Rolling Hills that may not be counted in the Census data, including extended family members living in independent quarters on a property, or domestic employees (housekeepers, au pairs, personal assistants, etc.) living in guest houses, accessory buildings, or in separate quarters within the primary residence. The City will address the needs of these households by prioritizing applications for ADUs and encouraging homeowners to create opportunities for domestic employees and family members to live "on site."

A study sponsored by SCAG in 2020 determined that 15 percent of the ADUs in the coastal Los Angeles area were likely to be available at rents affordable to Extremely Low Income

Households.² A 2018 study further found that 17% of the ADUs in Portland, Seattle, and Vancouver were occupied by a friend or family member for free.³ A 2014 study found that 18% of the ADUs in Portland were occupied for free or extremely low cost.⁴ A 2012 UC Berkeley publication indicates that up to half of all ADUs are occupied at no cost.⁵

Based on these analyses, the City is estimating that seven “rent free” or extremely low income rentals will be added to the Rolling Hills housing stock by 2029. It will seek to document and measure progress toward this objective by soliciting voluntary reporting of such units by individual homeowners. As noted in Program 6.2, an annual survey is proposed to be administered to all registered ADU owners in the city. This would enable tracking of rent-free or reduced rent ADUs.

Quantified Objectives: Provide seven housing units affordable to Extremely Low Income
Funding Source: City General Fund/ Permitting Fees
Responsible Agency: Planning and Community Services Department
Implementation Time Frame: Prepare inventory of ELI units by 2024, update annually

Program 10: Support Regional Efforts to End Homelessness

Extremely low-income persons also include those who are homeless or may be at risk of becoming homeless. Although the point-in-time surveys for the last five years have not counted any homeless residents in Rolling Hills, the City recognizes that homelessness is a regional problem that requires regional solutions. Rolling Hills will continue to allow emergency shelters and single room occupancy hotels in the Rancho Del Mar Overlay Zone and will monitor the effectiveness of its regulations in its Annual Housing Progress Report.

The City will continue to work with adjacent communities on emergency shelter referrals. As a member of SCAG and the South Bay Cities COG, staff and elected officials participate in forums and discussions of homelessness, and potential programs and resources to end homelessness and increase the supply of shelter, transitional, and supportive housing in Greater Los Angeles.

Quantified Objectives: Participation in point in time surveys; participation in at least one regional meeting annually on strategies to end homelessness
Funding Source: City General Fund/ Permitting Fees
Responsible Agency: Planning and Community Services Department/ City Manager
Implementation Time Frame: Ongoing, 2021 through 2029

² SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020

³ Jumpstarting the Market for ADUs. Turner Center (for ULI), San Francisco, 2018

⁴ ADUs in Portland OR. Environmental Solutions Management, 2014

⁵ Scaling Up Secondary Unit Production in the East Bay. Berkeley Institute of Regional Development, 2012

Program 11: Permit Streamlining

The City will continue its efforts to expedite permit processing, ensure efficiency, and reduce administrative and processing costs for new development. This could include provisions for reduced fees for ADUs that are rented at below market levels, or occupied by qualifying lower income households. As part of the annual budgeting process, the City will ensure that fees are appropriate for the services provided, and will consider ways to improve the permitting and entitlement processes.

Quantified Objectives: Compliance with all provisions of the Permit Streamlining Act
Funding Source: City General Fund/ Permitting Fees
Responsible Agency: City Manager/ Finance Director/ Planning and Community Services Department/ LA County Building and Safety
Implementation Time Frame: Ongoing, 2021 through 2029

Program 12: Facilitate Communication with Affordable Housing Service Providers, Developers, and Advocates

The City of Rolling Hills periodically receives requests from housing advocates, non-profit developers, and service providers to disseminate information on affordable housing needs and opportunities and work collaboratively to address housing issues. City planning staff regularly field requests from for-profit and non-profit developers, participate in regional housing meetings and discussions, and work with other cities to explore creative, effective ways to meet housing needs. In the event a non-profit agency or developer wishes to submit a grant application that will increase housing affordability for senior or low income Rolling Hills residents, staff will provide administrative support wherever possible.

Quantified Objective: Hold at least one meeting a year with one or more non-profit housing sponsors to discuss housing opportunities and needs in Rolling Hills
Funding Source: General Fund
Responsible Agency: Planning and Community Services Department
Implementation Time Frame: Convene one meeting before December 2022

Program 13: Shared Housing

Shared housing enables homeowners to offset their housing costs by receiving rent, or get additional help in managing housing duties. It also creates a resource for lower income households in the community, including college-aged students and young adults, caregivers, domestic workers, landscapers and building industry workers, child care workers, teachers, and other public service employees. It can also be a resource for seniors, some of whom may no longer wish to live alone or lack the financial resources to live alone.

Residents in Rolling Hills have access to two nearby shared housing programs: Focal Point at the South Bay Senior Services Center in Torrance and the Anderson Senior Center in San Pedro. Both these centers offer resources to assist seniors locate roommates interested in sharing housing. These programs make roommate matches between seniors based on telephone requests.

Numerous other home sharing services have emerged over the last decade. These include SHARE! Collaborative Housing, a public-private partnership supporting shared single family housing for persons with disabilities in Los Angeles County; Affordable Living for the Aging, which matches younger single tenants with seniors in Los Angeles County; and Los Angeles County HomeShare, which serves residents of all ages throughout the County. There are also private services such as Silverleaf (Long Beach) that facilitate home sharing for a fee.

The City will continue to apprise residents about shared housing programs by providing information at the public counter and online.

| | |
|----------------------------|--|
| Quantified Objectives: | Continue to provide informational brochures advertising shared housing programs at City Hall and on the City's website |
| Funding Source: | City General Fund |
| Responsible Agency: | Planning and Community Services Department |
| Implementation Time Frame: | Establish website links by December 2022 |

Program 14: Sewer Feasibility Studies and Phase One Construction

As indicated in Section 5.3.5 of this Housing Element, Rolling Hills does not have a sanitary sewer system. With a few exceptions, the entire city is served by private septic systems. Septic system installation is costly and requires customized design to reflect steep terrain. The cost of installing sanitary sewers and storm drains would be even more costly, as it would likely require easements, force mains, and lift stations.

The City recently completed design drawings for a sanitary sewer extension through adjacent Rolling Hills Estates that will bring service to Rolling Hills City Hall and the Tennis Courts. A future phase of this project could continue southward along Portuguese Bend Road, allowing some Rolling Hills homes and a number of vacant properties to be served by sewer. A survey done by the City in 2021 indicated there was strong support for a sewer extension project, contingent on the cost to each homeowner. There is currently no funding source for such an extension. Grant funding would be required, as it would reduce the cost burden on homeowners and make the project more feasible.

The City will continue to work toward addressing this constraint during the 2021-29 planning period. This includes:

- Developing the initial phase of the project, serving City Hall and the Tennis Courts
- Conducting feasibility and cost studies for a future phase to serve privately owned homes and parcels in the northern part of Rolling Hills
- Pursuing funding for future phases
- Continuing to poll Rolling Hills residents on their level of support for the project

In addition, the City continues to monitor water quality issues related to its MS 4 permit for stormwater discharge. Efforts to address runoff quality and implement best management practices to reduce pollution are ongoing and will continue.

Quantified Objective: (1) Complete 1,585-foot sanitary sewer extension to City Hall/ Tennis Courts (Phase I)
(2) Complete feasibility / cost study of sanitary sewer extension
(3) Obtain grants for Phase I project construction

Funding Source: General Fund/ State grants

Responsible Agency: City Manager

Implementation Time Frame: Complete Phase I by 2024

Program 15: Consider Participation in CDBG Urban County Program

At least once every two years, the City should re-evaluate the feasibility of joining the Los Angeles Urban County CDBG program in order to create a funding source for home improvements for qualifying lower income Rolling Hills residents. The decision should consider the potential amount of funding that could be received by the city, and potential uses for that funding, as well as the administrative costs, reporting requirements, and staff resources required to carry out the program. In the event the City receives CDBG grants, it could consider using the funding to assist qualifying lower income households with energy efficiency improvements, housing rehabilitation and improvements, or septic tank replacement.

Quantified Objectives: Prepare staff report to City Council regarding participation in Urban County CDBG program
Funding Source: City General Fund
Responsible Agency: City Manager/ Finance Director
Implementation Time Frame: By 2023, and every two years thereafter

Program 16: Code Enforcement

The City will continue code enforcement and nuisance abatement activities to ensure the safety and habitability of housing in Rolling Hills. While property maintenance in Rolling Hills is excellent, there is a need for ongoing enforcement of planning and building codes. The City has a “Code Enforcement” webpage with online forms for reporting suspected violations, including those relating to vegetation management and outdoor lighting as well as unpermitted construction or nuisances. Periodic information on code enforcement resources and requirements is also provided to residents through the City’s monthly newsletter.

Quantified Objective: Respond to 100 percent of resident Code Enforcement inquiries
Funding Source: General Fund
Responsible Agency: Planning and Community Services Department
Implementation Time Frame: Ongoing, 2021-2029

Program 17: Reduce Home Energy Costs

Energy bills can be a significant cost burden, particularly for households on fixed incomes with large homes to heat and cool. The City has adopted the Green Building Code and enforces Title 24 energy efficiency requirements through its contract with the Los Angeles County Department of Building and Safety. New residential projects, including new homes, ADUs, renovations, and additions, will continue to be required to meet Title 24 standards. These requirements result in energy savings which reduce gas and electric consumption and home utility bills.

Rolling Hills also works with Southern California Edison to distribute information to residents on energy conservation and weatherization, including information on financial assistance and lower utility rates for low-income customers. The City will provide links on its website to assist lower income residents in accessing information on reduced utility rates. Rolling Hills is also a member of the South Bay Environmental Services Center, which provides information on energy incentives, audits and rebates. These programs will continue in the future.

The City will also support resident installation of solar energy systems. A growing number of Rolling Hills homeowners have installed photovoltaic panels, increasing energy independence and resilience while reducing home energy costs.

Quantified Objective: (1) Provide links on City website related to energy conservation, weatherization, and financial assistance
(2) Adopt updated Building Code standards for energy efficiency
Funding Source: General Fund, LIHEAP
Responsible Agency: Planning and Community Services Department
Implementation Time Frame: Website Update, with links: Complete by January 2023

Program 18: Facilitate New Construction and Home Improvements

The City will continue to work with property owners, architects, and builders to enable new housing to be built in the City. Continued cooperation and communication between City staff, applicants, and neighbors will facilitate the construction of new housing. The City is committed to efficient planning, building, and inspection procedures, and regularly seeks ways to improve the process and reduce delays.

With few vacant lots remaining, most construction projects in Rolling Hills consist of home additions, repairs and modernization, or replacement of existing dwellings. Continued investment in Rolling Hills housing stock is strongly encouraged and will continue to be supported in the future. Although the City does not provide direct financial assistance to lower income homeowners, it assists owners in keeping costs down through permit streamlining and fees that are generally below average compared to other cities in Los Angeles County.

Quantified Objective: 5 new single family homes (above moderate income)
Funding Source: Private Funds (Permitting Fees)
Responsible Agency: Planning and Community Services Department, LA County Building and Safety
Implementation Time Frame: Objective covers the period from 2021 through 2029

Program 19: Remediate Geologic Hazards

The City will continue to explore solutions to ground stability and landslide problems. Grading, new structures and additions typically require a soils and geology report along with grading and building permits. The City has developed strict grading practices that limit grading to no more than 40 percent of the lot and require maintenance of natural slopes. These practices are necessary to safeguard the public against ground instability.

The City will support repair work on landslide-damaged homes and hillsides that have been damaged or compromised by past landslides. The City will strive to avoid further loss of its housing stock as a result of natural disasters, including landslides and wildfires.

Quantified Objective: Geologic studies for new development and major grading permits
Funding Source: City General Fund
Responsible Agency: Planning and Community Services Department/ City Manager
Implementation Time Frame: On-going, 2021 to 2029

Program 20: Fair Housing Services Program Administration

The City will contract with a third party fair housing services provider to promote and affirmatively further fair housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or other characteristics protected by state and federal fair housing law. The City will also contact the fair housing service provider annually to obtain information on cases and referrals originating in Rolling Hills.

Quantified Objective: Active contract with a fair housing services provider
Funding Source: General Fund
Responsible Agency: City Manager
Implementation Time Frame: By December 2022; renew Agreement as needed

Program 21: Fair Housing Outreach

The City will provide information on fair housing resources on its website, including a link to the fair housing service provider. Other outreach measures include posting regulations regarding housing discrimination, as well as phone contacts, at City Hall and periodically providing this information in the City's newsletter.

The City will also provide a referral process for any person who believes they have been denied access to housing because of their race, sex, marital status, ancestry, national origin, color, familial status or disability. In the event a complaint is received, the City will refer the party to the City's housing service provider for follow up and work with the complainant to resolve the issue.

Quantified Objective: Active contract with fair housing services provider
Funding Source: General Fund
Responsible Agency: City Manager
Implementation Time Frame: Ongoing, 2021-2029. Website update by December 2022.

Program 22: Fair Housing Training for Staff

At least one City staff member will attend an on-line fair housing certification training class on an annual basis. These classes are typically three-hour sessions in which participants are informed and educated about federal and California fair housing laws, compliance, and illegal housing practices. The trainings cover prohibited and best practices, including language guidance for advertising housing for sale or for rent, and protected classes under federal and California law.

In addition, the City will regularly evaluate the need for multi-lingual services, including translation of material on its website into other languages. It will also continue to implement its reasonable accommodations ordinance and monitor data on persons with disabilities in the city to ensure that barriers to mobility are eliminated to the greatest extent possible.

Quantified Objective: Annual staff training
Funding Source: General Fund
Responsible Agency: City Manager
Implementation Time Frame: Initiate in 2022

6.3 Summary of 2021-2029 Quantified Objectives

Table 6.1 provides quantified objectives for housing construction, rehabilitation, and conservation by income group. The new construction objectives align with the RHNA numbers that appear earlier in the Housing Element. The rehabilitation objective aims to assist 10 very low-income senior households over the eight year period. The conservation and preservation objectives correspond to the approximate number of households in Rolling Hills by income group based on Census data. The objectives aim to preserve housing for 100 percent of these households. There are no housing units in Rolling Hills that are at risk of conversion from affordable to market-rate.

Table 6.1: Quantified Objectives by Income Group for Rolling Hills (2021-2029)

| Income Category | New Construction | Rehabilitation | Conservation/ Preservation |
|----------------------------|------------------|----------------|----------------------------|
| Extremely Low [1] | 7 | 5 | 25 |
| Very Low | 13 | 5 | 45 |
| Low | 9 | | 45 |
| Moderate | 11 | | 25 |
| Above Moderate | 5 | | 500 |
| Total Housing Units | 45 | 10 | 640 |

Source: SCAG Adopted Regional Housing Needs Determinations (November 2012)

[1] City’s RHNA for “Very Low” income is 20 units. This has been allocated proportionally to “Extremely Low” and “Very Low” based on Table 3.8, which indicates the current proportion of “Very Low” income households in these two groups. Extremely low income households represent 35% of the “very low” total.

Table 6.2 summarizes the 22 Housing Element programs listed in this chapter. It includes a quantified objective and timeframe for each program, as presented above.

Table 6.2: Housing Element Action Plan Summary

| # | Program | Timing | Quantified Objective |
|----|---|---|---|
| 1 | Prepare Annual Progress Report on Housing Element implementation | Annually, by April 1 | One Report per year |
| 2 | Facilitate affordable housing on Rancho Del Mar Housing Opportunity site | Annual meeting with School Superintendent | 16 lower-income units by 2029 |
| 3 | No net loss monitoring/ other housing opportunities | Continuous, through 2029. Address in Annual Report. | No net loss of housing capacity for duration of planning period |
| 4 | Add definitions of transitional, supportive, employee housing to Municipal Code | December 2022 | Council action adopting definitions |
| 5 | Adopt density bonus provisions in Municipal Code | December 2022 | Council action adopting density bonus provisions |
| 6 | Accessory Dwelling Unit production, monitoring, and production | <ul style="list-style-type: none"> • ADU Roster in 2021 • Annual ADU survey, starting in 2022 • Pre-approved plans in 2024 • ADU incentives in 2023 | 40 ADUs by 2029, including at least 13 ADUs affordable to lower income households |
| 7 | Accessory Dwelling Unit Outreach, Education, and Information | <ul style="list-style-type: none"> • First biennial mailing by end of 2022 • Website update by 6/23 • Update of design guidelines by 2024 | <ul style="list-style-type: none"> • Outreach mailer to 639 households • ADU website landing page • ADU section added to RHCA Guidelines |
| 8 | Assist senior and disabled households | <ul style="list-style-type: none"> • Website update by 6/23 • Housing assistance during 2021-2029 | Assist 10 lower income senior households with age in place retrofits |
| 9 | Assist extremely low income households | <ul style="list-style-type: none"> • Prepare inventory of ELI units by 2024 | 7 ADUs affordable to ELI households |
| 10 | Support regional efforts to end homelessness | Ongoing | <ul style="list-style-type: none"> • Participate in point-in-time surveys • Attend one mtg a year |
| 11 | Permit streamlining | Ongoing | Compliance with Permit Streamlining Act |
| 12 | Facilitate communication with affordable housing service providers, developers, and advocates | By December 2022 | Convene at least one meeting a year |
| 13 | Shared housing | By December 2022 | Provide information on website, plus print media resources |

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| # | Program | Timing | Quantified Objective |
|----|---|--|--|
| 14 | Sewer feasibility studies and Phase I construction | Phase I construction (serving City Hall) by 2024 | <ul style="list-style-type: none"> • Sewer extension to City Hall/ Tennis Courts • Feasibility study for sewer extension |
| 15 | Consider participation in Urban County CBDG Program | By 2023 | Staff report and Council discussion |
| 16 | Code enforcement | Ongoing | 100% follow up |
| 17 | Reduce home energy costs | By 2023 | Website update |
| 18 | Facilitate new construction and home improvements | Ongoing | 5 market-rate single family homes (including 3 already approved) |
| 19 | Remediate geologic hazards | Ongoing | Geologic studies for new development |
| 20 | Fair housing services contract and program administration | Develop agreement in 2022; renew annually or as needed | Contract with fair housing service provider |
| 21 | Fair housing outreach | Website update by December 2022 | <ul style="list-style-type: none"> • Contract with fair housing service provider • Website links or landing page |
| 22 | Fair housing training for City staff | Initiate in 2022 | Annual training for at least one staff member |

Appendix A: Affirmatively Furthering Fair Housing (AFFH) Evaluation

Overview

In 2018, the Governor signed Assembly Bill 686, adding a requirement that local housing elements address each community's obligation to "affirmatively further fair housing." AB 686 defined this as:

"taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities that restrict access to opportunity based on protected characteristics. Specifically affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

In April 2021, the California Department of Housing and Community Development issued its formal guidance memo on how local governments should address this new requirement in their housing elements. The guidance memo indicates the ways in which the AFFH mandate affects outreach and community engagement, data collection and analysis, the site inventory, identification and prioritization of "contributing factors," and the goals, policies, and programs of the housing element. It also includes data sources and other resources for local governments.

Chart A-1 summarizes the AFFH mandate; the requirements are extensive. As a result, the City of Rolling Hills has provided this appendix to address the mandatory components rather than including this information in the body of the Housing Element. The findings of this assessment have informed the policies and programs in the Housing Element.

There are limitations to the analysis presented here. Rolling Hills is a small community, comprised of a single Census Tract Block Group. It is affluent and homogenous and does not have pockets of poverty or notable disparities between its neighborhoods. Many of the AFFH maps developed by HCD simply affirm this, rather than revealing spatial patterns within the city limits. The underlying goal, which is to reduce impediments to fair housing in the city and improve housing opportunities for lower-income households, remains relevant.

In addition, Rolling Hills does not participate in the federal CBDG program as a member of the Los Angeles County Urban County designation. As such, it is not directly covered by the Analysis of Impediments to Fair Housing Choices prepared by the County Community Development Commission and Housing Authority. Some of the findings of the County Analysis are cited here, as they apply more broadly to the Palos Verdes Peninsula (Rolling Hills Estates and Rancho Palos Verdes are both members).

Chart A-1: Summary of AB 686 Requirements



Source: HCD, April 2021

The remainder of this report provides the data that is generally referred to as the AFFH analysis. This includes trends and patterns related to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity (including persons with disabilities), and disproportionate housing needs. Unless otherwise indicated, all maps in this chapter were prepared using the AFFH data viewer from the California Department of Housing and Community Development.

Duty of All Public Agencies to Affirmatively Further Fair Housing

Federal law already requires that federal agencies administer programs in a way that affirmatively furthers fair housing. This also extends to all local governments receiving funds from the federal government. AB 686 further extended the obligation to all public agencies in the State of California. This mandate applies to administration of all programs and activities relating to housing and community development. The statute requires an examination of policies, programs, rules, practices, and activities, and where necessary, changes to promote more inclusive communities.

Outreach

The City of Rolling Hills has worked to engage all economic segments of the community in the Housing Element Update process. This included conducting more than 11 housing-focused public meetings on Zoom in 2020 and 2021, delivering newsletters with information on the Housing Element to every household in the city, and providing housing-related surveys (both paper and electronic) to every housing unit in Rolling Hills. By reaching out to every household in the city, Rolling Hills has engaged its lower income residents in the process.

Meetings have been held in the evenings to facilitate participation. The public was invited to participate in each meeting as “panelists” rather than “attendees,” giving them equal footing to staff and Councilmembers/ Commissioners rather than the more limited opportunities offered by webinars. Drafts of the Housing Element were made available at City offices and on-line, with at least 30 days provided between the release of the Draft and action by the City Council.

Site Inventory

AB 686 requires that a jurisdiction identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The sites identified by the City must work to replace segregated living patterns with integrated living patterns. Rolling Hills has done this by focusing on Accessory Dwelling Units (ADUs) to meet its housing needs, rather than by zoning scattered sites throughout the city for multi-family housing. By definition, ADUs provide an effective way to achieve economic integration as they enable low and very low income households to live throughout the community rather than in segregated living patterns.

As noted throughout the Housing Element, the City currently has no multi-family housing units—thus, the designation of the Rancho Del Mar property as an affordable housing opportunity zone would not constitute a “concentration” of poverty. As the only site in the city that has sewer and storm drainage, flat buildable land, road and transit access, and relatively few natural hazards, it is the only suitable site in the city for multi-family housing (see Chapter 4). Placing multi-family

housing elsewhere in Rolling Hills---on hazardous sites prone to landslides and wildfires, without public street access or sewer facilities---would be inconsistent with the objectives of AB 686.

Fair Housing Enforcement

Fair housing enforcement is presently handled on a case-by-case basis. The State of California has an Office of Fair Housing and Equal Opportunity (FEHO) that enforces the Fair Housing Act and other civil rights authorities that prohibit discrimination. In the event a fair housing complaint is received by the City, the involved party would be referred to FEHO for investigation.

An action program in the 2021-2029 Housing Element recommends that the City contract with a third party non-profit to promote the enforcement of fair housing laws, respond to complaints, and resolve complaints through conciliation, mediation, referrals, and litigation where necessary. Most cities in the region have agreements with third party non-profits that provide this service. These entities also provide on-line workshops for city staff and landlords, and offer phone and on-line counseling.

HCD's AFFH data viewer reports that there were zero (0) fair housing enforcement and outreach inquiries in Rolling Hills between 2013 and 2021. The City is unaware of any fair housing cases that may have occurred without being formally reported, and has not received complaints or inquiries from residents. The City is likewise unaware of any Section 8 housing choice vouchers in use within Rolling Hills, or any instance of a prospective applicant being denied the opportunity to use a voucher within the city.

Due to the small size of the City's staff, there is not a formal fair housing training program and there is limited expertise on fair housing issues. An action program in this Element directs the City to provide fair housing training to staff, and to improve web-based and print media resources to inform residents of their rights and obligations under the Fair Housing Act. Fair housing information will also be included in the City's newsletter.

The City is committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex.

Integration and Segregation

Race and Ethnicity

Chapter 3 of the Housing Element provides an overview of the racial composition of Rolling Hills and the surrounding region. Relative to Los Angeles County and the greater Los Angeles region, Rolling Hills has a higher percentage of White and Asian residents, and a lower percentage of Black and Hispanic residents. This is also true of the other cities on the Palos Verdes Peninsula. Rolling Hills has have seen an increase in Asian and multi-racial residents over the last 20 years, but the aggregate Black and Hispanic population is 7.3 percent compared to a countywide figure of 56.3 percent.

Figure A-1 shows the percentage of Non-White residents living in Census tract block groups in and around Rolling Hills. Since the City is comprised of a single Census tract block group, this data is most useful on a regional basis. Census tracts located several miles to the east and north of Rolling Hills, in Lomita, and in the San Pedro and Wilmington neighborhoods of Los Angeles, are more diverse. Some of the Census tracts on the Palos Verdes Peninsula have larger percentages of Asian residents, making them majority non-White.

Figure A-2 shows the “diversity index” for Census tract block groups in and around Rolling Hills. The index is an indicator of racial and ethnic diversity within a given geographic area. It considers both race and ethnicity (Hispanic or Non-Hispanic). The higher an area’s number, the more diverse it is. The index ranges from zero (no diversity) to 100 (complete diversity). An area’s diversity is 100 when the population is evenly divided into different race/ethnic groups. The Table indicates an index of 48.4 for Rolling Hills, indicating it is somewhat diverse. The rating is comparable to many other census tracts on the Palos Verdes Peninsula. Some tracts in Rolling Hills Estates and Rancho Palos Verdes are more diverse, while several tracts in Palos Verdes Estates are less diverse. The diversity index is considerably higher in the more urbanized tracts in San Pedro and the Harbor neighborhoods to the east.

Persons with Disabilities

Chapter 3 of the Housing Element provides information on the number of people with disabilities by disability type in Rolling Hills. Roughly 10.6 percent of the city’s population has one or more disabilities compared to 9.9 percent in Los Angeles County as a whole. The higher local percentage is likely a result of the older population in Rolling Hills, where the median age is 55 compared to the County average of 36.5.

Figure A-3 shows census tract maps for Rolling Hills and the surrounding area indicating the percentage of residents who are disabled. The special housing needs of persons with disabilities are addressed in Section 3.3.2 of the Housing Element.

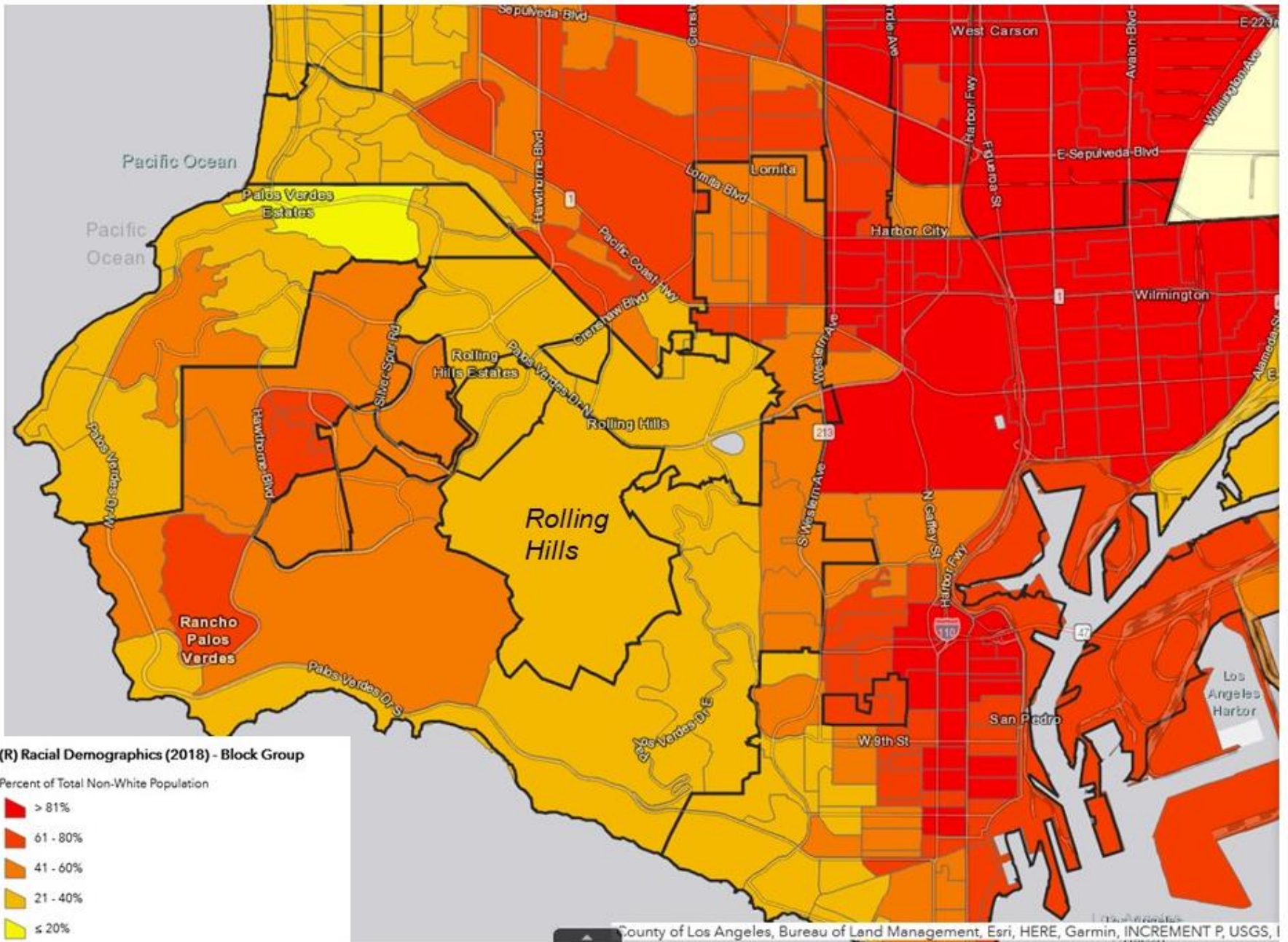


Figure A-1: AFFH Percentage of Residents who are non-White

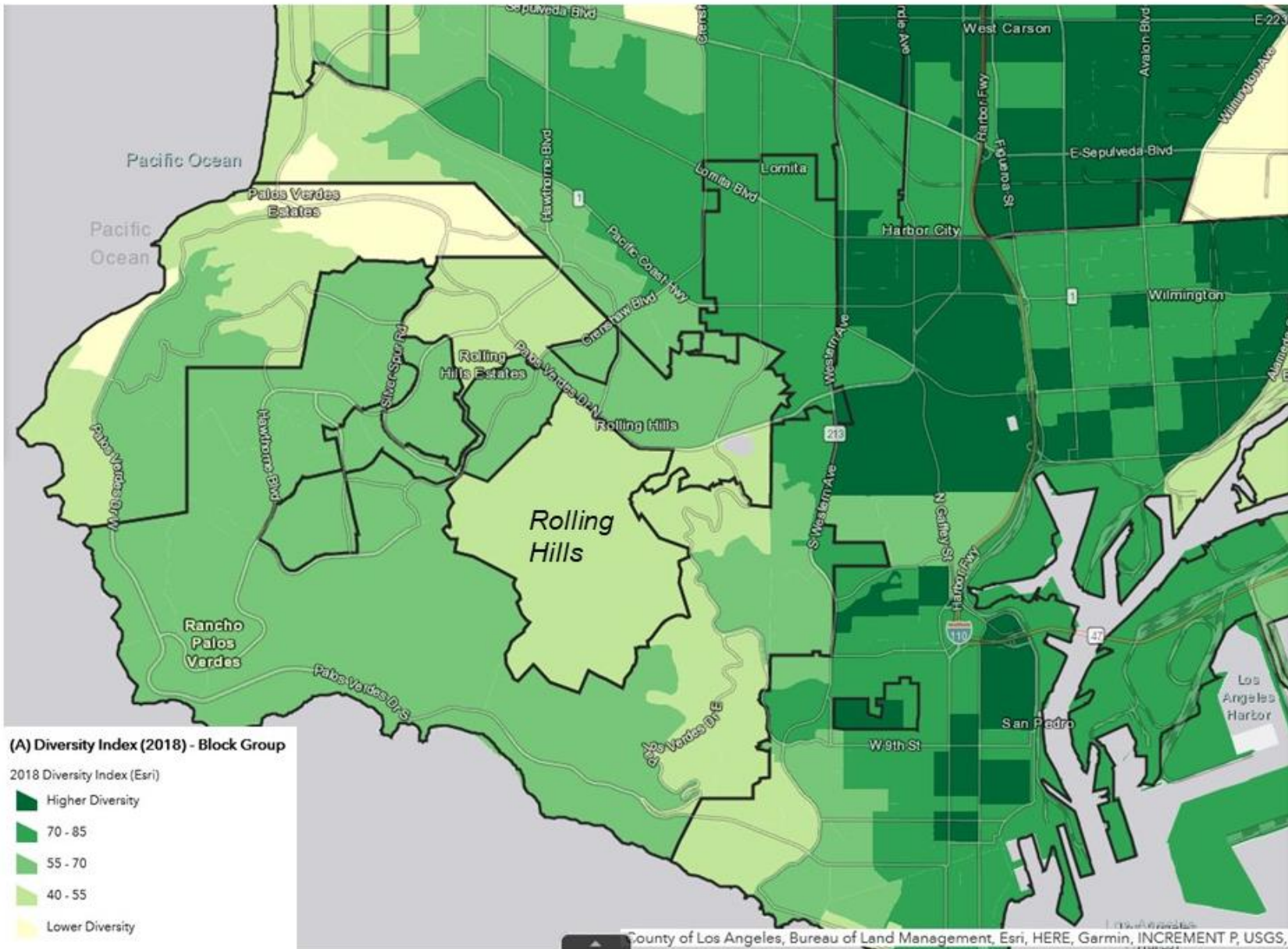


Figure A-2: AFFH Diversity Index

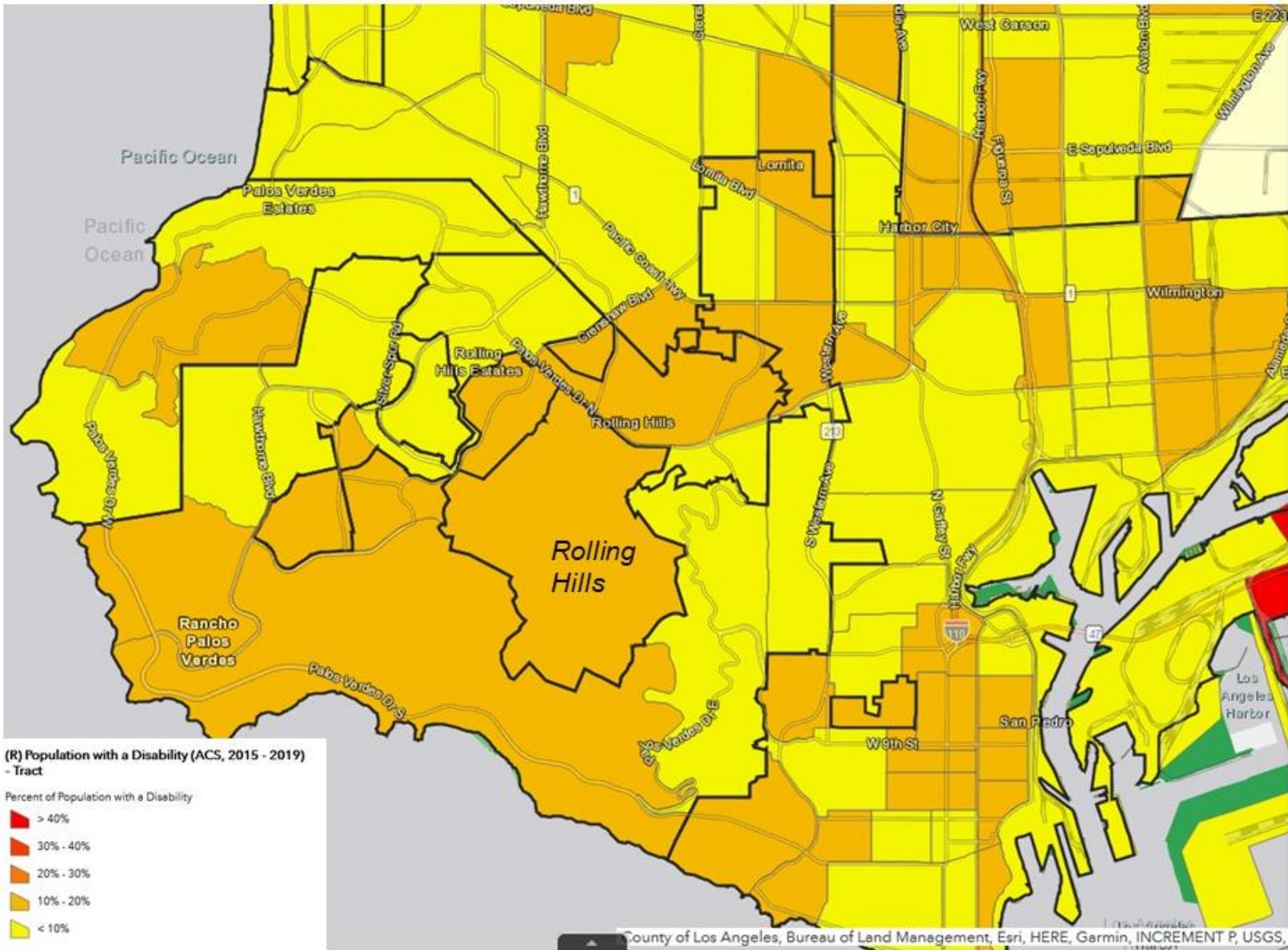


Figure A-3: AFFH Percentage of Residents with a Disability

Familial Status

The federal Fair Housing Act prohibits discrimination on the basis of familial status. This refers to the presence of children in a household, regardless of the relationship of the child to the adult members of the household. It also includes pregnant women and persons in the process of obtaining legal custody of a child. Housing that is exclusively reserved for seniors is exempt from these requirements.

Examples of familial status discrimination include refusing to rent to someone because they have a child or are a single parent, evicting a tenant if they have a child, or requiring families with children to live in a specific part of a multi-family building. Advertising that prohibits children also is prohibited.

Relative to Los Angeles County as a whole, Rolling Hills has about the same percentage of married couples with children but much lower percentages of single parent households. The 2015-2019 ACS indicated there are five single parent female households with children in Rolling Hills. Despite the small number, single parent households may have special needs due to having only one income, as well as greater needs for child care and other supportive services (see Housing Element Section 3.3.4). These obstacles can limit net income and prevent most single parents from being able to live in Rolling Hills.

Income Level

Activities funded by federal community development and housing programs are typically designed to benefit low- and moderate-income (LMI) persons. For example, activities qualify for Community Development Block Grant (CDBG) funding if they benefit the residents of a primarily residential area where at least 51 percent of the residents are low- and moderate-income. Accordingly, HCD has used Census income data to map these areas by Census block group. This is shown in Figure A-4.

The Figure illustrates that there are no LMI areas in Rolling Hills or in any of the adjacent communities on the Palos Verdes Peninsula. Fewer than 25 percent of Rolling Hills' residents are LMI. While there are a few block groups in Rancho Palos Verdes that are 25-50 percent, none exceed 51 percent. There are multiple LMI block groups in San Pedro and the Harbor neighborhoods east of the Palos Verdes Peninsula. There are also LMI areas in Lomita and Torrance to the north.

Figure A-5 shows median income by Census block group. The Palos Verdes Peninsula is one of the most affluent parts of Los Angeles County, with Rolling Hills among the highest income census tracts in the County.

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence

Racially/ethnically concentrated areas of poverty –or R/ECAPs—are census tracts identified by HUD with a majority non-White population (greater than 50 percent) and poverty rates that exceed 40 percent or are three times the average tract poverty rate for the metropolitan area, whichever is lower. Figure A-6 shows the location of R/ECAP areas in southern Los Angeles County, including the City of Los Angeles.

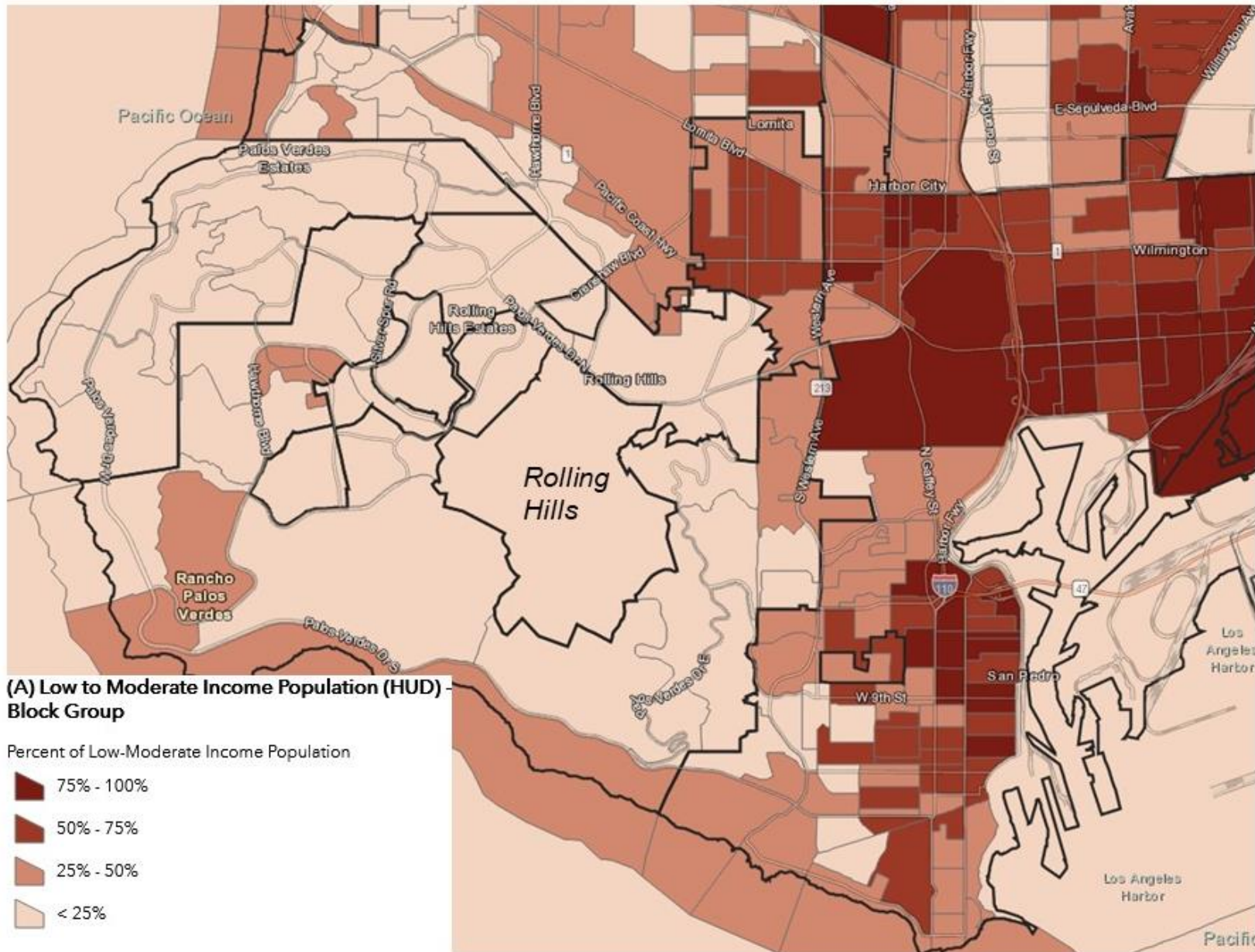


Figure A-4: Low-Moderate Income Areas (LMIs)

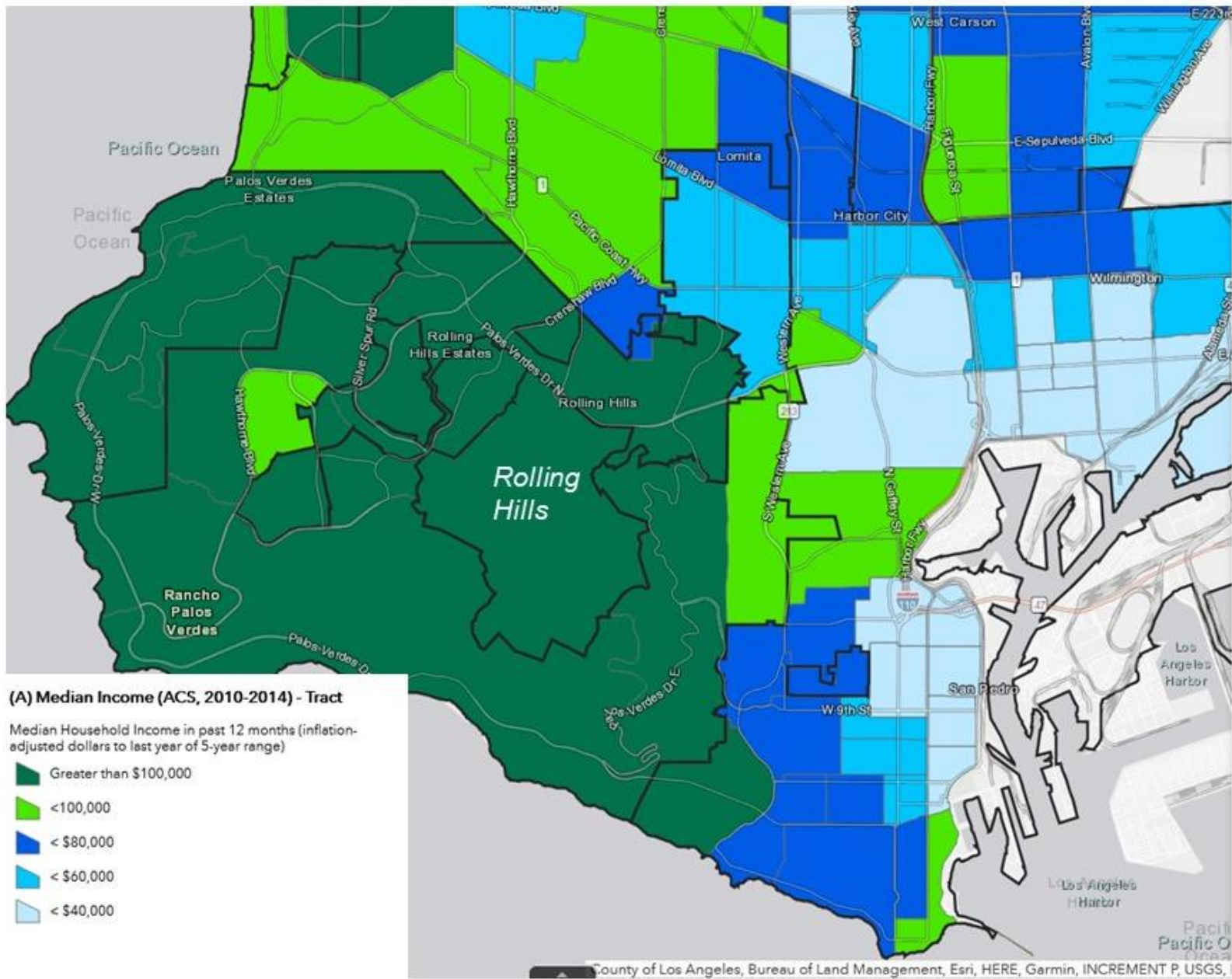




Figure A-5: Median Income by Census Tract Block Group

(R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract

Current R/ECAP Score

-  1 - R/ECAP
-  0 - Not a R/ECAP

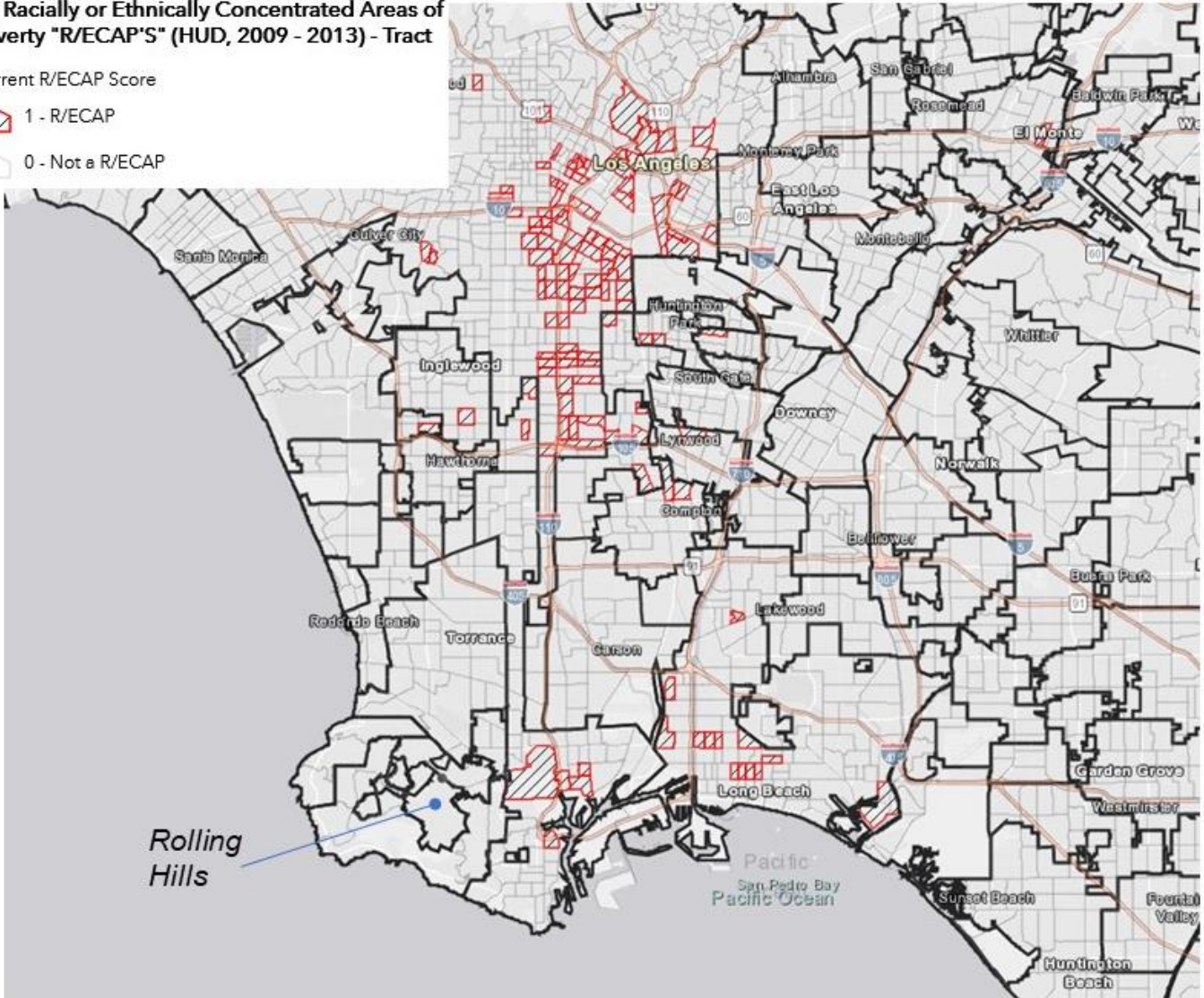


Figure A-6: Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

The largest concentration of R/ECAP areas in the County are in and around Downtown Los Angeles, the neighborhoods south of Downtown, and a few tracts in the Harbor area and Long Beach. There are no R/ECAP areas on the Palos Verdes Peninsula.

HCD also has identified “racially concentrated areas of affluence” (RCAs). These are areas that exhibit both high concentrations of White residents and high concentrations of wealth. With a population that is 70 percent White, Non-Hispanic and a median income of over \$250,000, all of Rolling Hills is considered an RCA. Large areas of Rancho Palos Verdes, Rolling Hills Estates, and Rancho Palos Verdes also meet the RCA criteria. Other parts of Los Angeles County considered to be RCAs include Malibu, Santa Monica, Bel Air/ Brentwood, Westwood,

Beverly Hills, and adjacent parts of the West Side, as well as La Canada-Flintridge and several other outlying communities.

Historic Context

Like many communities in Southern California, Rolling Hills reflects cultural and social norms of the era in which the city was founded and initially developed. These norms predated the Fair Housing Act and civil rights movement and included practices that excluded certain racial and ethnic groups from purchasing property.

The history of Rolling Hills is linked to broader early 20th Century efforts to develop the 16,000-acre Palos Verdes Peninsula as a master planned community. Prior to 1910, the entire area was farm and rangeland. Several development concepts were proposed in the 1910s and 20s, including a plan to divide the peninsula into large estates (Vanderlip, 1914) and the “Palos Verdes Project,” which eventually became the City of Palos Verdes Estates. Long before Rolling Hills was subdivided, the Peninsula had gained a reputation as the “Riviera of America” and was renowned as an exclusive and beautiful place to live.¹

A.E. Hanson became manager of the Palos Verdes Corporation in 1931. He laid out the boundaries of a development named Rolling Hills, just beyond the boundaries of the Palos Verdes Project. The community was initially marketed to residents of Los Angeles and Beverly Hills as 10 to 50 acre “dude ranches.”² In 1936, it was reimagined as an equestrian community of one- to five-acre homesites. The initial development included 100 homesites on 600 acres. All homes were required to be one-story ranches, painted white, a requirement that remains in place today. The Covenants, Codes, and Restrictions (CC&Rs) were a strong part of the community’s appeal, as they assured maintenance and uniformity throughout the years.

Rolling Hills was subdivided by a single large owner. In that respect, it is more akin to a large residential subdivision, rather than a traditional city or town with multiple land uses, developers, and housing types. Moreover, its first generation of housing consisted of modest one-story ranch-style homes, including homes smaller than 2,000 square feet. Multi-family housing was excluded from the community to retain its rural, equestrian character and to recognize what was then a remote and rugged location with no services. As a community of small horse ranches with no sewer system, high fire danger, and private streets, construction of multi-family housing would not have made economic sense.

As the Palos Verdes Peninsula was built out at suburban densities in the 1950s and 60s, Rolling Hills retained its very low density zoning. Some of the adjacent cities on the Peninsula added multi-family housing, but the established lot pattern in Rolling Hills and its CC&Rs made this infeasible. In this respect, the CC&Rs had an exclusionary impact on the community. The City incorporated in 1957 to further protect its very low-density character. As this became a rarer commodity in southern Los Angeles County, real estate values increased substantially. Much of the original 1930s and 40s era housing stock was replaced with newer, larger housing with many more amenities. The city became a “location of choice” and became less affordable.

¹ Morgan, Delane. *The Palos Verdes Story*, 1982.

² *Rolling Hills General Plan Land Use Element*, 1990

These changes were largely economic and driven by the dynamics of the private real estate market. They occurred after the passage of the Fair Housing Act and the era of redlining. However, the conditions were compounded by historic inequities in access to capital among racial minorities and a legacy of discriminatory lending practices in the United States. Housing opportunities for lower income households have not historically existed in the city. The city's identity and history is rooted in its low density, rural character and equestrian heritage.

Fair housing solutions that reflect the City's history and character can and should be pursued. These include creating housing opportunities on the recently rezoned Rancho Del Mar site, and encouraging greater production of accessory dwelling units in the community. They also include enforcement of fair housing laws and increased awareness of fair housing rights and practices, as well as the history of housing practices in California.

Access to Opportunity

California HCD and the California Tax Credit Allocation Committee (TCAC) convened a task force to advance fair housing through research and policy recommendations. One of the products of this effort was a series of "opportunity maps" that identify resource levels across the state. The intent of these maps is to improve the eligibility of "high resource areas" for low-income housing tax credit funding. Improving access to these funds makes it more viable to build affordable housing in these areas.

The opportunity maps depict composite data on environmental conditions (vulnerability to pollution, etc.), economic conditions (poverty, job proximity, home values), and educational conditions (graduation rates, math and reading proficiency, etc.). HCD has made these maps available through its AFFH data viewer. Conditions in Rolling Hills are depicted in Figures A-7 through A-10. On all of these maps, each census tract is assigned a value based on its level of resources. The higher the value, the more positive the outcome.

TCAC Environmental Outcomes

In this context, environmental conditions refers to environmental health and exposure to man-made hazards such as vehicle exhaust, industrial emissions, and cancer-causing chemicals. It does not refer to natural environmental hazards such as wildfire and landslides. Figure A-7 indicates that outcomes in Rolling Hills are positive, as the community does not have industrial land uses or major pollution sources. The City also is in the highest-ranking category using the Cal EnviroScreen maps and is highly ranked on the Public Health Alliance of Southern California "Healthy Places Index." Environmental outcome values are also high in the other Peninsula cities. Exposure to environmental hazards is much higher along the freeways and in the Harbor area, where industrial uses and refineries are more prevalent.

TCAC Economic Outcomes

Figure A-8 shows economic outcomes in southern Los Angeles County. This is generally a measure of wealth and access to jobs. Rolling Hills and all of the Peninsula cities are in the highest category, reflecting high rates of home ownership, high home values, and high incomes. The census tracts to the east have more diverse ratings, with low ratings in Northwest San Pedro and Wilmington.

TCAC Educational Outcomes

Educational outcomes are shown in Figure A-9. Rolling Hills is in highest quartile, with positive educational outcomes. This reflects the community's high wealth and access to education. Less positive outcomes appear in the census tracts to the east, with the lowest outcomes in the San Pedro area and in the neighborhoods around the Port of Los Angeles.

Transportation

Public transportation to and from Rolling Hills is poor and there is no transit service at all within the city limits. The Palos Verdes Peninsula Transit Authority operates buses along Palos Verdes Road North, which serve the northern edge of the city and provide service to the Peninsula's commercial centers as well as San Pedro. Connecting service is available along those routes to other transit systems (including the Metro Silver Line in San Pedro), providing connections to Los Angeles and other regional destinations. However, given the distance and travel time, these are not generally viable means of transport to workplaces. US Census data indicates that zero percent (0.0%) of the city's residents use public transit to commute to work.

Composite Opportunity Map

Figure A-10 is a composite of the TCAC analysis, taking the three above variables into consideration. The Figure affirms what is shown in Figures A-7, -8, and -9. Rolling Hills is a high-resource, high opportunity area, with positive environmental health indicators, positive economic outcomes for its residents, and access to quality education. Because of the city's small size, these opportunities are homogenously distributed across the community. The same conditions are found in the other Palos Verdes Peninsula neighborhoods, some of which have even higher composite scores than Rolling Hills.

Figure A-10 provides a more regional perspective than Figures A-7, -8, and -9. The pattern immediately evident on this map is that the coastal communities of Los Angeles County are almost all in the highest resource category. There is a swath of moderate and low resource neighborhoods extending from Downtown Los Angeles southward to the Port of Los Angeles. Areas extending from Central LA southward are highlighted on the map as having high segregation and poverty rates, corresponding with the lowest level of opportunity. Moving further east, the pattern becomes more diffuse, with a patchwork of high, moderate, and low resource areas extending toward the San Gabriel Valley and Orange County.

The high opportunity ranking given to Rolling Hills was part of SCAG's rationale for assigning the city a large allocation in the 6th Cycle RHNA. The base number of units assigned to the city by SCAG was calibrated upward based on their "social equity adjustment," resulting in Rolling Hills' 45 units (compared to six units in 2013-2021). This reflects several mandated objectives of the RHNA methodology, including promoting socio-economic equity and balancing disproportionate household income distribution across the region.

As indicated earlier in this analysis, the Rancho Del Mar School site provides the best location to improve access to opportunity and affirmatively further fair housing within Rolling Hills. The site has the potential to improve economic outcomes for lower income households by providing affordable housing in a high-resource area.

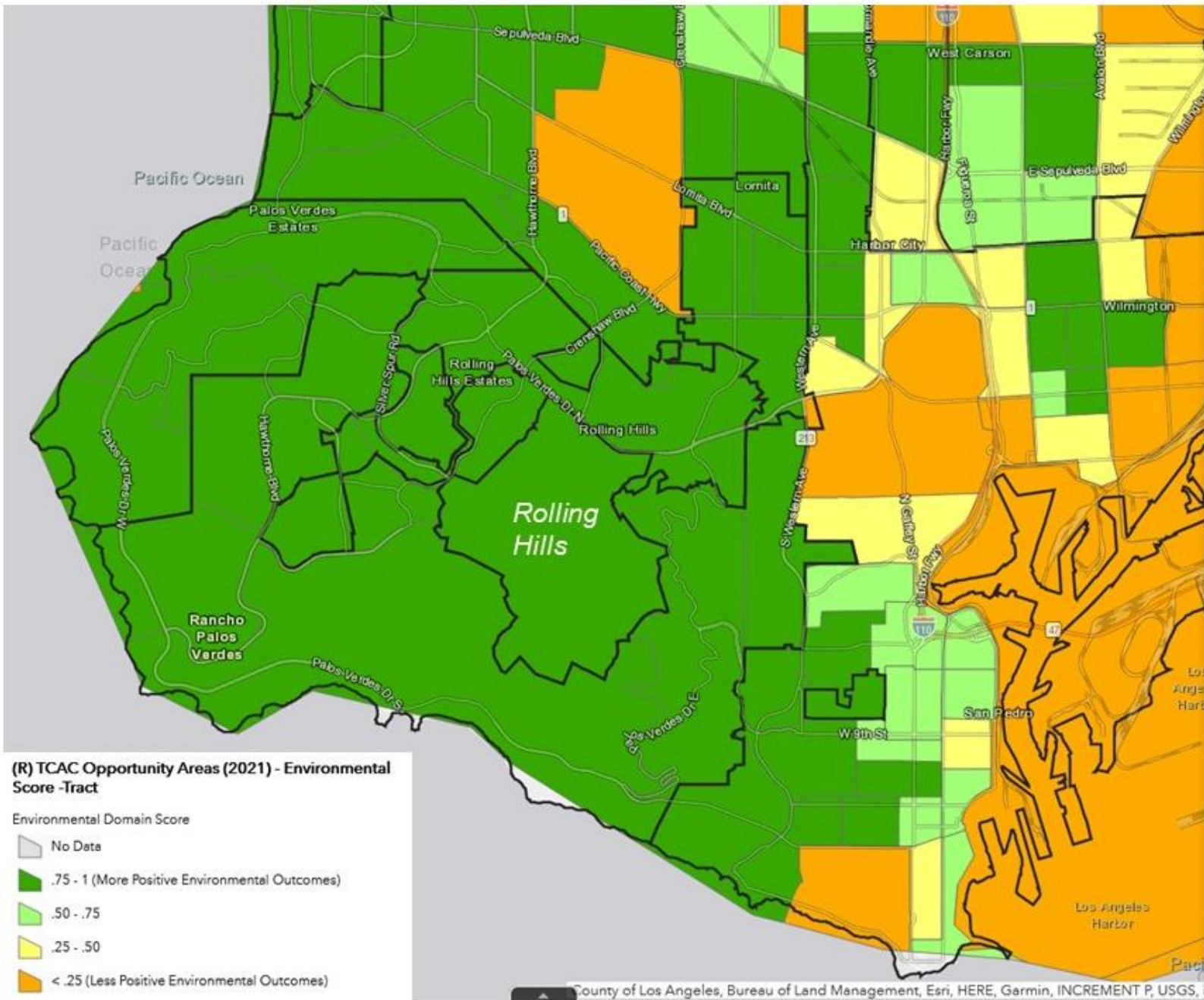


Figure A-7: Environmental Outcomes

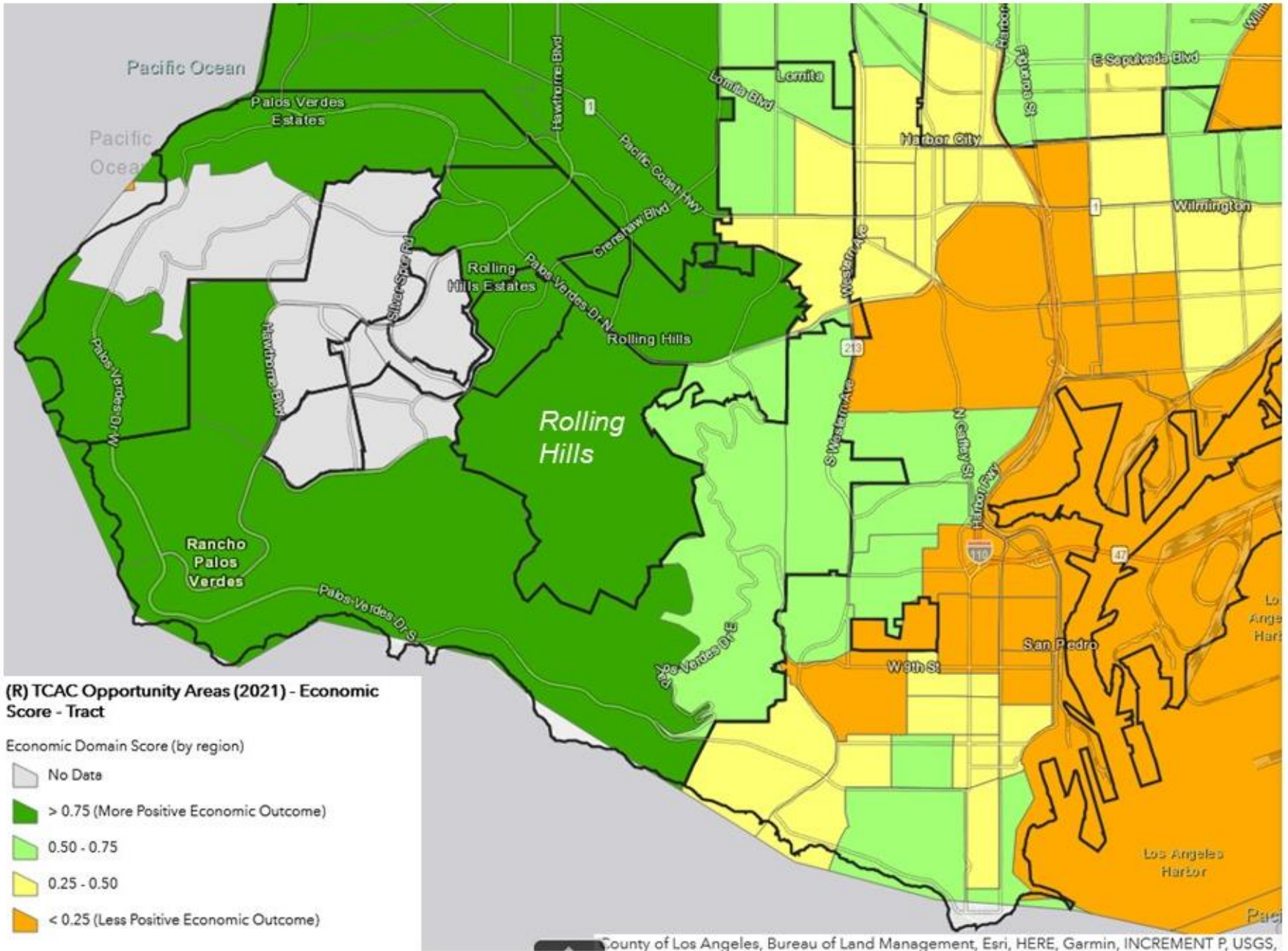


Figure A-8: Economic Outcomes

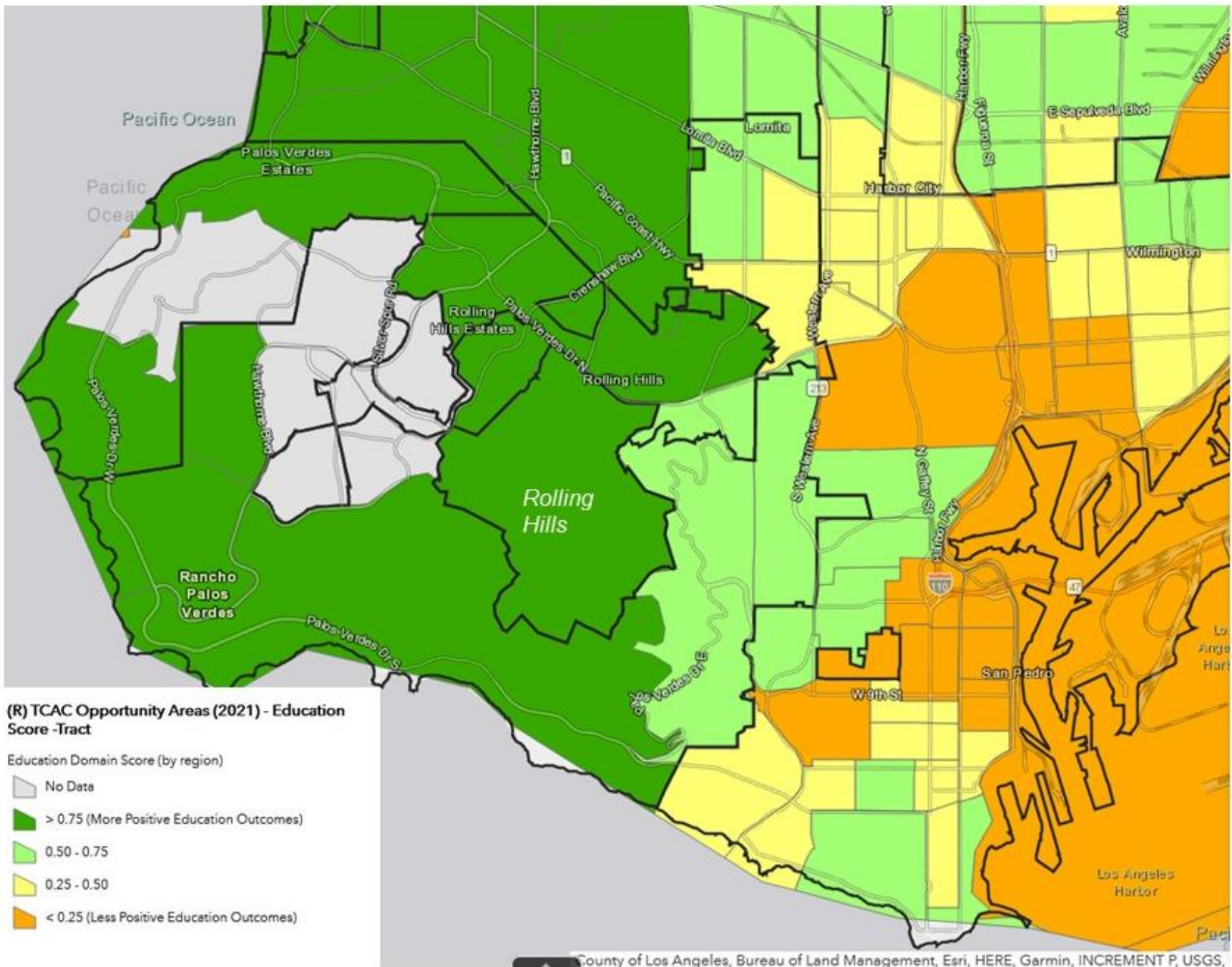


Figure A-9: Education Outcomes

Disproportionate Housing Needs

“Disproportionate housing needs” refer to conditions in which members of a protected class within a defined geographic area experience much higher housing needs than the population at large.³ Following HCD guidance, the analysis to identify disproportionate needs considers cost burden, overcrowding, and substandard housing conditions. Much of this data also is contained in the Housing Element Needs Assessment (Chapter 3), but the focus here is on extremely low-income residents, tenure, and persons of color. As noted in earlier sections of this Appendix, the analysis for Rolling Hills is hampered by the small size of the community and the fact that it contains only one Census Block Group. The margin of error for American Community Survey (ACS) data for the city is high, and the number of residents in protected classes is small. Where available, maps are used to compare data for Rolling Hills with data for surrounding communities.

Tenure by Race

Rates of home ownership often vary by race and ethnicity. Regionally and nationally, the rate of home ownership is substantially lower for Black/African-American households than it is for White households. This is not the case in Rolling Hills. The 2015-2019 ACS indicates that 100 percent of the Hispanic, Black, and multi-racial households in the city are homeowners. For White households, 95 percent are homeowners and 5 percent are renters. Among Asian households, 98 percent are homeowners and 2 percent are renters.

Cost Burden

As noted in Chapter 3, a household is considered cost burdened if more than 30 percent of its income is spent on housing (including utilities). Figures A-11 and A-12 depict the incidence of cost burden for owners and renters in Rolling Hills and surrounding communities. Table 3.9 (in Chapter 3) indicates the percent of income spent on housing for homeowners with a mortgage, homeowners without a mortgage, and renters. Roughly 31 percent of the city’s households are considered cost-burdened, but most have above moderate incomes.

The US Department of Housing and Urban Development publishes data on the number of households that are cost-burdened in each community using federally-defined income categories. This is referred to as the CHAS (Comprehensive Housing Affordability Strategy) data. According to the CHAS 2014-2018 data, there are 100 low- and very low-income households in Rolling Hills (i.e., earning 80 percent or less of the areawide median income [AMI]). These households include 83 who were cost-burdened, including 65 who were defined as being “severely” cost-burdened (spending more than half their incomes on housing).

CHAS data indicates that 78 of the cost-burdened lower-income households were homeowners and the remainder were renters. The relatively high number of cost-burdened low-income homeowners is likely associated with retired seniors on fixed incomes, who must still pay property taxes, utilities, insurance, HOA dues and other housing costs—even after their mortgages are paid off. These expenses may be several thousand dollars a month. In fact, the CHAS data indicates that there are 25 extremely low-income households in Rolling Hills (earning

³ The protected classes are race, color, religion, national origin, sex, familial status, and disability.

less than 30% of AMI), all of whom are homeowners. The CHAS data indicates that there are no extremely low-income renters in the city.

CHAS data identifies 10 very low-income renter households in the city (30-50% of AMI), along with 30 very low-income owners. Seventy-five percent of these households pay more than 30% of their incomes on rent.

As illustrated in Figures A-11 and A-12, the incidence of cost burden is somewhat lower in Rolling Hills than it is in adjacent communities, including those on the Palos Verdes Peninsula.

Overcrowding

As noted in Chapter 3, a household is considered overcrowded if the housing unit it occupies has more than one person per room, excluding kitchens and bathrooms. As noted on page 3-11, only one percent of the city's households meet this definition. There are no households in the city that meet the definition of "severe" overcrowding, which is more than 1.5 persons per room. Moreover, the data indicates that none of the renter-occupied households in the city were overcrowded. There were six owner-occupied units with more than one person per room.

Figure A-13 shows this information spatially, illustrating that units on the Palos Verdes Peninsula are generally not overcrowded. Units in the more urbanized areas to the east, with higher percentages of renters and smaller housing units, are more likely to be overcrowded.

Housing Problems

The HUD CHAS data indicates how many households in each community experience one of four specific housing problems—these problems are (a) lack of a complete kitchen; (b) lack of complete plumbing facilities; (c) overcrowding; and (d) severe cost burden (paying more than 50 percent of income on housing). According to CHAS data for 2014-2018, there are about 110 owner-occupied households in Rolling Hills and four renter households in Rolling Hills with one or more of these problems. Since all housing units in the city have kitchens and baths, and only six are overcrowded, the primary problem experienced is a severe housing cost burden. The CHAS data indicates there are 105 owner-occupied households with a severe housing cost burden. Most of these are lower-income senior households

Figure A-14 shows this data on a regional level. The rate of housing problems is higher in Rolling Hills than it is in the other Palos Verdes Peninsula cities, due to the high percentage of senior homeowners living on fixed incomes and paying substantial portions of their incomes on housing. However, the city's rate is comparable to other affluent areas on the west side of Los Angeles and is lower than in the neighborhoods and communities immediately south and immediately east of Los Angeles.

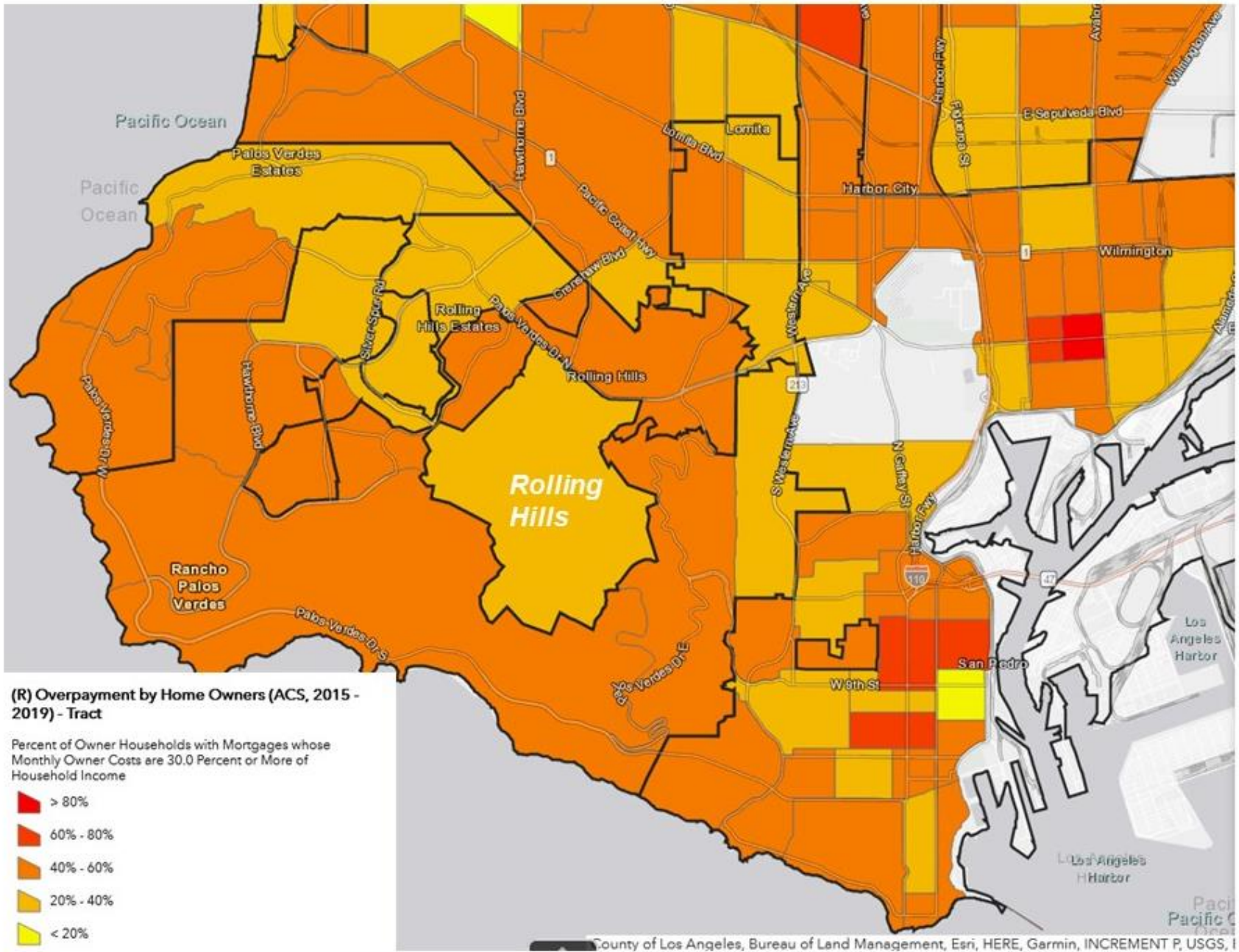


Figure A-11: Cost-Burdened Homeowners

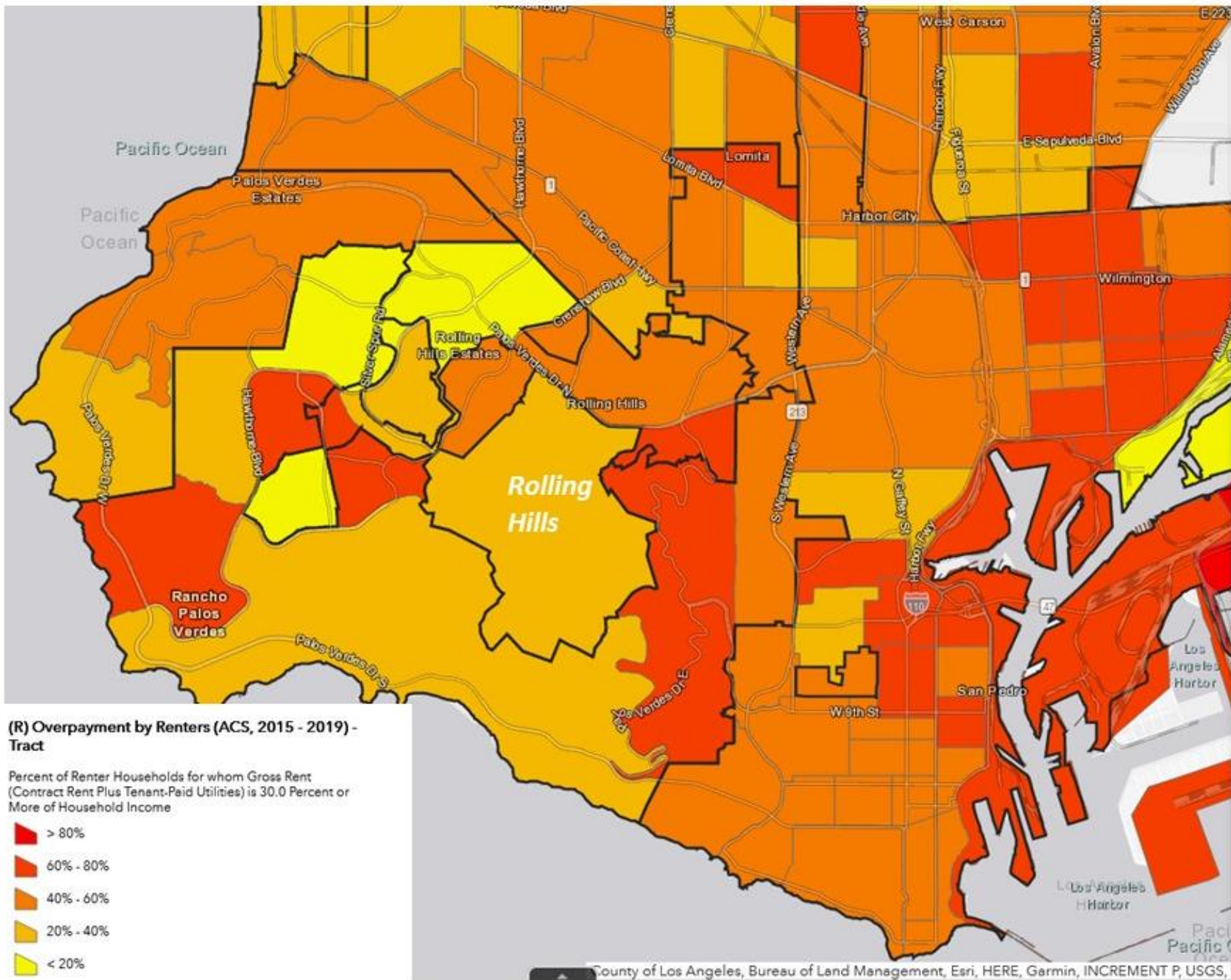


Figure A-12: Cost-Burdened Renters

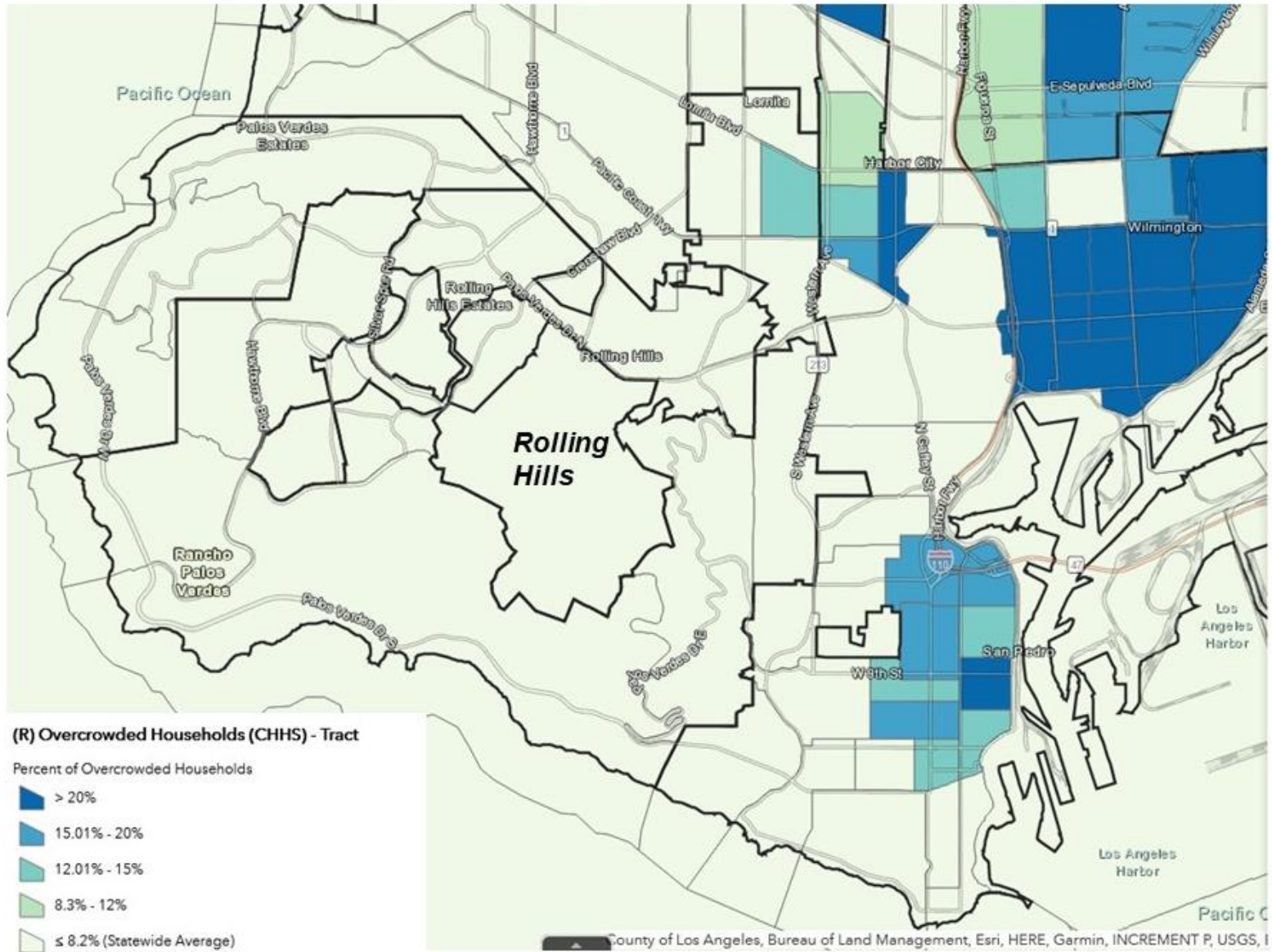
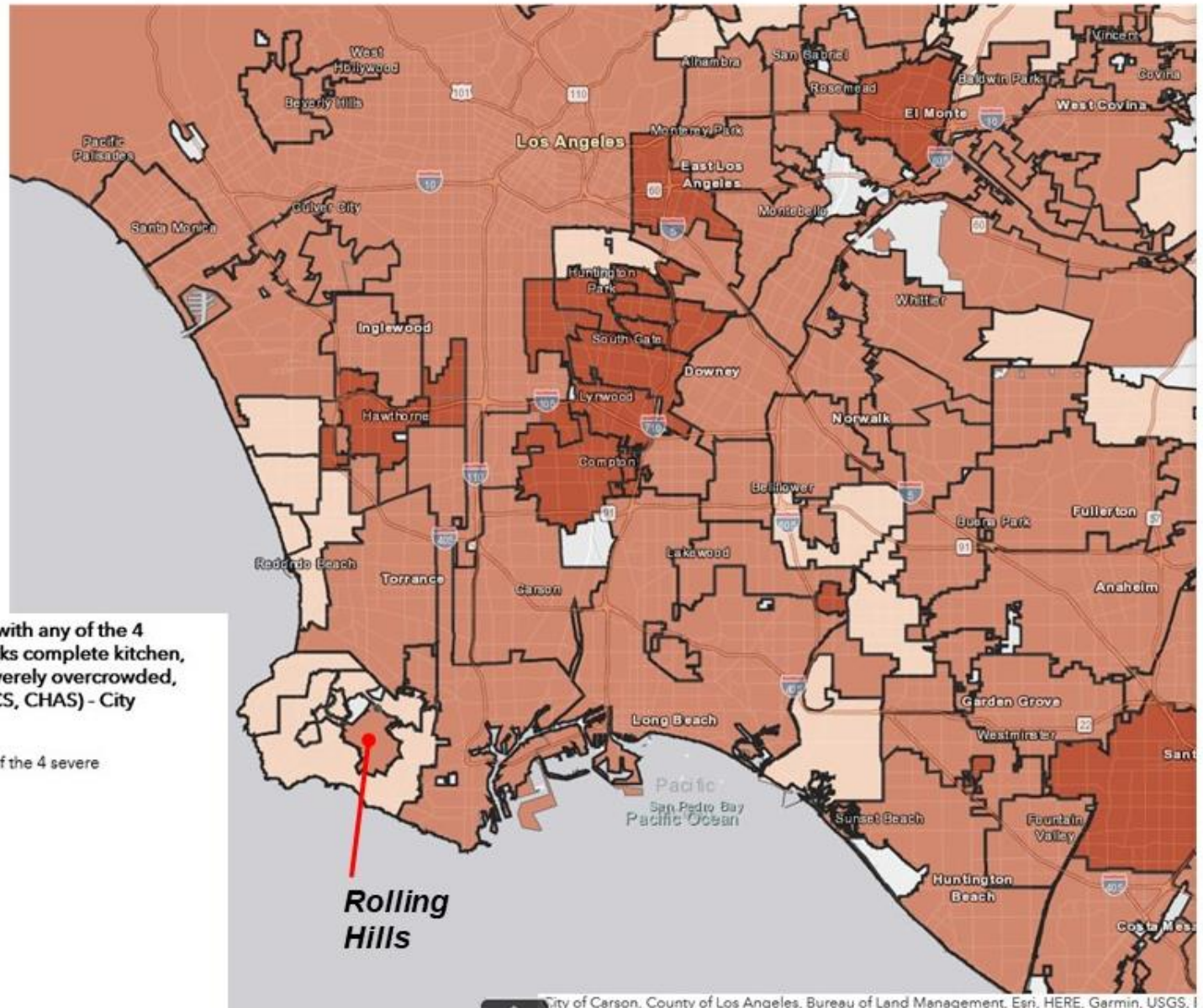
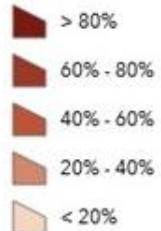


Figure A-13: Incidence of Overcrowding

Figure A-14:
Percent of
Households with
one or more
“Severe”
Housing
Problems

(A) Percent of all households with any of the 4 severe housing problems (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened) - (ACS, CHAS) - City Level

Percent of all households with any of the 4 severe housing problems



Displacement Risk

Figure A-15 illustrates “sensitive communities” in the southern half of Los Angeles County. These are communities with relatively high risks of displacement due to rising rents and a lack of tenant protection. None of the Palos Verdes Peninsula cities are shown as vulnerable. On the other hand, most of the tracts in the City of Los Angeles, including the San Pedro and Wilmington communities, are shown as vulnerable. The entire South-Central area of Los Angeles is vulnerable, as are nearby communities such as Compton, Inglewood, and Hawthorne.

As depicted on Figure A-15, vulnerable communities are communities in which at least 20 percent of the population is low income and two or more of the following conditions are present:

- Renters are over 40% of all households
- People of color are 50% or more of the population
- Share of severely cost-burdened very low income renters is above county median
- Rents have been increasing at faster rate than county median
- Larger than average gap between local rents and rents in surrounding tracts

These conditions are not present in Rolling Hills.

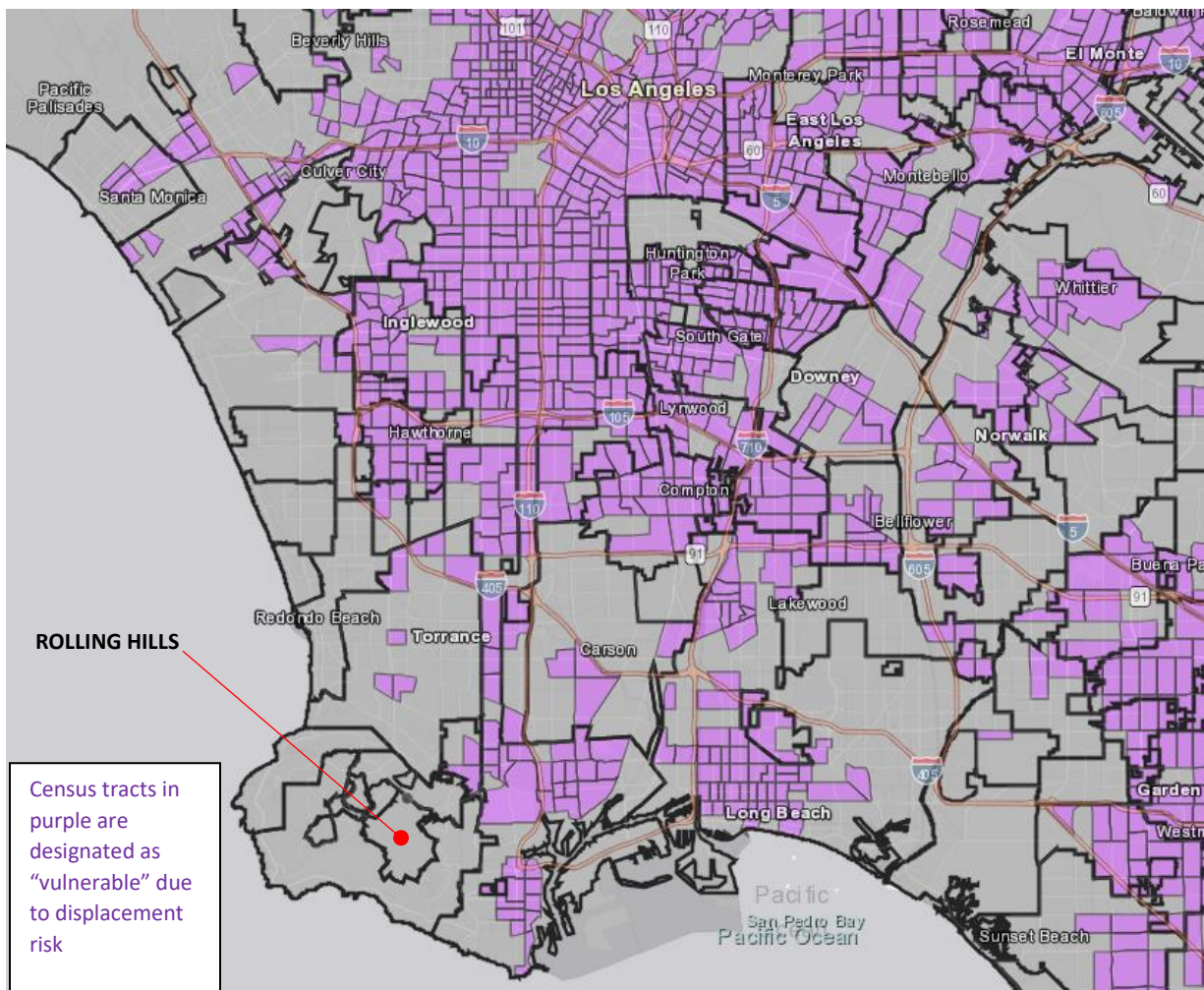


Figure A-15: Sensitive Communities

Due to the very high percentage of home ownership, Rolling Hills does not face displacement risk. Displacement may occur due to other reasons, such as an aging household unable to maintain their property or afford the modifications needed to age in place.

Populations with Special Needs

Chapter 3 of the Housing Element identifies special needs populations in Rolling Hills. The principal special needs group is older adults, with one-third of the city's population over 65. As noted in Section 3.3.1, 56 percent of the households in Rolling Hills include at least one person who is 65 or older. Most of the persons with disabilities and all of the extremely low income households in the city are seniors. Rolling Hills has a very small number of single parents and large households, and it does not have unhoused residents or farmworkers.

Local Data and Knowledge

HCD's guidance for the AFFH analysis indicates that cities should use local data and knowledge to analyze fair housing issues, including information obtained through community participation or consultation. The regional demographic data help show spatial patterns but do not expressly explain why problems exist. An additional screen of local insights is necessary to complement federal and state data sources.

While there is no specific local data on fair housing specific to Rolling Hills, the circumstances behind the spatial patterns shown throughout this analysis are mostly self-evident. The city was master planned more than 80 years ago as a low-density equestrian community with large parcels marketed to prospective homeowners. Rental housing was not included in these plans and CC&Rs were drafted and enforced to maintain single family character. The lack of sewers, risk of wildfire and landslides, and absence of public streets created further disincentives for multi-family housing, while also increasing construction costs. More recently, the high cost of land has made affordable housing construction economically infeasible, which will continue to be an impediment in the future.

Rolling Hills is also an entirely residential community. There are no private businesses in the city limits, except for a handful of home-based occupations. Employment is associated with the PVPTA maintenance yard, the Rancho Del Mar school building, the Fire Station, and the City Hall/ Rolling Hills Community Association buildings, which collectively employ just over 100 people. Housing demand is not generated by businesses within the city. There are no underused commercial sites to be repurposed for housing, since there have never been commercial land uses in the city.

Rolling Hills does generate demand for services that create jobs, including low-income jobs. Local homeowners provide employment for caregivers and home health care workers, au pairs and home child care providers, landscapers and domestic workers, personal assistants, and those in the construction trades. Housing for this workforce has been largely unavailable in the city, although some of these employees may live on-site and are considered part of the primary household.

Local data and knowledge supports a fair housing strategy that is heavily focused on housing this population in ADUs, potentially at reduced rents. The service industry population is

generally more racially and ethnically diverse than the city at large. Providing additional ADU and JADU opportunities would help contribute to the State’s integration and equity goals while improving access to housing in a high-resource area. It can also reduce commuting and associated congestion and greenhouse gas emissions.

Identification and Prioritization of Contributing Factors

“Contributing factors” are the underlying forces that create, contribute to, perpetuate, or increase the severity of fair housing issues. According to HCD, examples of contributing factors are community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, lack of affordable housing, and lack of public or private investment in areas of opportunity or affordable housing choices.

AB 686 requires that the City strategically mitigate these factors through its goals, policies, and actions. The Housing Element must include programs that mitigate discrimination and improve fair housing choices and access to opportunities in high resource areas.

Following is an assessment of factors that could contribute to fair housing issues in Rolling Hills.

Lack of Roads and Sewers

As noted throughout the Housing Element, Rolling Hills does not have a sanitary sewer system and has no public streets. This limits the viability of multi-family housing in the city, which by definition constrains opportunities for lower income households. There is also extremely limited access to transit and the city is entirely car-dependent. There is only one underutilized site in the city that has sewer access (Rancho Del Mar) and driveway access to a public street, and it has been identified as an opportunity site for affordable multi-family units.

Environmental Constraints

The entire city is designated a Very High Wildfire Hazard Severity area. In the past, wildfires have destroyed homes in Rolling Hills and endangered life and property. Wildfires are likely to become a greater threat in the future due to global climate change and continue to limit the viability of land in Rolling Hills for higher-density construction. Much of the city is landslide prone. Landslides have destroyed Rolling Hills homes in the past and will remain an impediment to multi-family development in the future. The City has responded to this contributing factor by identifying the opportunity for multi-family housing on one of the only unconstrained sites in the city.

Economics

Economic factors will continue to present a challenge to the achievement of fair housing goals in Rolling Hills. Land and construction costs are prohibitively expensive, making it difficult to build affordable housing. To the extent that members of protected classes often have lower incomes, they will continue to be disproportionately affected by high housing costs. The City has little direct control over economic pressure, as these are driven by the regional economy and real

estate market. Nonetheless, by creating the housing overlay zone on the Rancho Del Mar site, it has created an opportunity for affordable project in a location that is less impacted by these factors.

Land Use and Zoning Laws

Land use policies and zoning laws in Rolling Hills allow only very low densities on most sites, recognizing the city's identity and heritage as an equestrian community, and the infrastructure and environmental constraints cited above. The City has worked creatively to allow for ADUs and multi-family housing within the context of these constraints. Nonetheless, limited opportunities for higher density housing may cause many of the conditions identified in this analysis to continue. Various Housing Element programs are included to address this issue. This includes adding provisions for transitional and supportive housing to the zoning regulations, as well as density bonus regulations. It also includes proactive support for ADUs, including units serving lower income residents and workers.

Outreach, Education and Enforcement

The City's has limited staff (7 FTEs) in total and a severely constrained budget, with limited revenue to fund new programs. The capacity to do pro-active outreach and enforcement of fair housing complaints is limited. As a result, owners seeking to rent property may be unaware of fair housing laws and discriminatory practices. Likewise, tenants (or prospective tenants) may be unaware of their rights and may face discrimination without awareness of the opportunity for recourse. Additional fair housing information and outreach can help remedy this factor. The Housing Element recommends continued contracting with a third party to assist in fair housing outreach, education, and enforcement.

Lack of Participation in Countywide Programs

Rolling Hills does not participate in the Countywide Urban County CDBG Program. This may limit access to some of the fair housing resources available to other cities.

Community Opposition

The 2020 Rolling Hills Housing Survey, which was focused on ADUs, indicated mixed views on affordable housing, concerns about community character, and tremendous concern about the city's ability to absorb additional housing and evacuate additional residents. The survey was anonymous and allowed for open-ended comments. While some were supportive, there were also negative views expressed about affordable housing, renters, ADUs, and the State's housing mandates. This will continue to be an issue in the future and requires an ongoing community dialogue about housing issues and the benefits of having greater housing choices.

Summary of Fair Housing Issues and Additional Fair Housing Concerns

According to the California Code of Regulations, a land use practice has a discriminatory effect where it actually or predictably results in a disparate impact on a group of individuals, or creates, increases, reinforces, or perpetuates segregated housing patterns, based on membership in a protected class. Such practices may still be lawful--however, the State has determined that they should be mitigated to the extent that they increase, reinforce, or perpetuate segregated housing patterns. In this context, the State has found that single family zoning itself has had unintended (and in some cases, intended) discriminatory effects. In response, the legislature has taken steps requiring local governments to accommodate additional housing units on single family zoned sites.

Rolling Hills has adopted regulations permitting accessory dwelling units and is currently considering legislation reflecting recently adopted SB 9. Both of these measures provide potential opportunities for rental housing, smaller units, and more affordable units that did not previously exist in the city. New ADU production and affordability programs affirmatively further fair housing and promote new housing opportunities throughout the community.

Strategies to enhance mobility (i.e., transit access to Rolling Hills), preserve existing affordable housing, and protect residents from displacement are less applicable in Rolling Hills. However, the City's policies and programs do aim to address disparities and create new affordable housing opportunities in high-resource areas. The City has required that any multi-family construction be affordable to low and very low income households, ensuring opportunities for economic diversification rather than further concentration of affluence. Allowing market-rate multi-family housing would only exacerbate existing concentrations of affluence and run counter to the purpose and intent of AB 686.

Rolling Hills also has made fair housing outreach and education a priority, not only for Rolling Hills residents but for those who may seek to move to Rolling Hills in the future. Current efforts will be expanded in the future by making more information available and strengthening communication with fair housing service providers.

APPENDIX B

Analysis of Palos Verdes Unified School District (PVUSD) Site (APN 7569-022-900)

The intent of this Appendix is to provide supplemental analysis supporting the designation of the Palos Verdes Unified School District (PVUSD) site as an opportunity site for “by right” affordable housing in the City of Rolling Hills. This analysis was requested by the State Department of Housing and Community Development to demonstrate the site’s capacity to provide 16 multi-family units at a density of 20 units per acre. Land use regulations supporting such development are required to meet the City’s 6th Cycle affordable housing allocation. Based on existing land uses, access, infrastructure, topography and hazards, land ownership, and site utilization, the City has determined that this represents the most viable site in Rolling Hills for such development.

The 31-acre property is also known as the Rancho Del Mar site, as it is home to Rancho Del Mar High School, a small continuation school with an enrollment of 32 students in 2021. The Beach Cities Learning Center (17 students) also occupies a portion of the school building. Excluding the adjacent playing fields and lawn, the school campus occupies just six percent of the 31-acre site. The only other active use on the property is a Palos Verdes Peninsula Transit Authority maintenance facility. A majority of the site is vacant.

Location and Surroundings

The PVUSD site is located at 38 Crest Road. Figure B-1 provides an aerial photo of the site to provide context, orientation, and an overview of adjacent uses. Figure B-2 is an assessor parcel map. Its exact area is 31.14 acres, including a 3.56-acre street internal to the site that provides access to Crest Road, at a point outside the controlled access entryway to the Rolling Hills (but within the city limits). The net acreage of the site without the street is 27.58 acres.

The site is oblong in shape, with a panhandle area at its western edge that extends to the Crest Road access point. Excluding this panhandle area, the site extends roughly 2,600 feet from east to west and averages more than 600 feet from north to south. Within this area are numerous flat, graded surface areas with no structure coverage and minimal programmed activities.

The City of Rancho Palos Verdes lies immediately south and west of the site. The area to the south is developed with single family homes at densities of 2-3 units per acre. This area is roughly 80 to 100 feet higher in elevation than the site itself, as there is a graded downslope between the residential neighborhood and the school property (the downslope is on the school property). Residential uses also abut the west side of the site, with densities around 3-4 units per acre.

There are no road or driveway connections between the PVUSD site and the Rancho Palos Verdes neighborhoods to the south and west. A 15’ riding and hiking trail easement exists along the southern and western edges of the site but it is undeveloped. The difference in topography reduces the potential for visual impacts associated with future development.

The entire northern perimeter of the site is defined by the Crest Road right-of-way. There are large lot homes on the northern side of Crest Road, set back more than 100 feet from the School District property line and more than 200 feet from the improved area of the PVUSD site. The area to the north is well buffered not only by large setbacks and Crest Road, but also by an internal street on the PVUSD property. Effectively, there are two streets between homes in Rolling Hills and the developable area—Crest Road, and the parallel internal street within the PVUSD site.

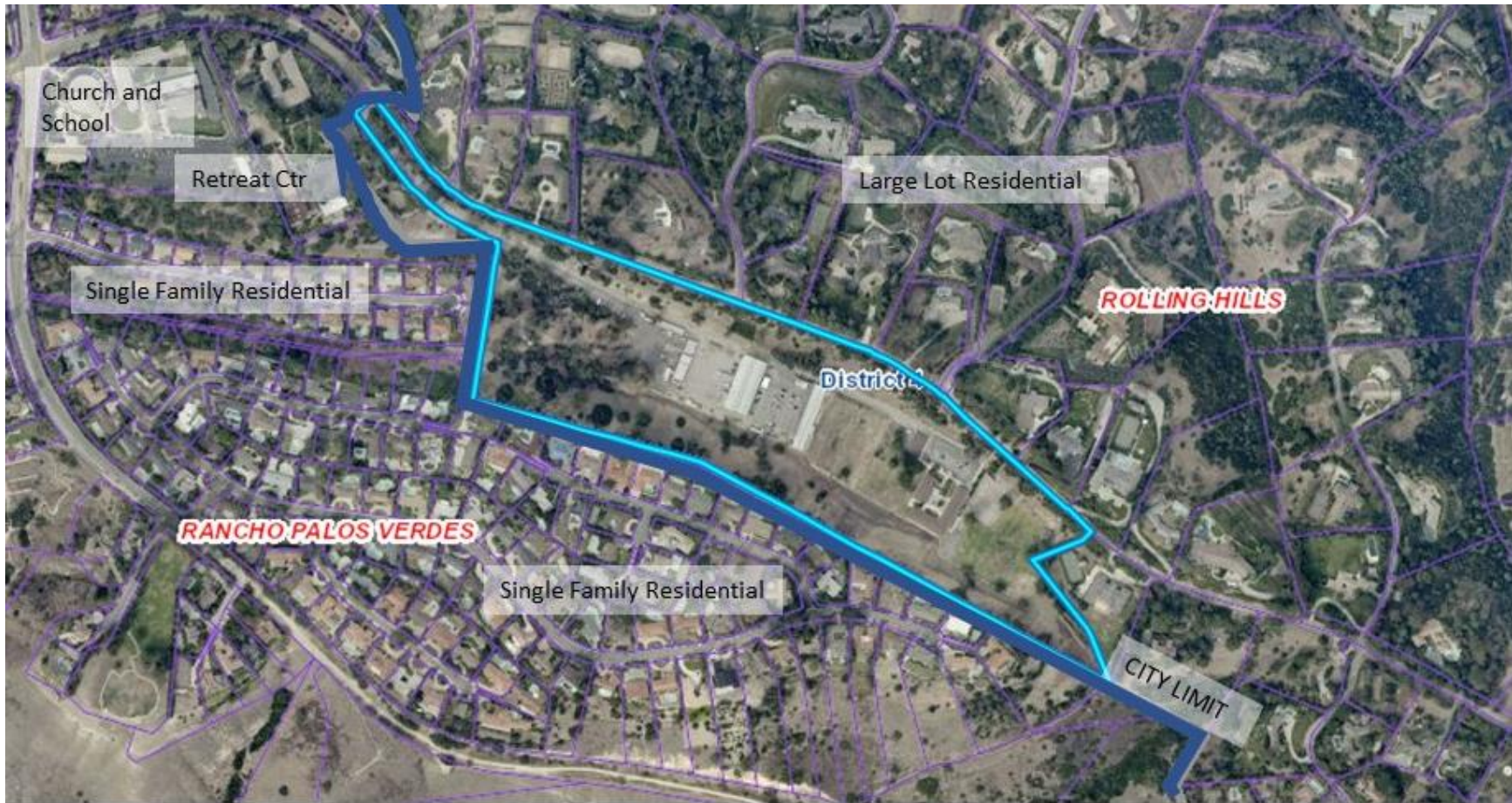
On its eastern edge, the site is abutted by large lot residences. The home closest to the site is heavily screened from the PVUSD site by vegetation, as well as a private tennis court between the residence and the property line. The residence itself is more than 200 feet from the PVUSD ballfield and more than 550 feet from the school.

The site context creates effective buffering from adjacent uses, mitigating land use compatibility concerns such as privacy, noise, and visual impacts. At the same time, the site is easily accessible from Crest Road and is outside of the gated area of the city. A fire station is located 1,000 feet to the east, and major shopping facilities and services are located just over a mile away in the City of Rancho Palos Verdes. Crest Road is one of Rolling Hills' major thoroughfares and one of the few "through-streets" that bisects Rolling Hills and connects the city to adjacent cities and regional highways.

History of the Site and Current Uses

The site was initially home to Cresta Elementary School, which was constructed in 1960. A School District warehouse and maintenance facility was part of the original campus. The school closed in the early 1980s and was repurposed as Rancho Del Mar Continuation High School, which opened in 1986. At the time, there were discussions between the City and the School District to rezone the property and sell the site for residential development. However, Rancho Del Mar has remained on the site for the last 35 years. Given the value of the land and the low-intensity and limited extent of the existing use, residential development remains viable, even if the school does not relocate.

The Rancho Del Mar Campus consists of three one-story buildings totaling 20,000 square feet of floor area. Figure B-3 shows the campus layout, as well as six photos of the school and adjacent areas. The campus consists of an L-shaped building (divided by a breezeway) with eight classrooms, a rectangular building with a classroom, multi-purpose room restroom, and custodial area, and a small building facing the parking lot with the main office. Classrooms at the school are open to the exterior and there are no interior hallways. The PVUSD shares its classroom and administrative facilities with the Beach Cities Learning Center. The Learning Center has 17 students aged 11-18 with emotional, behavioral, and learning challenges.



Source: LA County GIS, 2020. Aerial Fall 2019

-  Site Boundary
-  City Limits

Figure 1:
Location of PVUSD Housing Opportunity Site

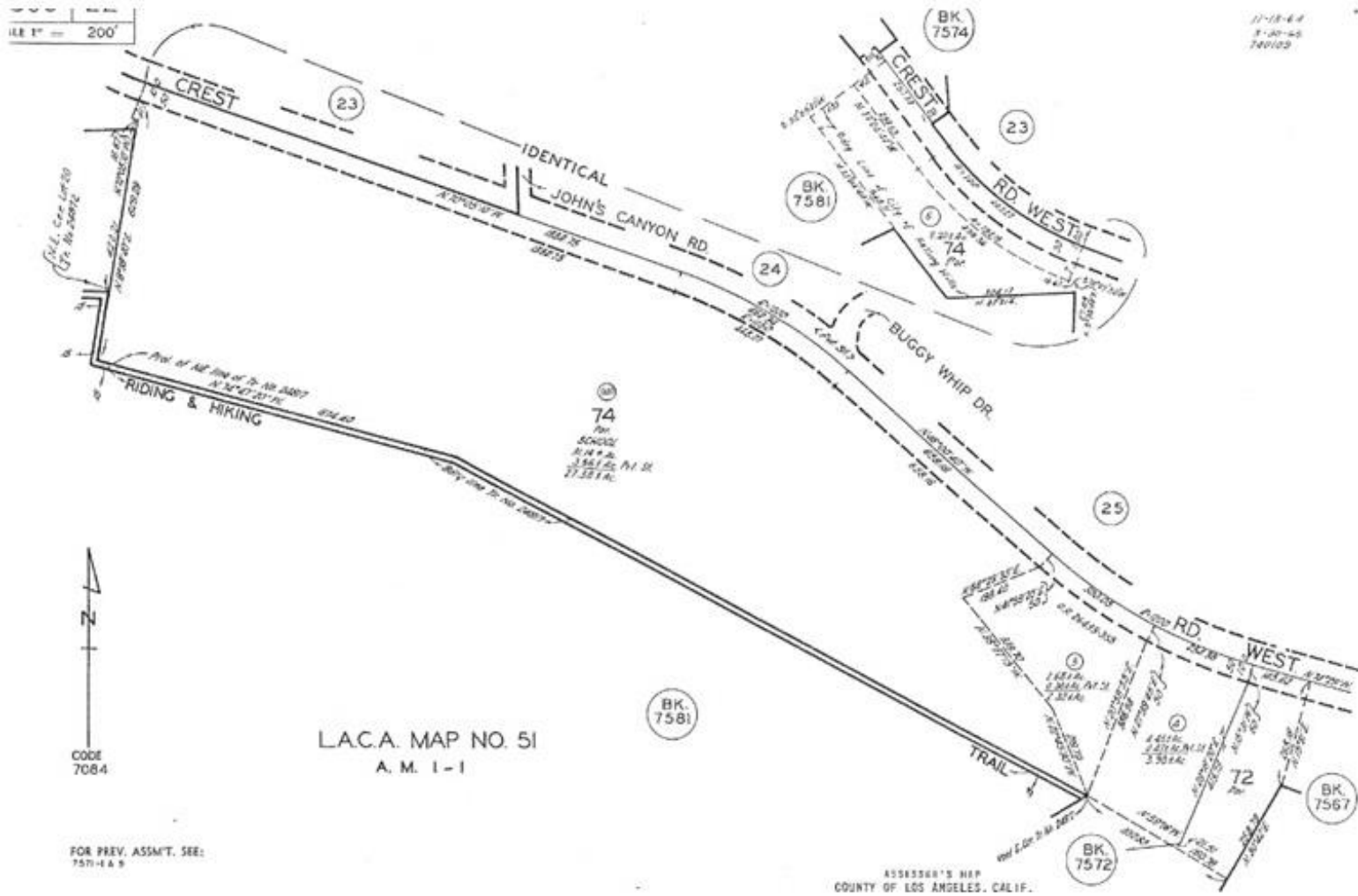


Figure 2:
Assessor Parcel Map of PVUSD Site

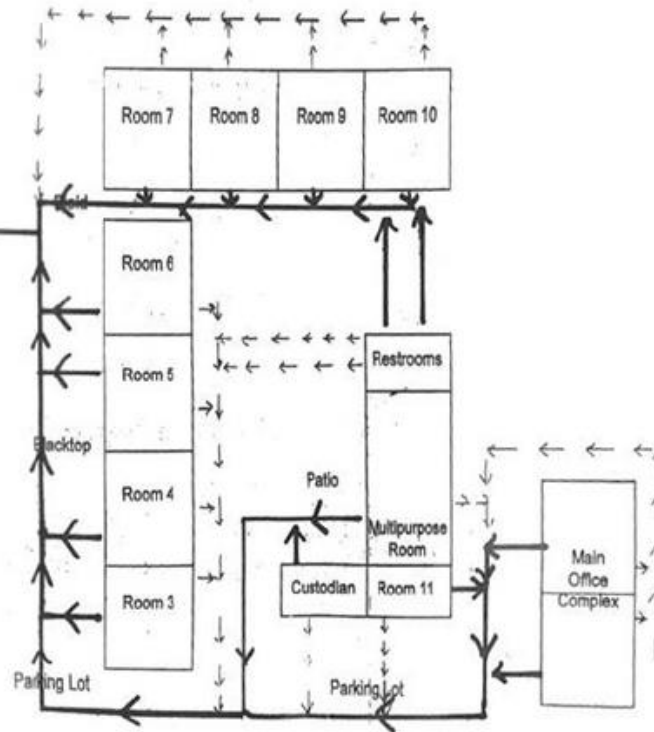


Figure 3:
Rancho Del Mar High School Building Plan and Photos

Rancho del Mar itself serves students ages 16-18 who were unsuccessful in a traditional high school setting. Students are referred to the school for a myriad of reasons, including poor attendance, personal crisis, behavioral issues, or other factors creating a high risk of drop-out. Enrollment at Rancho del Mar has been steadily declining and was just 32 students in the 2020-21 school year. Enrollment was 79 students in 2014-15, 72 students in 2015-16, 69 students in 2016-17, 58 students in 2017-18, 47 students in 2018-19, and 46 students in 2019-20. There are also six teachers on site and three other personnel.

Thus, the combined enrollment (Beach Cities and Rancho Del Mar) is fewer than 50 students on a 31-acre site. By contrast, Palos Verdes Peninsula High School and Palos Verdes High School enroll roughly 2,300 and 1,700 students respectively, on sites of similar size. Sale of the school property could generate significant revenue for the School District. Sale of a portion of the property also is possible, as the site is configured in such a way that easily facilitates its subdivision.

A comprehensive structural evaluation of the school was completed in 2016 as part of the PVUSD Facilities Master Plan. Beach Cities Learning Center likewise prepared a facility condition status report in 2019 as part of its annual reporting requirements. Both evaluations found the building(s) to be in good condition. The buildings were last renovated in 2008. The 2016 evaluation called for resurfacing the parking area, upgrading the HVAC system, and upgrading the electrical system. Total capital needs were estimated at \$1.9 million. All utilities were found to be in good condition, and drainage issues were minimal.

The school campus is adjoined by an approximately 100-space parking lot on its north and east sides. To the west of the buildings, there is a large flat lawn area. To the east, there is an athletic field area that includes a basketball court and ballfield. The 2016 facility evaluation determined that the Floor Area Ratio of the school campus was just 0.03, as it defined the campus area as being 15.2 acres (including athletic fields, lawns, and other open areas on the perimeter of the site). The square footage of floor space per student is well below District averages.

Beyond the 15.2-acre area associated with the school, the PVUSD has leased approximately 4.5 acres of the site (roughly 15 percent of the 31 acres) to the Palos Verdes Peninsula Transit Authority. The PVPTA facilities include maintenance buildings and administrative offices and are self-contained in the west central part of the site. The Housing Element analysis presumes this part of the site will not be available for development and that the transit district will remain a long-term tenant. However, the PVPTA site could potentially be sold and redeveloped in the future, leased to a new third party, or repurposed by the School District.

Potential Development Areas

Figure B-4 shows potential development areas on the Rancho Del Mar site. These are summarized below:

- Area 1 is located between the transit facility and the school campus. It is an unimproved, almost completely flat rectangular area of 1.6 acres. Its dimensions are approximately 250 x 300, with 250 feet of frontage along the internal access street. The site is well situated for multi-family development and has no visible physical constraints.
- Area 2 is located immediately adjacent to the school and is 1.0 acre. The dimensions are approximately 200 x 200, with a “stem” area providing access to the interior street. The area is currently an unimproved lawn with a few mature trees. It is almost completely flat and has no physical development constraints. The site could easily support up to 16 to 20 multi-family units at a density of 20 units per net acre.
- Area 3 is the school itself, which occupies roughly 1.75 acres including parking, landscaped areas, courtyards, and classroom buildings. This option would be most viable if the school relocates and the site is sold, as co-location of a school and multi-family housing or emergency shelter would be unlikely. However, certain special needs housing types (such as housing for teachers) would be viable in this setting.
- Area 4 includes the area east of the school. It includes approximately three acres of level ground, with 0.5 acres of parking, a two-acre ballfield serving the school, and other paved areas used for basketball and recreation. There are several areas within the three acres where 16-20 units could be built without impacting use of the site for parking and school recreation.
- Area 5 includes approximately four acres and is located west of the PVPTA facility. It is regarded by the City as the best location on the 31-acre site for multi-family housing, as it would have the least impact on the school campus and transit facility. It is also the largest of the five areas and the most buffered from adjacent development. There are a number of extant foundations on the site from prior uses, and internal roadways that are not in use. The area has gently sloping terrain and has not been improved for school use, parking, or recreation, as the other portions of the site have.

Figures B-5 through B-7 provide a bird’s eye view of each of the five areas.

Physical Constraints to Site Development

Approximately nine acres of the 31-acre site consists of a graded slope along the south side of Altamira Canyon. This area is shown in Figure B-8. The slope exceeds 30 percent, making it poorly suited for development. The sloped areas also have the potential for landslides and other seismic stability issues, which limit their suitability for further grading and construction. The sloped area is not considered suitable for multi-family development or special needs housing. It occupies roughly 29 percent of the site, all of which has been excluded from consideration in the definition of Areas 1-5 above.



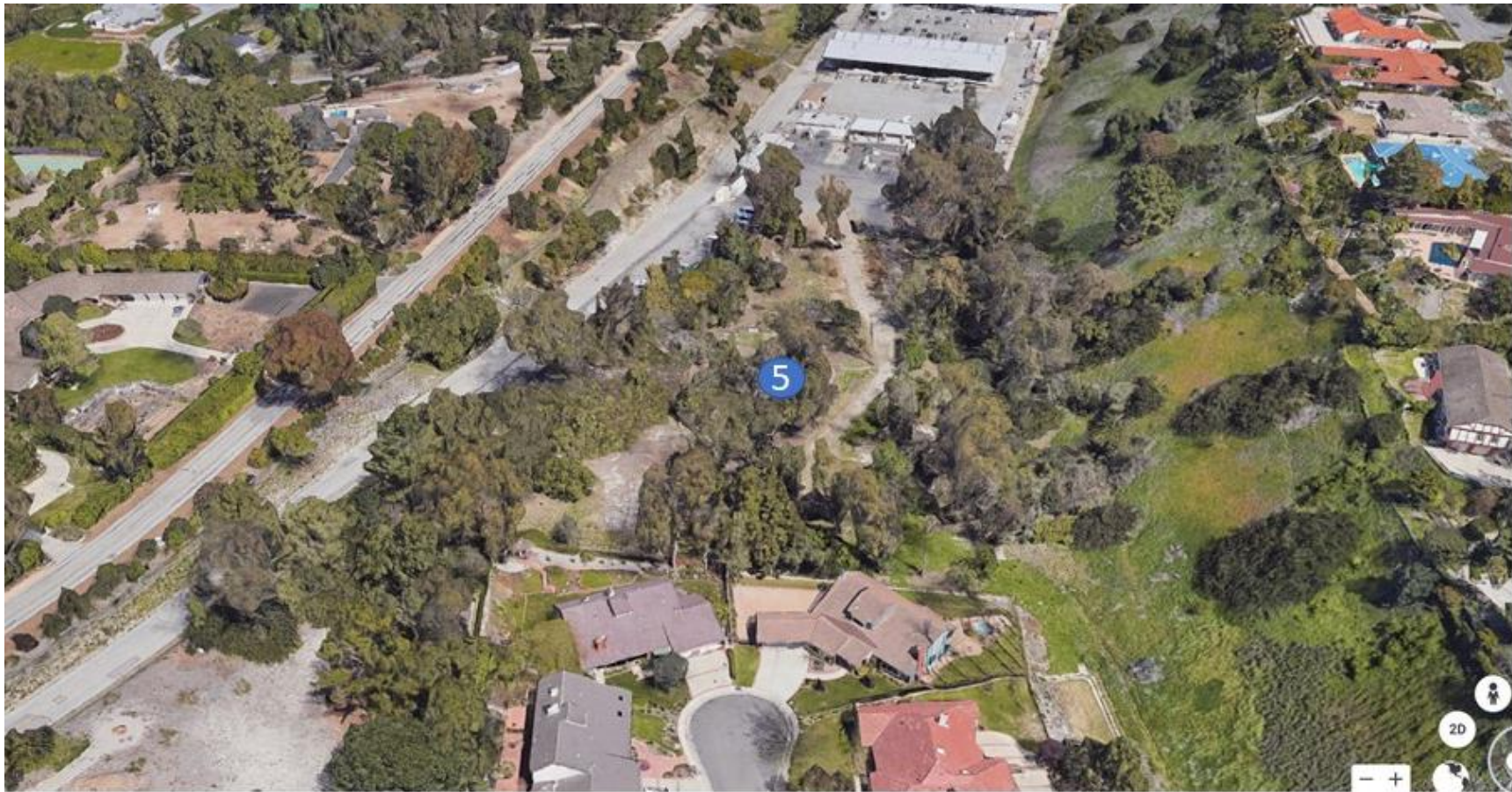
Figure 4:
PVUSD Potential Housing Opportunity Areas



**Figure 5:
PVUSD Opportunity Site Areas 1-4 (Looking East)**



**Figure 6:
PVUSD Opportunity Site Areas 1-4 (Looking West)**



**Figure 7:
PVUSD Opportunity Site Area 5 (Looking East)**



Portion of site considered to have limited development potential due to slope

- 10-foot contour
- 50-foot contour

Figure 8:
PVUSD Opportunity Site Topography

The central portion of the site has historically been used for general maintenance activities, first by PVUSD and more recently by PVPTA. A search of the California State Water Resources Control Board (SWRCB) GeoTracker data base identified two leaking underground storage tanks (LUST sites) at this location. The sites were determined to contain gasoline and hydrocarbons resulting from leaking underground storage tanks. Both sites have been cleaned per SWRCB standards and are now designated by the SWCRB as "complete" and "case closed."

As noted elsewhere in the Housing Element, the City of Rolling Hills—including the PVUSD site—has been designated as a Very High Fire Hazard Severity Zone by the State of California. Rolling Hills is implementing a Community Wildfire Protection Plan to mitigate this hazard and is implementing vegetation management measures and programs to make structures more resilient. In the event of a housing proposal on this site, the need for an emergency-only access connection between the existing access road and Crest Road would be assessed.

An analysis of infrastructure and utilities on the site conducted as part of the Housing Element found no constraints associated with redeveloping this site with residential uses or special needs housing. The site is used less intensively now than when it was actively used as an elementary school and school maintenance facility. Water, drainage, and wastewater facilities are adequate to support the number of units contemplated by the Housing Element.

Importantly, this is one of the only sites in the City of Rolling Hills that has access to a public sewer system. As such, it is much more conducive to multi-family housing that sites elsewhere in the city that are served by private septic systems.

Regulatory Constraints to Site Development

Prior to December 2020, the PVUSD opportunity site was subject to a range of planning and regulatory constraints that limited the feasibility of multi-family housing. The site has historically had a General Plan designation of Very Low Density Residential and a zoning designation of RAS-2 (Residential Suburban 2-acre minimum lot size), which effectively limited uses to existing community facilities or new large-lot residential development. While Accessory Dwelling Units (ADUs) could conceivably be incorporated in new homes, the site would not have met State requirements for the Housing Element.

In February 2021, the City of Rolling Hills amended its General Plan and zoning regulations to allow multi-family housing and other special needs housing types "by right" on the PVUSD property, subject to specific development standards. As noted elsewhere in the Housing Element, the amendments included:

- Amending the Land Use Element of the General Plan to create the Rancho Del Mar Housing Opportunity Overlay. The Land Use Element now explicitly states that multi-family housing and emergency shelter are permitted by right in this area, subject to objective development standards. The number of units on the site is based on a transfer of the allowable General Plan density to a clustered area where 16 to 20 units could be added.
- Amending the Rolling Hills Municipal Code (Zoning Regulations) to create the Rancho Del Mar Housing Opportunity Overlay, and to map this Overlay on the entire PVUSD site.

The Overlay establishes a minimum density of 20 units per acre and a maximum density of 24 units per acre. Affordable housing is permitted “by right” subject to objective development standards defined in the Ordinance. The Ordinance identifies the area west of the PVPTA site as the location for future housing.

- Amending the Zoning Regulations to allow emergency shelter on the property by right, subject to specific development standards specified in the Code.
- Amending the Zoning Regulations to allow single room occupancy (SRO) units on the site, with a conditional use permit.

Other Constraints to Site Development

Development of multi-family housing, emergency shelter, or SRO uses on the PVUSD site could occur either:

- by the School District itself (on its own or through a public-private partnership)
- through a long-term lease; or
- through sale of all or part of the property

The City has met with the School District and reviewed Board Policies and Codes. Current policies accommodate all of these options—and that there are no prohibitions or limitations on multi-family and special needs housing. Moreover, the School District has expressed interest in developing housing for teachers in the past; such units would meet income criteria for low or very low income units. There are ample opportunities for such housing on the property that would not impact operations at either Rancho Del Mar School or PVPTA. Rancho Del Mar is a logical location for these activities, given the size of the site and its significant underutilization.

The District is less likely to pursue development of an emergency shelter or SRO on its own, as these are not as clearly mission-aligned. However, it could sell or lease property to a third party who could develop these uses. SROs and emergency shelters would be unlikely to co-locate in the school building or on the 1.75-acre school footprint area, given the possibility for use conflicts. However, the 31-acre PVUSD property is large enough to accommodate multiple uses. There are developable areas on the site that are 1,500 feet away from the school. The District has already set a precedent by leasing a large portion of this site to a transit agency; it could do the same for a social service agency or another agency providing a public benefit service to the community.

Like most School Districts in California, the sale or lease of PVUSD property is subject to action by the School Board. Section 3280 of the Board’s Policies allows the Superintendent or designee to study the existing and projected use of facilities to ensure the efficient utilization of space. A Board Committee is typically created prior to the sale of land (although teacher housing is specifically exempted by Board policy from any Committee requirements). A Board vote is required to approve the sale or lease terms. There are also requirements for how the proceeds of a sale or lease may be used.

Once property is sold, the School District Board has no land use or decision-making authority over a site. Thus, the District could sell all or part of the PVUSD site to a non-profit housing

developer, for-profit housing developer, social service provider, or other third party who could develop housing “by right” without further oversight by the Board or City Council. Subdivision of the property would be required, creating a new legal parcel on which housing could be developed.

Given its large size, the most likely scenario is only that a portion of the site would be sold, rather than the entire site. In effect, the Housing Element is creating a unique opportunity for the District to sell a vacant or underutilized subarea on its 31-acre site to a third party, who can then produce teacher housing, senior housing, affordable family housing, or another type of housing that meet local needs.

There are a number of examples of successful small affordable housing projects in the Los Angeles region that meet the density and height criteria established for this site. For example, Habitat for Humanity is currently developing a 10-unit affordable two-story townhome project in Long Beach on a 0.5-acre site. Similar two-story projects by Habitat have been developed in Lynwood, Burbank, Bellflower, and Downey.

In the event that the Rancho Del Mar School itself is closed in the future, the building could be sold and repurposed for other uses. Once sold, the floor space could be reconfigured for alternative uses, including special needs housing. The project would be subject to the objective standards prescribed by the zoning regulations (covered elsewhere in this Housing Element), but approval of the development would be ministerial.

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APPENDIX C:

Accessory Dwelling Unit Survey Analysis

In Fall 2020, the City of Rolling Hills surveyed its residents to determine the viability of Accessory Dwelling Units (ADUs) as a future affordable housing strategy. The survey was formatted as an 11 x 17 folded sheet printed double-sided (four 8.5 x 11 pages) and was mailed via the US Postal Service to approximately 700 addresses in the city. Return postage was provided so the survey could be easily returned. Residents had roughly one month to complete and return the survey. An option was provided to reply electronically via SurveyMonkey.

Approximately 190 surveys were returned, for a response rate of 27 percent.¹ Another seven surveys were received by SurveyMonkey, bringing the total response rate to 28 percent. The survey represents the views and experiences of more than one in four Rolling Hills households. This is a high response rate and is indicative of the community's strong interest in the subject.

Demographic information about the respondents was collected as part of the survey. Respondents tended to be older than Rolling Hills residents as a whole and were mostly long-time residents. About two-thirds of the respondents were 65 or older and 25 percent were 50-64. By contrast, about 42 percent of the City's adult residents are over 65 and 36 percent are 50-64. About 42 percent of the respondents had lived in Rolling Hills for more than 30 years and only 20 percent had lived in the city for less than 10 years. By contrast, about 27 percent of all residents have lived in Rolling Hills for more than 30 years and 31 percent have lived in the city for less than 10 years.

The distribution of respondents by household size was close to the citywide average. Approximately 65 percent lived in one and two person households, which is similar to the citywide average. Only seven percent lived in households with five or more residents, which is just below the citywide average. Of the 194 respondents who indicated their housing tenure, 192 were owners and two were renters. This is equivalent to one percent of the respondents, whereas renters represent about five percent of Rolling Hills households.

Figure C-1 compares demographics for the survey respondents and residents in the city as a whole.

Responses to the survey was completely anonymous. Respondents were given the option of phoning the City if they had questions or wanted more information about ADUs.

¹ This estimated return rate was based on 700 households. In August 2021, Census data indicated there were 637 households in the City, so the actual return rate was 31 percent.

Figure C-1: Demographics of Survey Respondents Relative to All Rolling Hills Residents



Suitability of the Property for an ADU

Question 1 asked respondents to indicate if their property contained an ADU or other habitable spaces which could potentially be used as an ADU. Respondents were asked to check “all choices that apply,” so the results are not additive.

Thirteen of the respondents indicated they had a legally permitted ADU on their properties with a separate kitchen, bath, and entrance. Some of these units may have been legally created in 2018-2020 after the City adopted its ADU Ordinance, but some likely already existed and are legally classified as guest quarters.

Thirty-four respondents, or roughly 25 percent of the total, indicated they had a secondary building on their properties with an indoor kitchen, bathroom, heat and plumbing. This included guest houses/ casitas, pool houses, habitable barns, and similar features that could be considered *potential* ADUs even if they are not used for habitation by another household. Ten respondents indicated they had a second kitchen in their homes. Eighteen said they had another space in their home that could “easily be converted” to a separate dwelling or junior ADU. While some respondents may have counted the same space twice, roughly half indicated they had spaces on their properties with the potential to be used as an ADU or JADU. This is further supported by the responses to Question 2 below.

Current Use of ADUs and Spaces Suitable as ADUs

Question 2 asked how the spaces described in Question 1 were being used. Only three of the respondents indicated they were renting ADUs to a paying tenant. Seven indicated that the space was used by a caregiver or domestic employee, while eleven had a family member or long-term occupant living on the property. Collectively, this represents 21 units, or just over 10 percent of the respondent households. The remainder of the respondents with potential ADU space indicated they used these spaces for house guests or their own families, or that the space was unoccupied or used as storage.

The survey findings indicate that ADUs (or “unintended” ADUs such as guest houses) already represent a component of the Rolling Hills housing supply. The survey suggests that there is potential to expand the number of permitted ADUs in the future, even without any new construction. About 15 percent of the respondents (30 in total) indicated they had potential ADU space on their properties that was vacant or used for storage.

Respondents were asked the square footage of the spaces they were describing. Figure C-2 shows the distribution. More than 100 responses were received, with a median size of about 600 square feet.

Respondents who had rented ADUs on their properties were given the option of reporting the rent that was being charged. Two of the three households who indicated they had a paying tenant replied. The monthly rents charged for these units were \$950 in one case and \$1,500 in another. Based on HCD income limits for Los Angeles County, the \$950 unit would be considered affordable to a very low-income household of one or more persons. The \$1,500 unit would be considered affordable to a low-income household of one or more persons. These

units are presumed to have been created or legalized between 2018 and 2020, following adoption of the ADU ordinance.

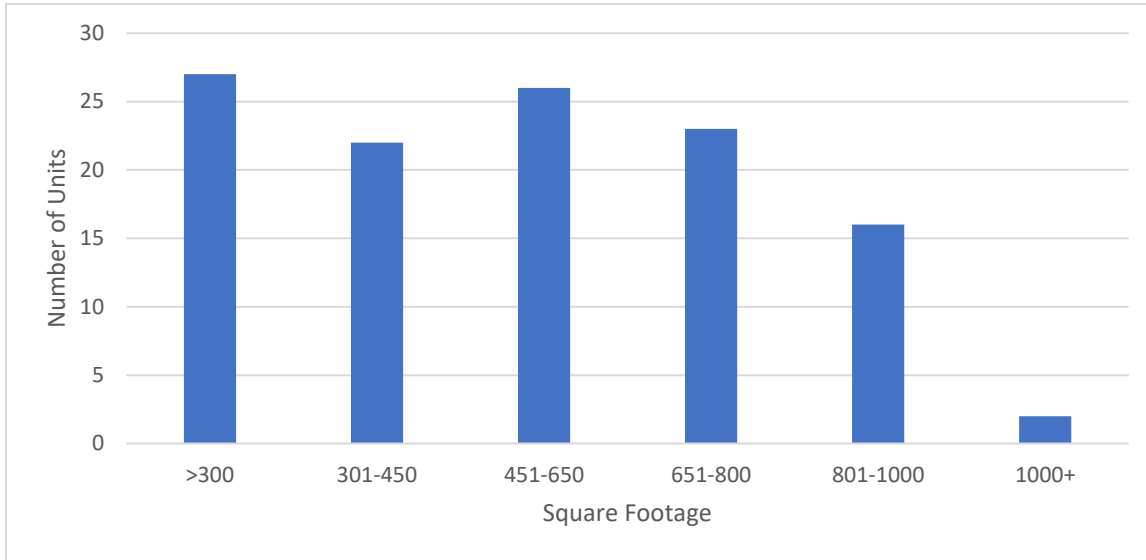


Figure C-2: Square Footage of Spaces Reported by Respondents as Potential ADUs on their Properties, Including Guest Houses

Income Characteristics of Households in Occupied Units

Those who indicated their ADU (or “unintended” ADU/ guest house/ secondary space) was occupied by someone who was not part of their household were asked to describe the number of residents and total income of the occupants. The numeric HCD 2020 income limits (dollar amounts) and number of persons in the household were used so that the occupants could be easily identified using HCD’s income categories.

There were 12 responses to this question, or about six percent of all surveys returned. This presumably includes the small number of units that are rented as ADUs, plus those occupied by caretakers, domestic employees, and other long-term occupants. The distribution by HCD’s income categories is shown below:

Household Size and Income of Households Occupying Formal or Unintended ADUs

| Income | 1 person | 2 person | 3 person | 4 person | 5 person | 6+ person | TOTAL |
|------------------------|----------|----------|----------|----------|----------|-----------|-------|
| Extremely Low | 1 | | 1 | | | | 2 |
| Very Low | 2 | | | | | | 2 |
| Low | 1 | | | | | | 1 |
| Moderate/ Above Mod | 1 | 4 | | 1 | | 1 | 7 |
| TOTAL | 5 | 4 | 1 | 1 | 0 | 1 | 12 |

The data indicates that roughly half of the survey respondents' ADUs (including those which may be unpermitted and used "informally" on a long-term basis) provided housing for low, very low, and extremely low income households.

Interest in Developing an ADU

Question 4 asked respondents if they might be interested in developing an ADU if they didn't currently have one. There were 164 responses to this question, with 24 percent indicating "Yes" and 15 percent indicating "Maybe." Another 40 percent indicated "No" and 14 percent indicated "Probably Not." The responses are profiled in Figure C-3 below.

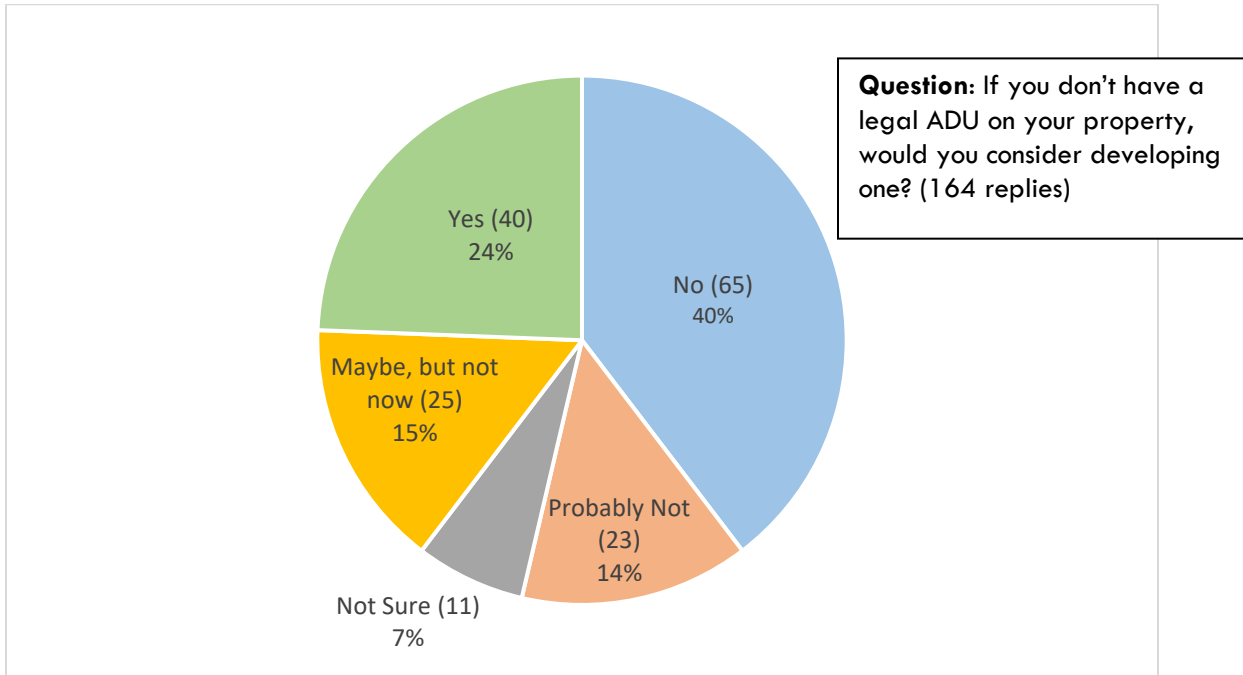


Figure C-3: Level of Interest in ADU development (N=164)

The chart above suggests that more than half of the City's residents are not interested in developing an ADU on their properties, and another quarter are undecided or not interested at this time. To flesh out possible barriers, Question 4 included a follow up asking why respondents were not interested. The responses suggest it is primarily a lifestyle choice rather than the result of regulatory or cost barriers. About one-third (51) listed the loss of privacy as a factor, and another one-third (48) indicated they didn't want to deal with tenants. The number of respondents listing the "permitting process" as a factor was relatively small (27 out of 164) and the percentage listing "cost" as a factor (24 out of 164) was even smaller. About 10 percent of the respondents cited lack of space as their reason.

Location of Possible ADUs

Those who expressed some interest in adding an ADU were asked where they might locate the ADU on their properties. The responses can potentially help inform local programs that facilitate ADUs in particular locations. There were 85 responses, representing more than 40 percent of

the total survey respondents. Conversion of an existing accessory building (such as a guest house or barn) was the most commonly selected choice (38 responses), followed by a new detached structure (21 responses) and conversion of existing space in the house (6 responses).

Only one respondent indicated they would build an addition to their home. Nineteen of the respondents were not sure where they might locate an ADU. Again, a majority (about 115) were not interested in adding an ADU.

The responses suggest stronger demand for traditional ADUs than Junior ADUs, given the large number of respondents indicating they would built or convert an accessory structure, rather than use space within their own homes.

Likely Use of Future ADUs

Respondents were asked how they would use an ADU on their property if they developed one in the future. The responses to this question are important, as the objective of the program is to create rental housing opportunities or opportunities for on-site care givers. Using the ADU as a home office or space for occasional house guests would not accomplish State-mandated housing program goals. Figure C-4 shows the responses to the question.

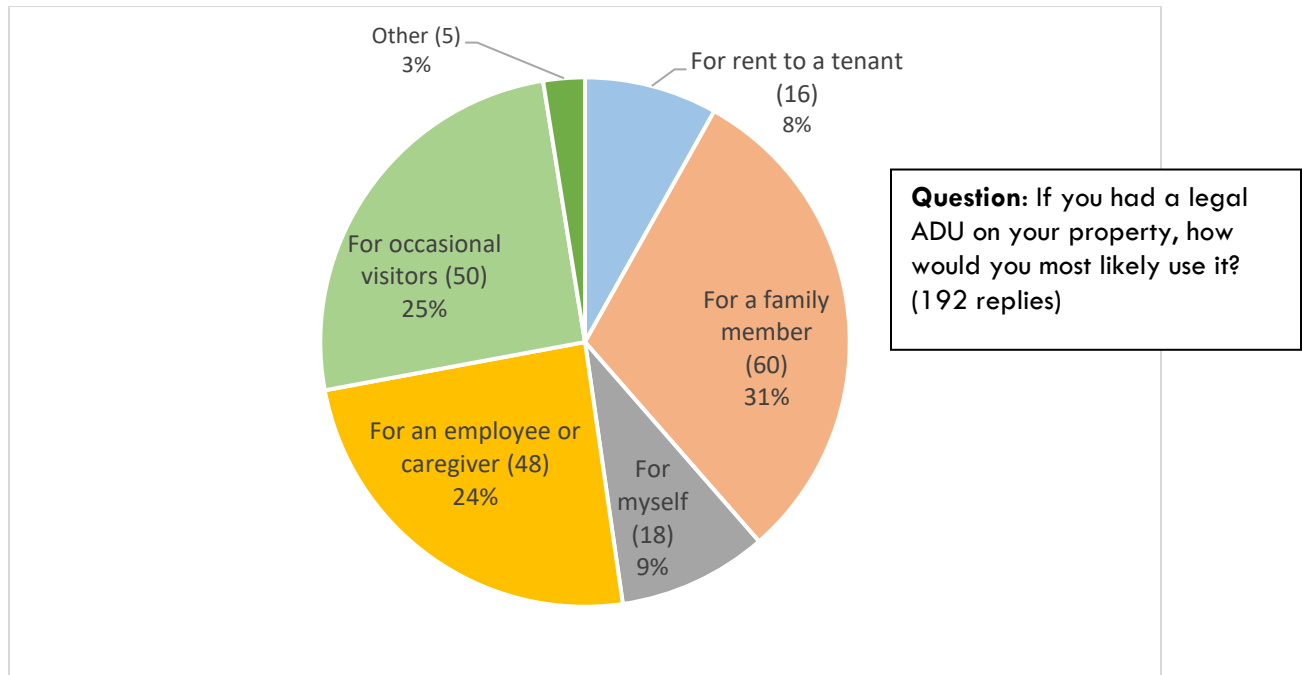


Figure C-4: Likely Use of Future ADUs (N=192)

The responses indicate that roughly one-third would use the ADU for another household, including 16 who suggested they would rent it to a tenant and 48 who suggested they would use it for a domestic employee or caregiver. The latter statistic is particularly important, as it suggests a potential resource for health care workers, elder care professionals, construction and landscape workers, and others who may work in Rolling Hills but lack the financial resources to live here. Nearly a third of the respondents indicated they would use the ADU for a family

member. The family member could be an extension of their own household or a relative or relatives living independently as a separate household. It is worth noting that only a quarter of the respondents indicated they would use the ADU for occasional visitors—historically, this has been the intended use of guest houses in the city.

Use of ADUs as Affordable Housing

Respondents were asked if they would consider limiting the rent on an ADU so that the unit was affordable to a lower income household. The question specifically asked if the respondent would consider a deed restriction that maintained the rent at a reduced rate (such as \$1,200/month for a two-person household) to help the City meet its State-mandated affordable housing requirements. Of the 194 surveys returned, 25 indicated they would consider this and another 20 indicated they might consider this (“maybe”). This represents nearly one-quarter of the total respondents. Another one-quarter indicated they would need more information before deciding. About 35 percent indicated they would not consider a lower income affordability restriction and 15 percent did not respond.

Figure C-5 shows the responses to this question. The data suggests that an “affordable” ADU program could generate sufficient participation for the City to meet its entire lower-income housing allocation through ADUs.

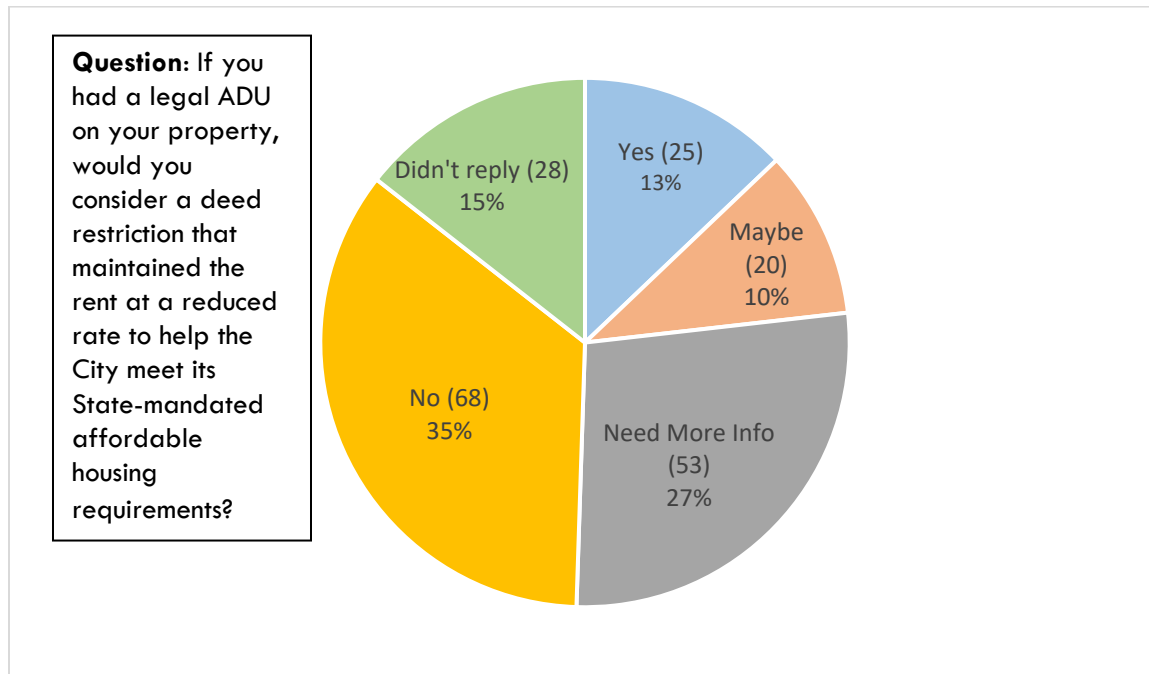


Figure C-5: Viability of ADUs to Meet Very Low Income Housing Assignment (N=194)

For the 98 respondents who answered “Yes”, “Maybe,” or “Need More Information”, the survey asked a follow-up question, which is the maximum length of time the respondent would consider acceptable for an affordability deed restriction. Two respondents did not reply, but the other 96 provided the answers below:

- 20 would consider a 5-year term
- 2 would consider a 10-year term

- 3 would consider a 20-year term
- 17 would consider a deed restriction that ended when they sold the house
- 59 were not sure or answered “other”

The responses suggest that long-term deed restrictions (10 or 20 years) and affordability contracts that “run with the land” would have limited participation. Residents are more open to short-term arrangements such as five-year affordability terms, and flexible arrangements that would not encumber the resale of their homes. This is an important consideration in the event a program is established.

Incentives

The final question in the survey asked respondents to select from a menu of possible incentives that might make a rent-restriction on an ADU more acceptable to them. Respondents were invited to select as many of the choices as they wanted. The most frequently selected options are shown in descending order in Figure C-6 below:

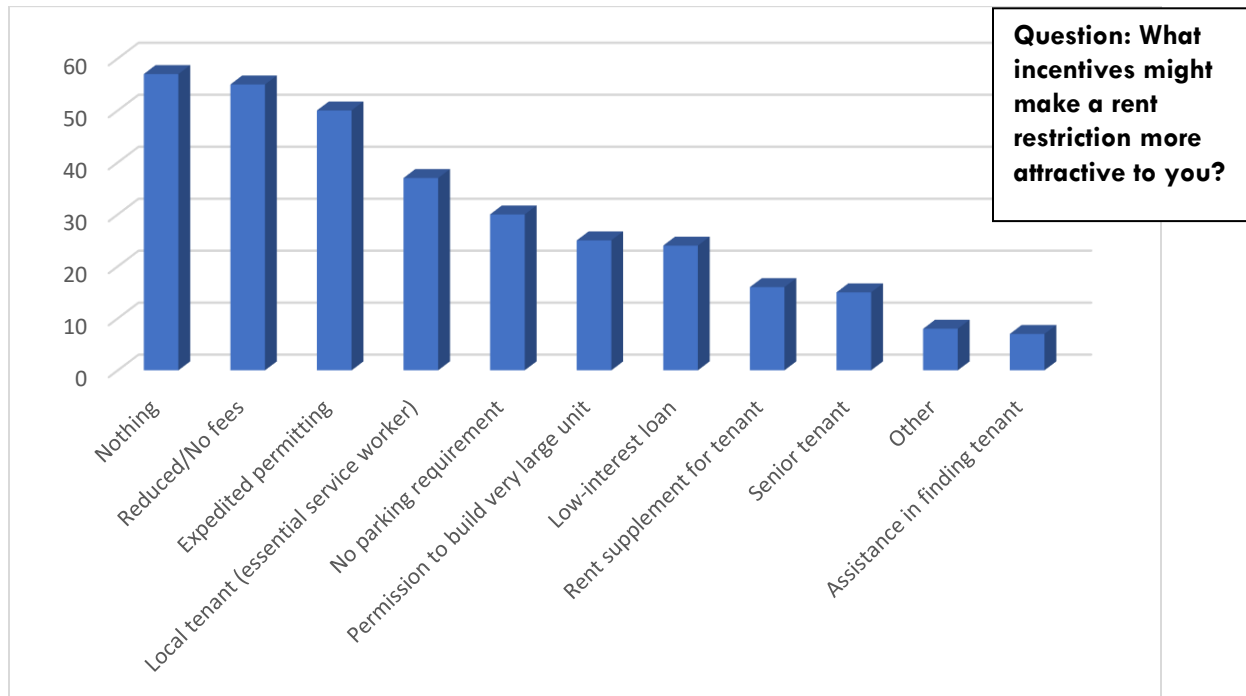


Figure C-6: Ranking of Potential Affordable ADU Incentives

The most frequently selected option was “nothing.” However, 55 respondents indicated that fee waivers or reductions would be an incentive, and 50 said expedited permitting would be an incentive. Many respondents were also supportive of the idea of rent-restricted ADUs serving local essential service workers such as fire-fighters and teachers. The least popular incentive was assistance in finding a tenant.

Other Comments

The survey provided an opportunity for residents to make general open-ended comments on ADUs and housing issues in Rolling Hills, as well as the factors the City should consider as new ADU policies and regulations are developed. Feedback was provided by 52 of the respondents. This is summarized below.

Most of the open-ended comments expressed negative views about ADUs and their potential impacts on the character of Rolling Hills, as well as concerns with State housing mandates and the erosion of local land use control. Numerous concerns were raised about safety, security, and privacy. There were also concerns expressed about noise, parking, traffic, evacuation capacity, and impacts on the community's rural, equestrian feel. Some respondents expressed concerns that they would not be able to choose their own tenants if they created an ADU or would be penalized if they created an ADU but did not rent it. Questions were also raised about property tax impacts, septic system impacts, and whether tenants would pay association dues and have access to RHCA facilities.

There were also supportive comments, particularly from persons interested in creating ADUs for aging parents, or for themselves to age in place while renting out their primary home. Several respondents indicated an interest in renting space to a care giver. One respondent suggested prioritizing rentals to employees of the RHCA. Some respondents expressed their support for the idea of using the school property to meet affordable housing needs rather than relying on ADUs.

Survey

A copy of the survey mailed to residents follows this page.



City of Rolling Hills Accessory Dwelling Unit Survey

October 2020



Dear Resident:

Please take a few minutes to complete this survey about Accessory Dwelling Units (ADUs) in Rolling Hills. Your responses will help us understand community goals and concerns and will be used to develop new policies for consideration by the Rolling Hills Planning Commission and City Council.

State law requires that all cities and counties allow ADUs, provided they meet certain standards. Some of the potential benefits of ADUs include rental income for homeowners, on-site living space for caregivers or household employees, and accommodation of extended family (adult children, parents, etc.). ADUs can also help residents “age in place,” particularly as homeowners need more care or assistance.

The City’s objective in carrying out this survey is to determine the level of interest in ADUs among Rolling Hills residents and evaluate their potential to meet local housing needs. Like all cities in California, Rolling Hills is required by State law to provide for its “fair share” of the region’s housing needs, including low- and very low-income households. ADUs provide a way to do that without significantly changing the character or appearance of the community. Some communities even provide special incentives for homeowners who rent ADUs at reduced rates to very low-income households, including household employees and local essential service employees.

The deadline for returning your survey is November 20, 2020. Please use the enclosed postage-paid envelope to return the survey to City Hall by this date. If you would prefer to complete the survey on-line, please visit www.surveymonkey.com//rollinghillsADUsurvey.

Please do not include your name or address on the survey as the intent is for all responses to be anonymous. If you have questions about the survey or about ADUs in Rolling Hills, please call Meredith Elguira at (310) 377-1521.



What are ADUs and JADUs?

Accessory Dwelling Units (ADUs) are sometimes referred to as “in-law apartments” or “second units.” They are small independent dwelling units that exist on single family properties, either in a detached structure or as part of the primary structure with a separate entrance. ADUs include a bedroom or sleeping area, a bathroom, and cooking facilities.

Rolling Hills has adopted specific zoning standards for ADUs as required by state law. The maximum allowable size is 850 square feet for a studio or one-bedroom and 1,000 square feet for a two bedroom. Other standards also apply.

Junior Accessory Dwelling Units (JADUs) are a type of ADU created by converting existing living space inside a single-family home (usually a bedroom) to a separate living space. They have a maximum size of 500 square feet. JADUs may have their own kitchenette or bathroom, or they may share the facilities in the primary residence.

State law allows a property to have both an ADU and a JADU if certain requirements are met.

Thank you for taking the time to complete the survey!

Accessory Dwelling Unit Survey

1. Does your property include any of the following features? (circle all that apply)

- A. A legally permitted Accessory Dwelling Unit (ADU) with kitchen, bath, and separate entrance?
- B. A guest house, pool house, casita, barn or other outbuilding that has heat and plumbing?
 _____ Check here if the space has a kitchen or other cooking facilities
- C. A space inside your house with a separate entrance from outside and independent living quarters, including a bedroom/ sleeping area and bathroom?
 _____ Check here if the space also has its own kitchen or cooking facilities
- D. Another space within your house that could easily be converted into an accessory dwelling unit?

2. If you circled one of the choices above, how is the space currently used? (If you circled more than one choice, please provide a response for each applicable space on your property. Use the blank line to the right of each choice below to describe the space you're referring to).

- A. It is occupied by a tenant paying rent _____
- B. It is occupied by a family member or long-term visitor who is not part of my household _____
- C. It is occupied by a caretaker or household employee(s) _____
- D. It is used occasionally by guests or visitors _____
- E. My own household uses the space _____
- F. The space is currently not occupied by anyone, or is used for storage _____
- G. Not applicable

2A. About how large is the space of each applicable feature from Question 1 (in square feet)?
(please skip question if not applicable)

2B. If rent is collected for the space, what is the monthly amount? (if multiple spaces are rented, please indicate the rent for each area). (Please skip question if not applicable)

3. If you have space on your property occupied by a household other than your own, please circle the category in the table below that most closely matches their annual income based on the number of persons in their household, if you know that amount. Recent data from the US Census indicates that 16 percent of Rolling Hills households have annual incomes below \$50,000. ADUs (or potential ADUs) may provide a resource for these households. If Question 3 does not apply to your property, please skip to Question 4.

| | | Number of Persons in the Household (for other occupants only, not your own household) | | | | | |
|---------------|-------------------|---|-------------------|-------------------|-------------------|--------------------|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| Annual Income | \$23,700 or less | \$27,050 or less | \$30,450 or less | \$33,800 or less | \$36,550 or less | \$39,250 or less | |
| | \$23,700-\$39,450 | \$27,050-\$45,050 | \$30,450-\$50,700 | \$33,800-\$56,300 | \$36,550-\$60,850 | \$39,250-\$65,350 | |
| | \$39,450-\$63,100 | \$45,050-\$72,100 | \$50,700-\$81,100 | \$56,300-\$90,100 | \$60,850-\$97,350 | \$65,350-\$104,550 | |
| | \$63,100 or more | \$72,100 or more | \$81,100 or more | \$90,100 or more | \$97,350 or more | \$104,550 or more | |

4. If you don't currently have a legal ADU on your property, would you consider developing one? (circle one answer)

| | | | | |
|----|--------------|-------------------|-----------------------------|-----|
| No | Probably Not | Not Sure/ Neutral | Maybe, but not at this time | Yes |
|----|--------------|-------------------|-----------------------------|-----|

4A. If you answered A, B, or C, what are the reasons? (Circle All that Apply)

| | | | | | |
|-------------|------|-----------------|--------------------|---------------------------------|----------|
| No Interest | Cost | Loss of Privacy | Permitting Process | Don't Want to Deal with Tenants | No Space |
|-------------|------|-----------------|--------------------|---------------------------------|----------|

Other (please explain below) _____

5. If you decided to build an ADU on your property, where would it be located? (circle one)

| | | | | | |
|---------------------------------------|---|-------------------------|--|----------|---------------------------------------|
| New detached structure on my property | Conversion of an existing accessory building on my property (e.g., guest house, barn, etc.) | An addition to my house | Conversion of space already within the footprint of my house | Not sure | I would not add an ADU on my property |
|---------------------------------------|---|-------------------------|--|----------|---------------------------------------|

6. If you had a legally approved ADU on your property, how would you most likely use it? (circle one)

| | | | | | |
|----------------------|---------------------|------------|---------------------------------------|-------------------------|-------|
| For rent to a tenant | For a family member | For myself | For a household employee of caregiver | For occasional visitors | Other |
|----------------------|---------------------|------------|---------------------------------------|-------------------------|-------|

7. If you had a legally approved ADU on your property, would you consider a deed restriction that maintained the rent at a reduced rate (for example \$1,200/month, which is considered the threshold for an “affordable” housing unit for a two person very low income household) to help the City meet its State-mandated affordable housing requirements? (circle one)

- A. Yes
- B. Maybe
- C. I would need more information first
- D. No

7A. If your answer to Question 7 was A-C, what would be the maximum length of time you would consider for the rent restriction? (circle one)

- A. Five years
- B. 10 years
- C. 20 years
- D. Until I sell the house
- E. Not Sure
- F. Other _____

7B: What incentives might make a rent restriction more attractive to you? (circle all that apply)

- A. No parking requirement
- B. Reduced (or no) permit fees
- C. Expedited permit processing
- D. Assistance in finding a tenant
- E. Rent supplement for the tenant
- F. Local tenant (e.g., school teacher, fire fighter, child care worker)
- G. Senior tenant
- H. Low-interest financing to create the ADU
- I. Permission to build a unit larger than 1,000 square feet
- J. Nothing
- K. Other _____

8. To ensure that we are hearing from a cross-section of the community, please tell us a little about you:

Circle one choice in each box

| | | | |
|---|--|---|--|
| <p><u>Age</u></p> <p>Under 35</p> <p>35-49</p> <p>50-64</p> <p>65+</p> | <p><u>How Long Have You Lived in Rolling Hills?</u></p> <p>Less than 10 years</p> <p>10-19 years</p> <p>20-29 years</p> <p>More than 30 years</p> | <p><u>How Many People Are in Your Household?</u></p> <p>1 4</p> <p>2 5</p> <p>3 6 or more</p> | <p><u>Are you a Homeowner or a Renter?</u></p> <p>Homeowner</p> <p>Renter</p> |
|---|--|---|--|

9. Please share any concerns you may have about ADUs in Rolling Hills, or factors you’d like us to consider as new ADU policies and regulations are developed:

APPENDIX B – SAFETY ELEMENT UPDATE





ROLLING HILLS GENERAL PLAN

SAFETY ELEMENT

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

prepared with the assistance of
Rincon Consultants, Inc.
706 South Hill Street, Suite 1200
Los Angeles, California 90014
November 2021

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Appendices

Appendix A Existing Conditions Report

Introduction

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

City Setting

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

Table 1 Rolling Hills Climate Summary

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

Source: Cal-Adapt 2021

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



Rolling Hills City Hall

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

Regulatory Setting

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

Table 2 Rolling Hills Demographic Characteristics

| Demographic Characteristics | Estimate |
|---|---|
| General | |
| Total Population | 1,739 |
| Population under 10 years | 7 percent |
| Population over 65 years | 28 percent ¹ |
| Race | 77 percent White, 18 percent Asian, 5 percent Hispanic/Latino |
| Disability (hearing, vision, cognitive, ambulatory) | 12 percent |
| Housing | |
| Total Households | 645 ¹ |
| Average Household Size | 2.76 |
| Owner-occupied Households | 96 percent |
| Population over 65 years living alone | 15 percent of those over 65 years |
| Employment | |
| Unemployment Rate | 6 percent |
| Poverty Rate | 2 percent |
| Median Income | \$ 239,000 |
| Insurance Coverage | 97 percent |
| Source: U.S. Census 2018 | |

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

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

Senate Bill 99, adopted August 30, 2020, requires the cities to “identify residential developments in any hazard area identified in

the safety element that does not have at least two emergency evacuation routes.” SB 99 does not define neighborhood and cities are expected to define neighborhoods based on their community.

Relationship to Other Documents

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

Other General Plan Elements

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

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

Hazard Mitigation Plan

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

Community Wildfire Protection Plan

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

Critical Facilities and Infrastructure

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

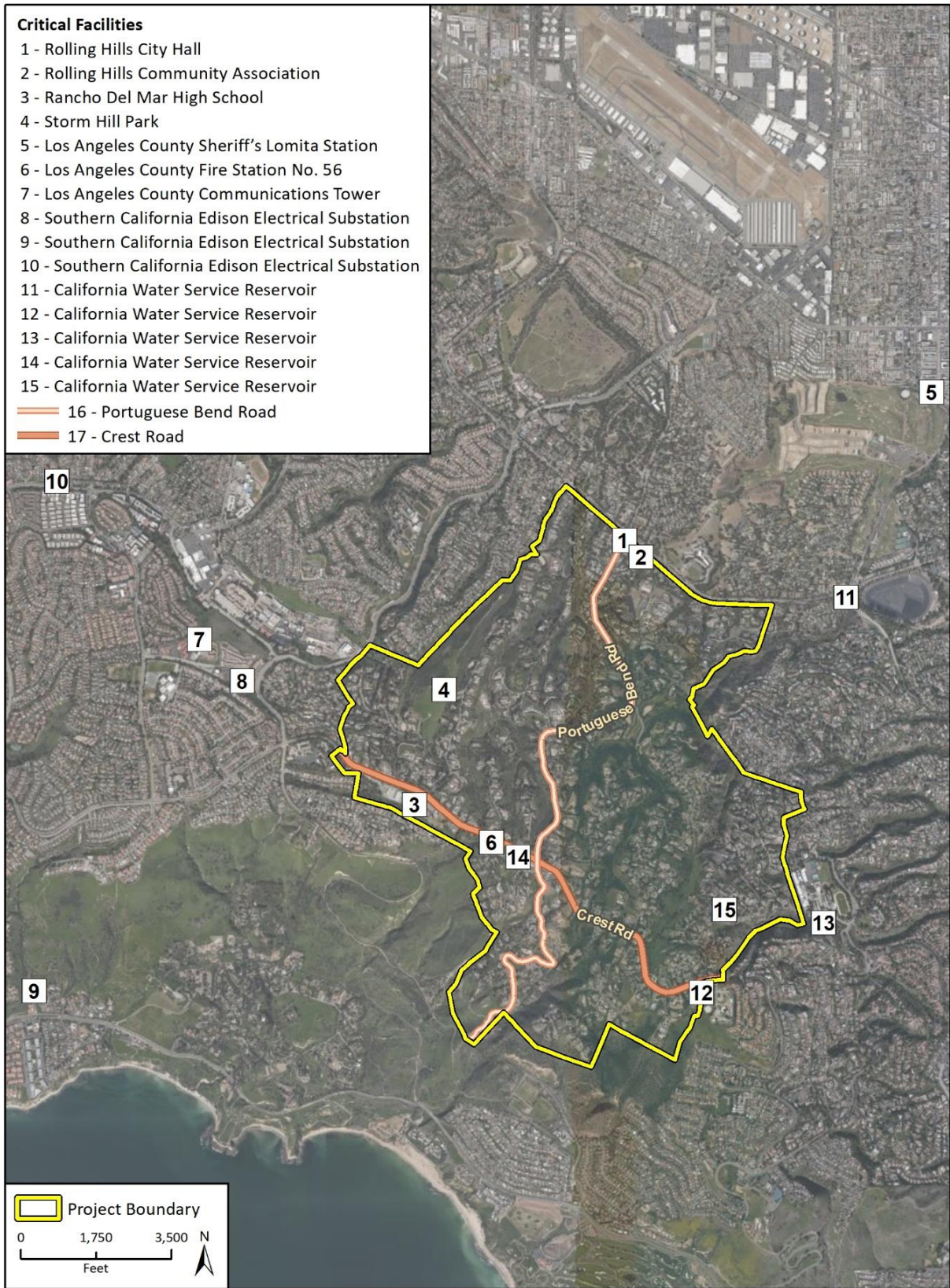
in Rolling Hills have been identified as lacking emergency service. Critical facilities that serve the city are shown in Figure 1 and include:

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



Rolling Hills Community Association

Figure 1 Critical Facilities Map



Hazards of Concern

Geologic Hazards

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

Landslide Hazards

Landslide activity refers to a wide range of gravity driven downslope earth movement, including rockslides, rotational slips, mudslides, and shallow debris flows.

Geological and geomorphological conditions such as soil type, soil strength, slope angle, and slope height predispose slopes for failure. Other factors affecting the susceptibility to slope failure include the amount of precipitation, vegetation on the slope, groundwater seepage, and human modifications to the slope. Landslides often result in damage to property and roadways and can cause them to become unsafe due to displacement of the subsurface.

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

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

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

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

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

Seismic Hazards

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

Typically, seismic shaking and fault rupture are primary hazards as they occur as a direct result of the interaction between the seismic wave energy and the earth’s surface.

Secondary hazards, such as liquefaction and earthquake-induced landslides, occur as a result of the primary earthquake hazards.

Figure 2 Landslide Hazard Zones

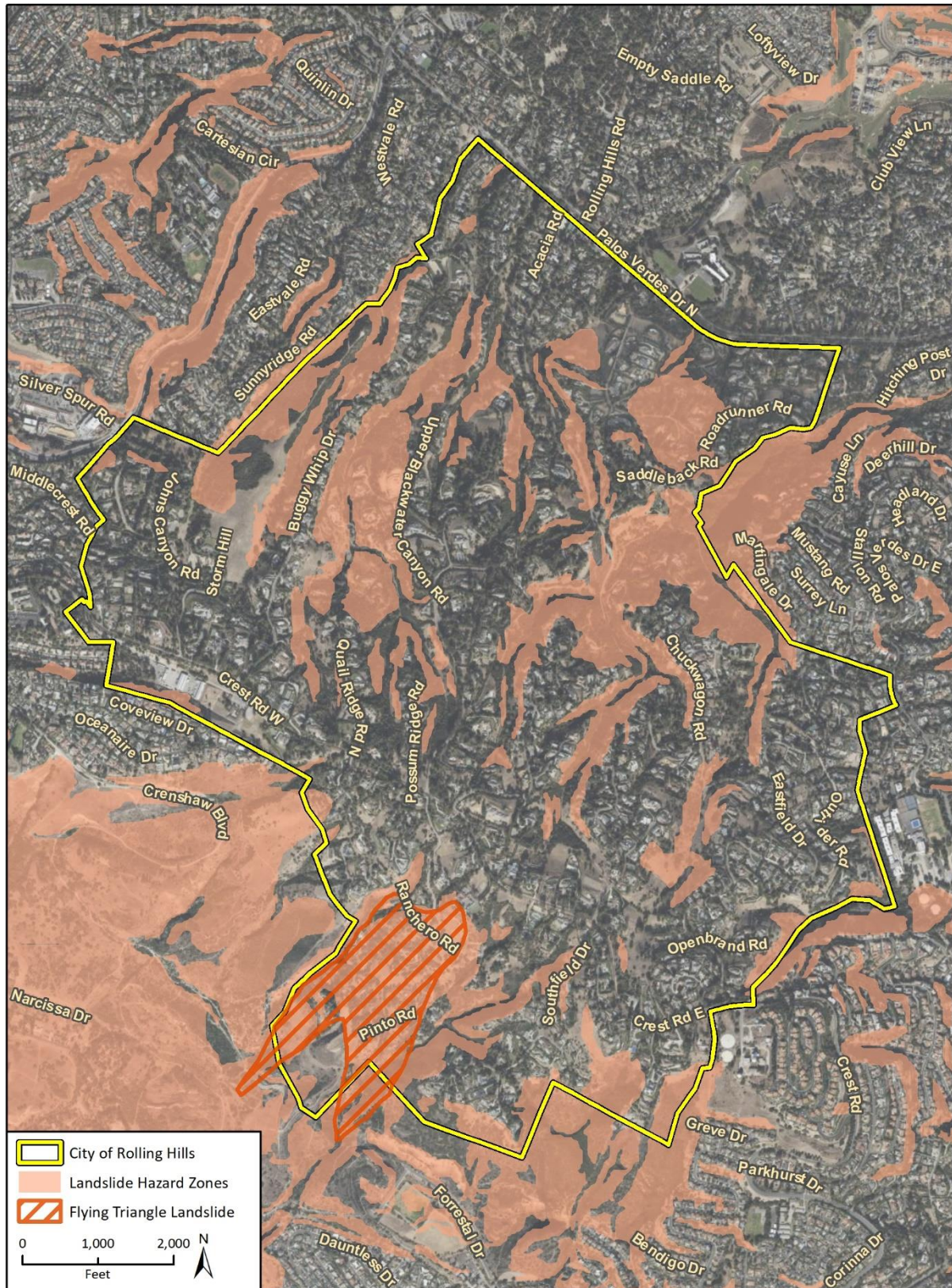


Figure 3 Faults in the Vicinity of Rolling Hills



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Fig. 3 Active Faults in Vicinity

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

Seismic Shaking

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

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

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

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

Fault Rupture

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

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

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

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

Liquefaction and Settlement

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

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

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

Earthquake Induced Landslides

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

Flooding

Rolling Hills participates in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. According

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

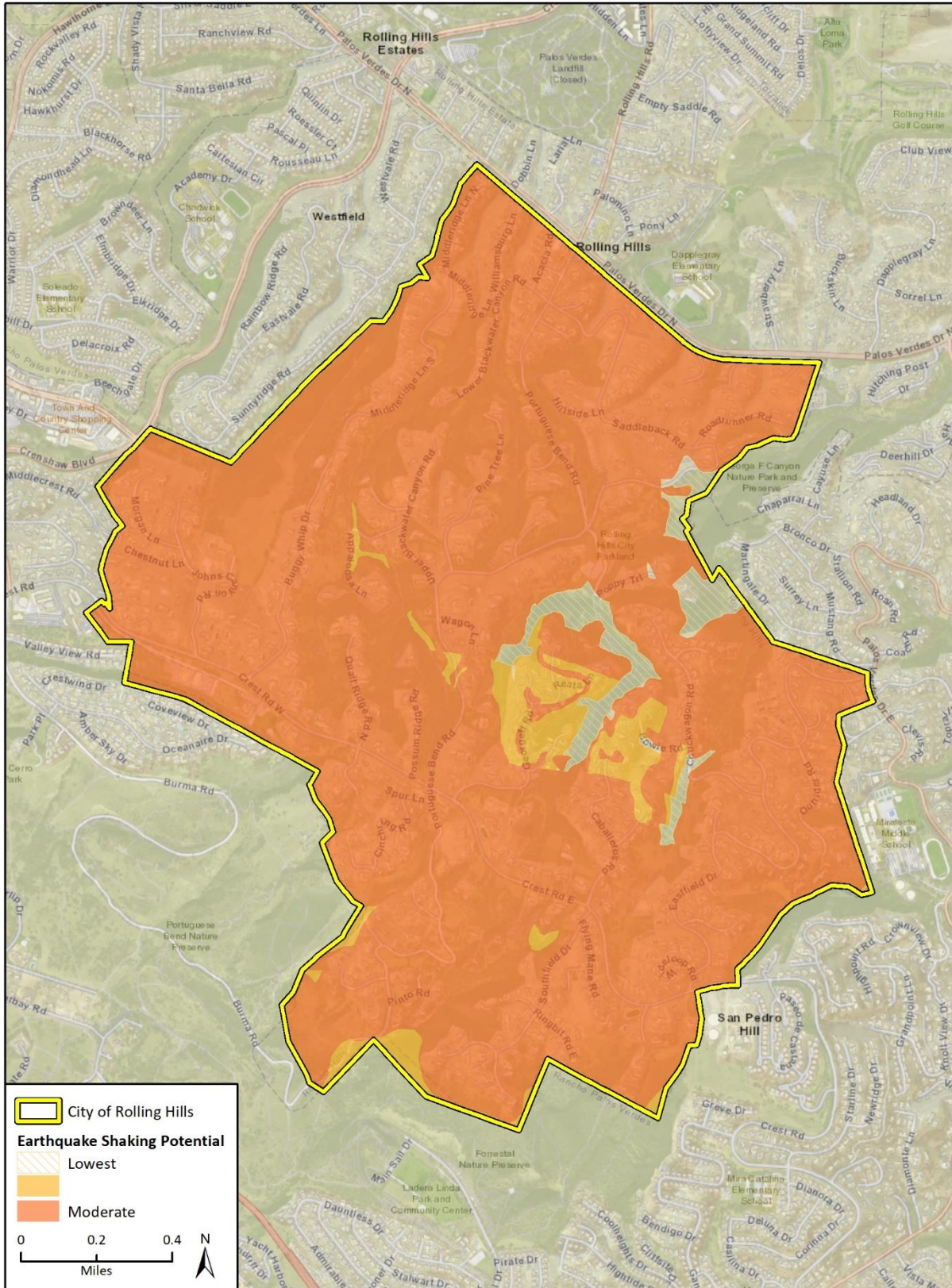
Dam Inundation

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

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

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

Figure 4 Rolling Hills Earthquake Shaking Potential



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

Fig X Earthquake Shaking Potential

Figure 5 Rolling Hills Liquefaction Hazard Areas



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

Fig. X Liquefaction Zones

Figure 6 Dam Inundation Areas



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

Fig. 6 Dam Inundation

Wildland and Urban Fires

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

knocked down by extreme weather or if the surrounding vegetation is not adequately managed.

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

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



Los Angeles County Fire Station No. 56

Figure 7 Fire Hazard Zones



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

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

Existing Fire Risk Reduction Strategies

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



Portuguese Bend Road, south of Crest Road

Hazardous Materials

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

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

Community Communication

Emergency Response and Evacuation

Police Response and Crime

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

According to the Lomita Station crimes report from January 1, 2020, through December 31, 2020, Rolling Hills had 7 reported crimes (LACSD 2020). The crimes were related to theft, burglary, and arson. Outside the city limits and in the Lomita District, 401 crimes were reported during this same period, 79 of

which were violent crimes (LACSD 2021). The difference in crimes in the city and the surrounding area is attributed to the private nature of the city. There are three entrances to the city, all of which are gated and staffed 24 hours a day. Visitors are required to be on a resident's guest list to enter city limits, reducing crime in the city and demand on Los Angeles County Sheriff's Department.

Fire Response

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

Evacuation Strategies and Routes

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

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

Figure 8 Existing Evacuation Routes

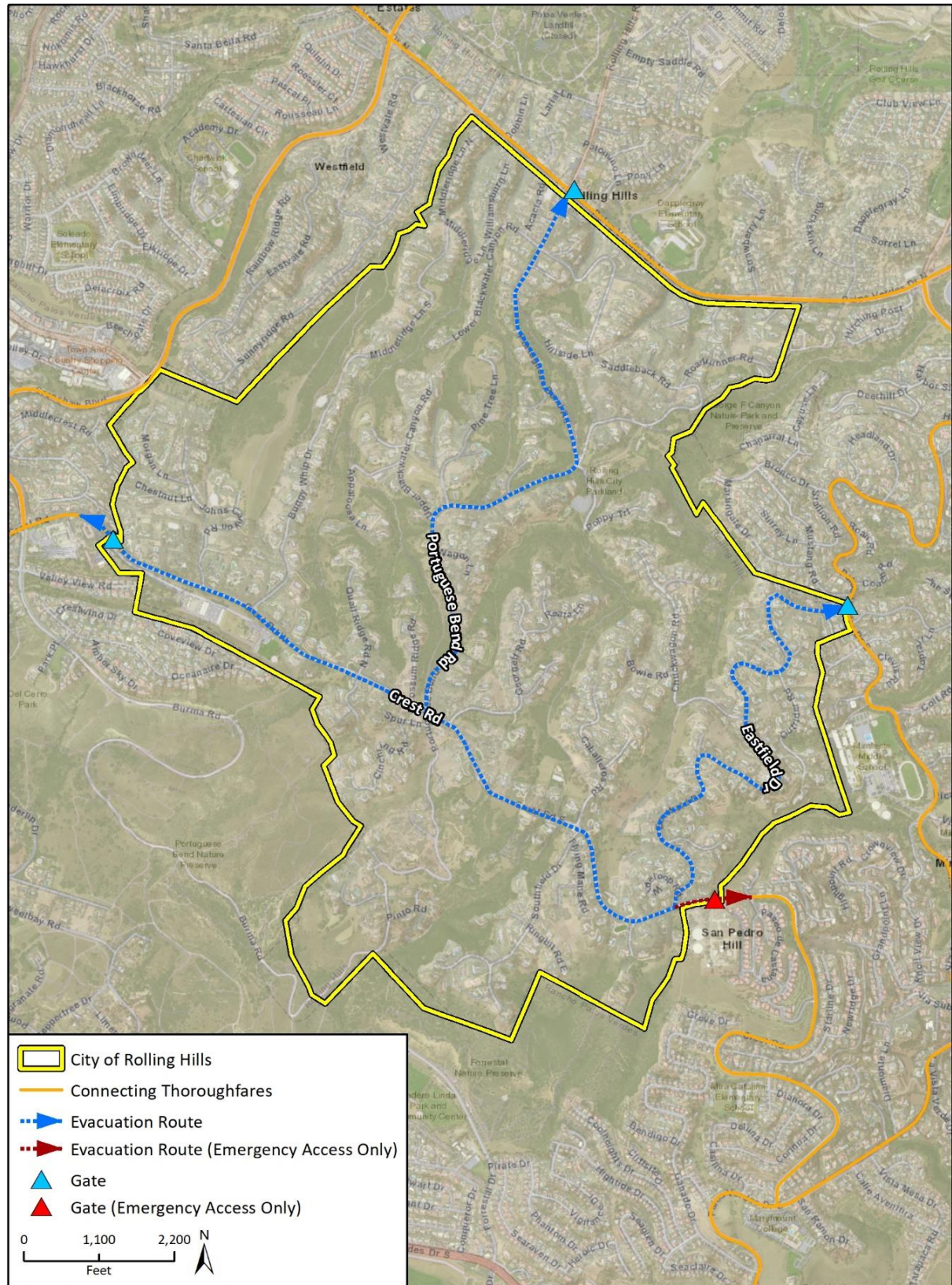


Fig. 8 Evacuation Routes - zoomed Out

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

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

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

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

- Using the City’s Block Captains³ as important coordinators for residents
- Communication goals between the City, emergency responders, Rolling Hills Community Association, and residents
- Details for residents regarding how people get notified during an evacuation
- Responsibilities and operations of the Emergency Operations Center

Disease Prevention

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



Fire Station Trail

³ The Rolling Hills Block Captain Program is a city-sponsored, resident-based community program of volunteers. Their role is to get to know neighbors, help them to prepare for an

emergency, and be a liaison between first responders and City of Rolling Hills during an emergency.

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

Climate Change

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

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

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

- Projected annual average maximum temperature is expected to increase in Rolling Hills between 1.8- and 6.6-degrees Fahrenheit (°F) compared to 1990, depending on the greenhouse gas (GHG) emissions scenario.⁴

⁴ The Vulnerability Assessment uses two GHG emissions scenarios: Representative Concentration Pathway (RCP) 4.5 and RCP 8.5. RCP 4.5 describes a scenario in which GHG

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

Vulnerable Populations and Assets

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

Populations

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

emissions peak around 2050 and then decline. RCP 8.5 is the scenario in which GHG emissions continue to rise through 2050 before leveling off around 2100.

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

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

Infrastructure

- **Access Roads.** These roadways are one of a few, or the only, ways in and out of some communities or neighborhoods. The single or limited number of entry and exit points does not make the road itself more vulnerable than other roads, but loss of these roadways can effectively cut off large numbers of people from other areas in the Palos Verdes Peninsula and

the rest of Los Angeles County. Portuguese Bend Road and Crest Road are the primary access roads into and out of the city.

- **Bridle Trails.** Throughout the community are over 25 miles of trails available to residents and non-city residents who obtain permits. The trails are maintained by the Rolling Hills Community Association and located primarily in canyon areas.
- **Electrical Substations.** Electrical substations are facilities that convert electricity from one voltage to another, making it suitable for long-distance transmission or for use by homes, businesses, and other electrical customers. There are no electrical substations located in city limits, but three are located near the city in Rancho Palos Verdes and owned/operated by Southern California Edison.
- **Electrical Utility Lines.** These lines transmit and deliver electricity from Southern California Edison to the city. The city has both underground and overhead electric utility lines.
- **Natural Gas Transmission Pipelines.** Natural gas pipelines carry large volumes of natural gas between communities. There are no transmission lines in the city. One transmission line ends at the intersection of Rolling Hills Road and Palos Verdes Drive North, adjacent to city limits.
- **Water Reservoirs and System.** The system that stores and supplies drinking water for residents. Palos Verdes Water District of the California Water Service supplies water to Rolling Hills. There are two California Water Service water reservoirs in the city limits.

Services

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

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

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

Vulnerability Assessment Results

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

Populations

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

28 percent of the city's population is over 65 years. Older adults do not adjust as well as young people to sudden changes in temperature and are more likely to have medical conditions that can worsen with extreme heat (CDC 2017a). Older adults who are living alone are even more at risk as the actions necessary to mitigate extreme heat are more difficult alone. Getting water, changing clothes, showering, or turning on the air conditioner may be more difficult for older adults with physical disabilities and do not have a partner to assist them. Extreme heat can be highly dangerous to persons with chronic health conditions, because very high temperatures can exacerbate diabetes,

cardiovascular conditions, respiratory ailments, and other diseases. Some of these people have weakened immune systems which can make them more likely to contract illnesses and vulnerable to human health hazards. In addition, they may be taking medications that make the effects of extreme heat worse (CDC 2017b). While there are not many households in poverty in the city, those who have limited financial resources to upgrade their homes to have air conditioning to better resist extreme heat.

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

Infrastructure

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

infrastructure to wildfire and extreme precipitation impacts from climate change.

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

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

Critical infrastructure most at risk in Rolling Hills to minor flooding impacts and landslides from increased storms would be access roads, bridle trails, electrical utility lines, and water systems. Because Portuguese Bend Road and Crest Road are critical for access to and evacuation from the city, any damage or

closure can effectively isolate areas of the city, potentially creating severe health and safety risks. Bridle trails are predominantly located in canyon areas, which would be more susceptible to flooding and landslides. Landslides could impact utilities, as seen in the existing Flying Triangle Landslide area, which has moved utility lines above ground in certain areas due to the continuous movement of the earth in this area. Due to the limited accessibility of the city, there is a medium potential for impacts to access roads and bridle trails and a low potential impact for the remaining vulnerable infrastructure.

Services

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

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

Goals, Policies, and Implementation

Hazard Mitigation

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

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

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building and Safety Department

Funding: General Fund and permit fees

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

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building and Safety Department

Funding: General Fund and private developers

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

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building and Safety Department

Funding: General Fund and private developers

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building and Safety Department

Funding: General Fund and private developers

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

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund and private developers

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

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund and private developers

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

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

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

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

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

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

Timing: Immediate and ongoing

Agency: LA County Building & Safety Department

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: LA County Building & Safety Department

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund and private developers

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund and private developers

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

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: Planning Department/Building & Safety Department

Funding: General Fund

Policy 3.2 Reduce potential fire ignition sources.

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: Planning Department/Building & Safety Department

Funding: General Fund

Policy 3.4

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

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 3.5

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

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund and private developers

- Policy 3.6** Educate residents on fire hazard reduction strategies to employ on their properties, focusing on the most vulnerable populations such as older adults and individuals with chronic health conditions.
- Implementation Measure 3.6.1:** The City will promote vegetation management strategies outlined in the Community Wildfire Protection Plan (i.e., fuel management in canyons and fire fuel management standards for individual properties) in the City's quarterly newsletter, through the website, brochures, videos, and block captain meetings.
- Timing:** Immediate and ongoing
- Agency:** Planning Department and City Manager
- Funding:** General Fund
- Policy 3.7** Work with the County to ensure that all fire equipment remains operable and adequate to respond to a major disaster.
- Implementation Measure 3.7.1:** City staff will monitor the City's fire protection rating and cooperate with the Fire Department in the correction of deficiencies.
- Timing:** Immediate and ongoing
- Agency:** City Manager
- Funding:** General Fund
- Policy 3.8** Require new development to meet or exceed hardening requirements in the most current version of the California Building Codes and California Fire Code.
- Policy 3.9** Evaluate evacuation route capacity, safety, and viability under a range of emergency scenarios as part of the next update to the Rolling Hills Hazard Mitigation Plan, in accordance with AB 747.
- Policy 3.10** Update the City's development standards to be in conformance with title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) (SRA Fire Safe Regulations) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations).
- Policy 3.11** Minimize risks to existing development by identifying existing non-conforming development to contemporary fire safe standards, in terms of road standards and vegetative hazard, and requiring all development to meet or exceed CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 requirements (SRA Fire Safe Regulations).
- Policy 3.12** Require fire protection plans for all new development.
- Policy 3.13** Require all properties in the city to enforce precautionary measures to create defensible space including, but not limited to, maintaining a fire break by removing brush and flammable vegetation located within 30 feet of the property, maintaining any tree adjacent to or overhanging any building free of dead or dying wood, and maintaining roofs free of leaves, needles, or other dead vegetation growth, as described in the Rolling Hills Hazard Mitigation Plan.

- Policy 3.14** Evaluate the City’s capacity to adequately suppress wildfire, taking into account water supply availability, as part of the next Rolling Hills Hazard Mitigation Plan update.
- Policy 3.15** Coordinate with Palos Verdes Water District to support the provision of adequate water availability throughout the City and provision of adequate water storage to meet future peak fire demand during times of peak domestic demands.
- Policy 3.16** Maintain emergency roadways and improve them as necessary and appropriate to ensure ongoing serviceability.
- Policy 3.17** Establish and maintain community fire breaks and fuel modification/reduction zones, including public and private road clearance.
- Policy 3.18** Require that all homes have visible street addressing and signage.

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

- Policy 4.1** Restrict the travel of vehicles carrying hazardous material through the city.
Implementation Measure 4.1.1: The City will ensure the Los Angeles County Sheriff's Department enforce licensing and current laws regarding the transport of hazardous materials through the city.
Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund
- Policy 4.2** Work to promote the safe use and disposal of household hazardous wastes.
Implementation Measure 4.2.1: The City will work with agencies responsible for the disposal of household hazardous wastes.
Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund

Community Communication

Goal 5 Protection of the Community from Disasters and Emergencies

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: LA County Building & Safety Department

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.12 Maintain a Hazard Mitigation Plan.

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

Timing: Every five years

Agency: City Manager

Funding: General Fund

- Policy 5.13** Ensure maximum accessibility throughout the city in the event of a disaster.
Implementation Measure 5.13.1: The City will ensure that multipurpose trails are maintained in order to be serviceable by emergency vehicles in the event of a disaster.
Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund
- Policy 5.14** Ensure the reliability of essential facilities such as communications towers, electrical substations, water services, and first-response buildings in the event of an emergency through promoting grid resilience and energy independence. Work to implement on-site power generation through solar photovoltaic systems and battery storage.
Implementation Measure 5.14.1: The City will work with telecommunication providers to identify opportunities to improve reliability of cell service throughout the city.
Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund
Implementation Measure 5.14.2: The City will work with electricity and natural gas providers to identify opportunities to promote grid resilience.
Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund
Implementation Measure 5.14.3: The City will seek funding to enhance telecommunication service.
Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund
Implementation Measure 5.14.4: The City will provide educational materials to residents (i.e., newsletter, webpage, brochure) to promote solar panels and battery storage installation on existing development.
Timing: Immediate and ongoing
Agency: City Manager
Funding: General Fund
- Policy 5.15** Minimize the risk of spread of infectious diseases and associated economic disruption.
Implementation Measure 5.15.1: The City will coordinate with the County of Los Angeles Public Health Department to provide testing and contact tracing resources to the Rolling Hills community.
Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

- Policy 5.16** Increase access to essential resources and facilitate effective communication in the community to accelerate recovery following such a disaster.
- Implementation Measure 5.16.1:** The City will connect the newly unemployed with talent-seeking industries, such as through a job portal.
- Timing:** Immediate and ongoing
- Agency:** City Manager
- Funding:** General Fund
- Implementation Measure 5.16.2:** The City will supplement federal relief efforts, such as creating a resilience fund for residents to assist those in need.
- Timing:** Immediate and ongoing
- Agency:** City Manager
- Funding:** General Fund
- Policy 5.17** Provide City officials with a basis for disaster preparedness decision making and establish a public education program for disaster preparedness.
- Implementation Measure 5.17.1:** The Emergency Services Coordinator will conduct annual meetings with City personnel to ensure they are familiar with procedures outlined in the Hazard Mitigation Plan and Emergency Operations Plan.
- Timing:** Immediate and ongoing
- Agency:** City Manager
- Funding:** General Fund
- Policy 5.18** Establish a line of command to ensure that the decision-making process will function satisfactorily in the event of a major disaster.
- Implementation Measure 5.18.1:** The City will implement the Hazard Mitigation Plan.
- Timing:** Immediate and ongoing
- Agency:** City Manager
- Funding:** General Fund
- Policy 5.19** Coordinate with citizen groups, such as Block Captains, and organizations to establish a viable body to provide emergency assistance in the event of a natural disaster.
- Implementation Measure 5.19.1:** The City Emergency Services Coordinator will work with local equestrian groups and other organizations to establish a Rolling Hills Search and Rescue Team.
- Timing:** Immediate and ongoing
- Agency:** City Manager and LA County Building & Safety Department
- Funding:** General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Policy 5.21 Incorporate health threats into early warning systems.

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

Goal 6 Maintenance of Public Safety for All Residents

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: City Manager

Funding: General Fund

Climate Change Adaptation and Resilience

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

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

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

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

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

Implementation Measure 7.2.1: The City will:

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

Timing: Immediate and ongoing

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

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

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

Timing: Immediate

Agency: Planning Department and LA County Building & Safety Department

Funding: General Fund

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

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

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General Fund

- Policy 7.5** Partner with the South Bay Cities Council of Government to implement climate adaptation strategies at the sub-regional level.
- Implementation Measure 7.5.1:** Collaborate with the South Bay Cities Council of Governments Senior Services Working Group to ensure that service providers in and around Rolling Hills are educated on the climate risks of the area and steps they can take to better serve and protect vulnerable groups in Rolling Hills.
- Timing:** Immediate and ongoing
- Agency:** Planning Department
- Funding:** General Fund
- Implementation Measure 7.5.2:** Implement climate adaptation strategies that can address issues at a local and sub-regional level and issues in which coordination and pooling of resources (i.e., emergency centers, transit agency support in an emergency, and large animal evacuation centers) is a benefit to all participating communities.
- Timing:** Immediate and ongoing
- Agency:** Planning Department
- Funding:** General Fund
- Policy 7.6** Update emergency/disaster response measures to account for increased heat days.
- Implementation Measure 7.6.1:** As part of the Hazard Mitigation Plan and Emergency Operations Plan, update response measures to account for an increased number of heat days and their impacts on current and future response mechanisms such as warning systems, emergency response and medical service coordination, and shelters.
- Timing:** Every five years
- Agency:** Planning Department
- Funding:** General Fund
- Policy 7.7** Provide education on heat related illness.
- Implementation Measure 7.7.1:** Incorporate links and references on the City website and incorporate interpretive signage at multi-use path trailheads providing education on heat related illness and personal care steps.
- Timing:** Immediate and ongoing
- Agency:** Planning Department
- Funding:** General Fund
- Policy 7.8** Require air conditioning alternatives.
- Implementation Measure 7.8.1:** Require alternatives to air conditioning such as ceiling fans, air exchangers, increased insulation and low-solar-gain exterior materials to reduce peak electrical demands during high heat events to ensure reliability of the electrical grid.
- Timing:** Immediate and ongoing
- Agency:** Planning Department
- Funding:** General Fund

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Appendix A

Existing Conditions Report



Rolling Hills General Plan Safety Element

Existing Conditions Report

prepared by

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October 2020



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City of Rolling Hills
Rolling Hills General Plan Safety Element

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Summary

Key Findings

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

Introduction

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

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

Setting

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

Table 1 Rolling Hills Climate Summary

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

Source: Cal-Adapt 2021

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

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

Table 2 Rolling Hills Demographic Characteristics

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

Source: U.S. Census 2018

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

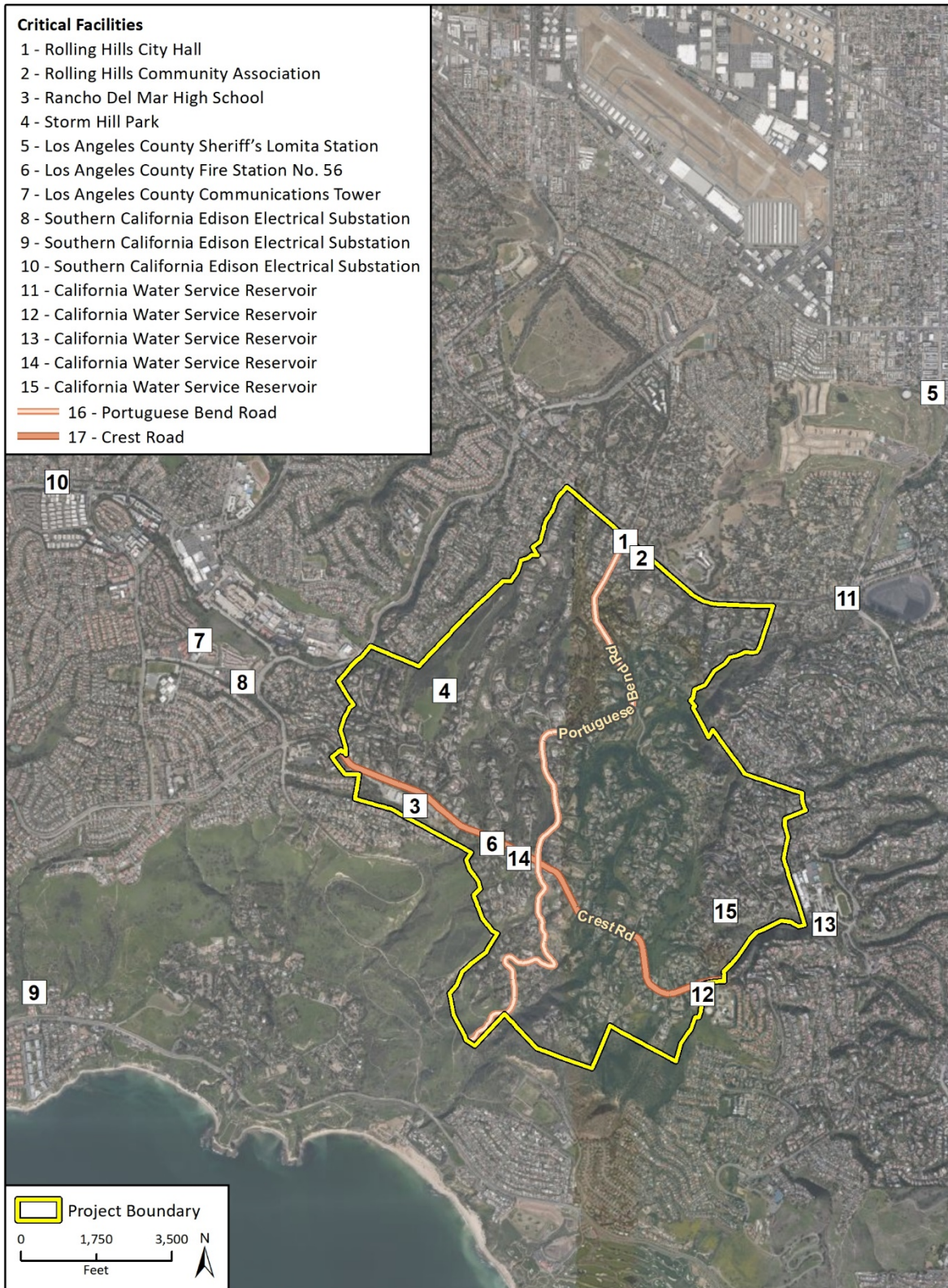
Critical Facilities and Infrastructure

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

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

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

Figure 1 Critical Facilities Map



Hazards of Concern

Geologic Hazards

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

Landslide Hazards

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

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

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

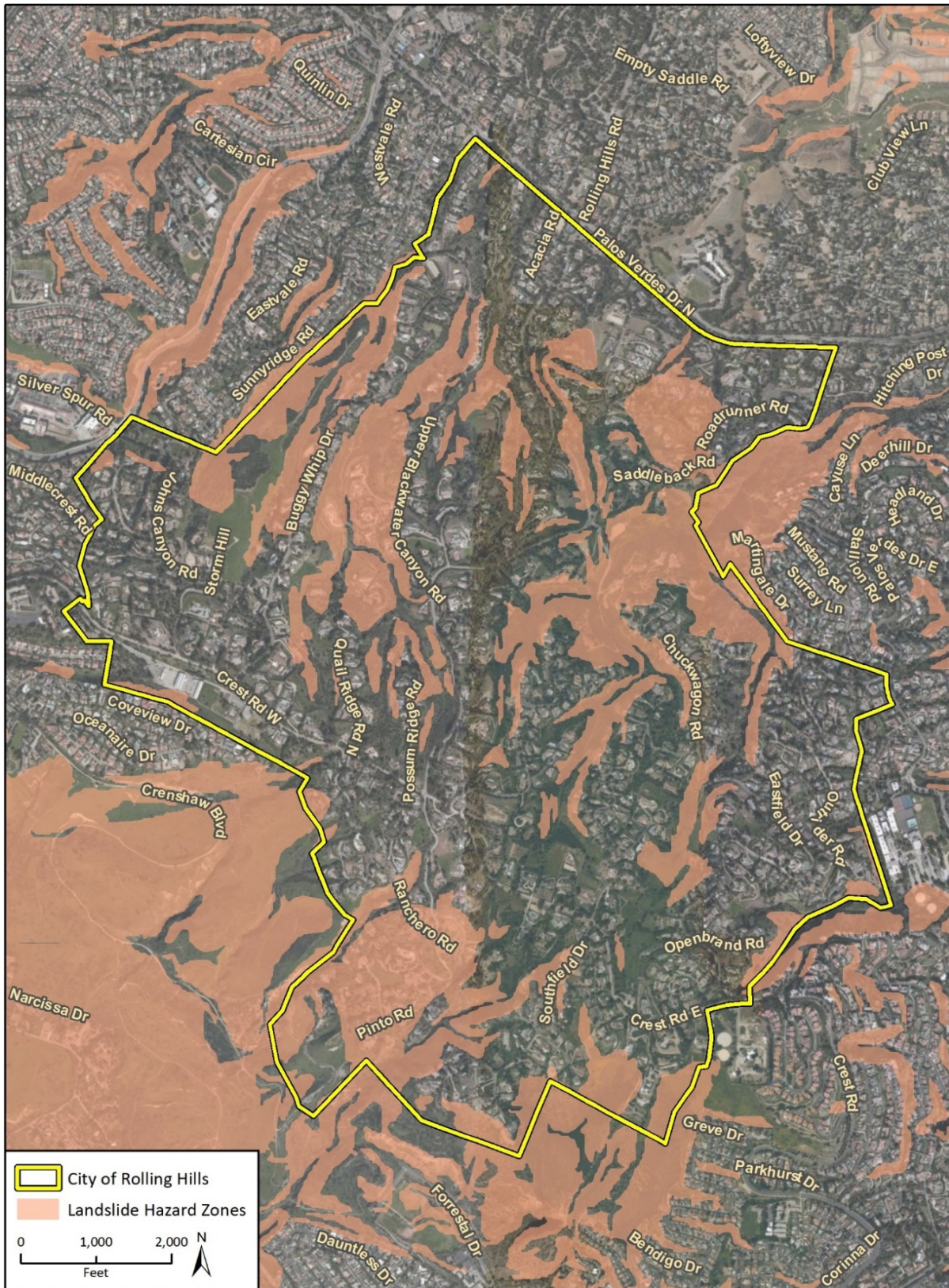
The Flying Triangle Landslide continues to impact the southeast portion of the city through impacts to private roads and requiring above-ground utility lines. This area is relatively unsuitable for development due to the ongoing changes in topography.

Seismic Hazards

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

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

Figure 2 Landslide Hazard Zones



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Additional data provided by California Geologic Survey, 2015.

Fig. 2 Landslide Hazard Zones

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

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

Seismic Shaking

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

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

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

Table 3 Faults Located within 50 Miles of Rolling Hills

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

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

Fault Rupture

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

Liquefaction and Settlement

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

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

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

Earthquake Induced Landslides

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

Flooding

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

Figure 3 Faults in the Vicinity of Rolling Hills

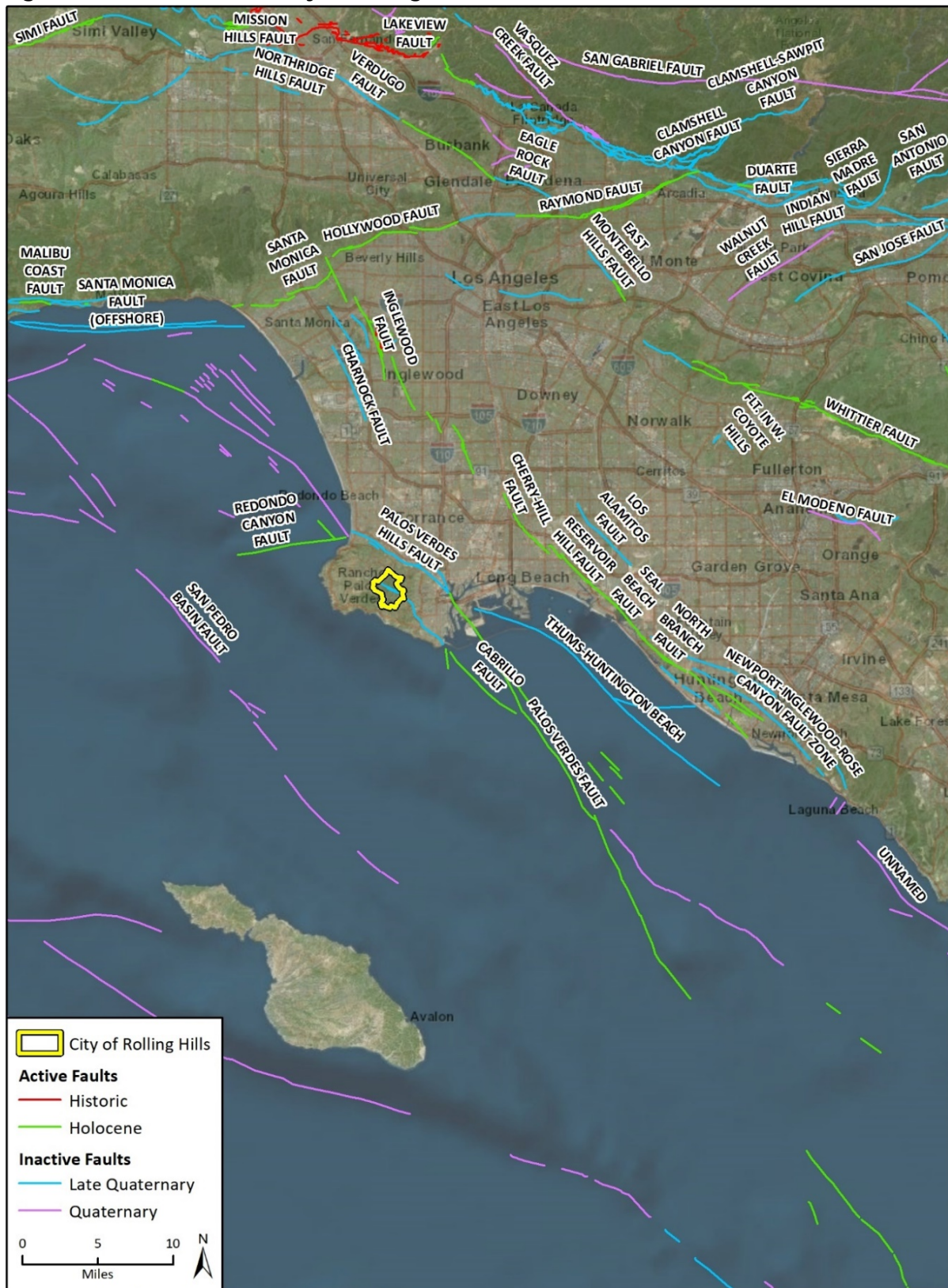
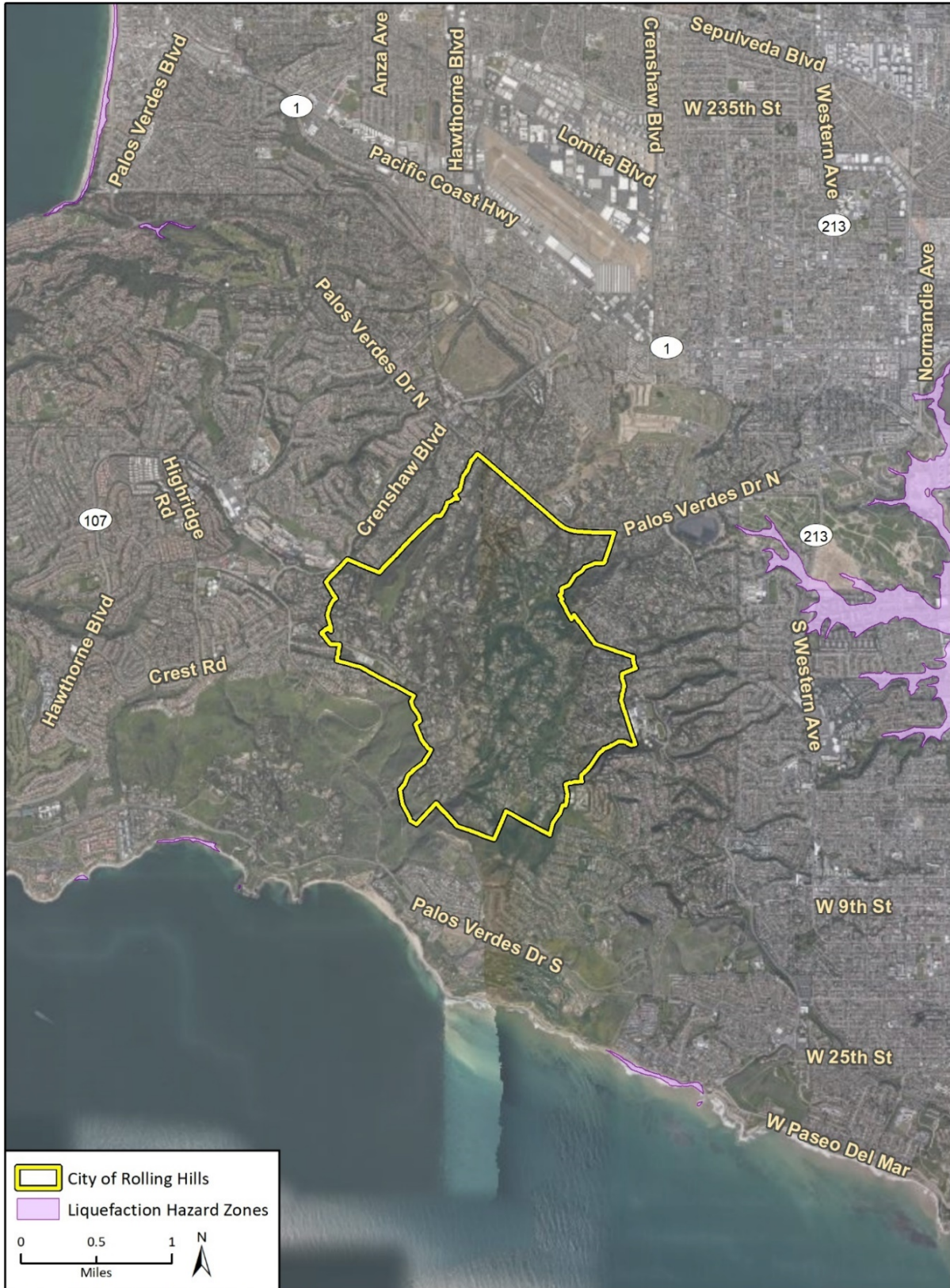


Figure 4 Rolling Hills Liquefaction Hazard Areas



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Additional data provided by California Geologic Survey, 2015.

Fig. X Liquefaction Zones

Dam Inundation

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

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

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

Wildland and Urban Fires

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

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

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

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

Existing Fire Risk Reduction Strategies

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

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

Figure 5 Dam Inundation Areas



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

Fig. 5 Dam Inundation

Figure 6 Fire Hazard Zones



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Additional data provided by CalFire, 2020.

Fig. 6 Fire Hazard Zone

Hazardous Materials

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

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

Emergency Response and Evacuation

Police Response and Crime

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

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

Fire Response

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

Evacuation Strategies and Routes

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

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

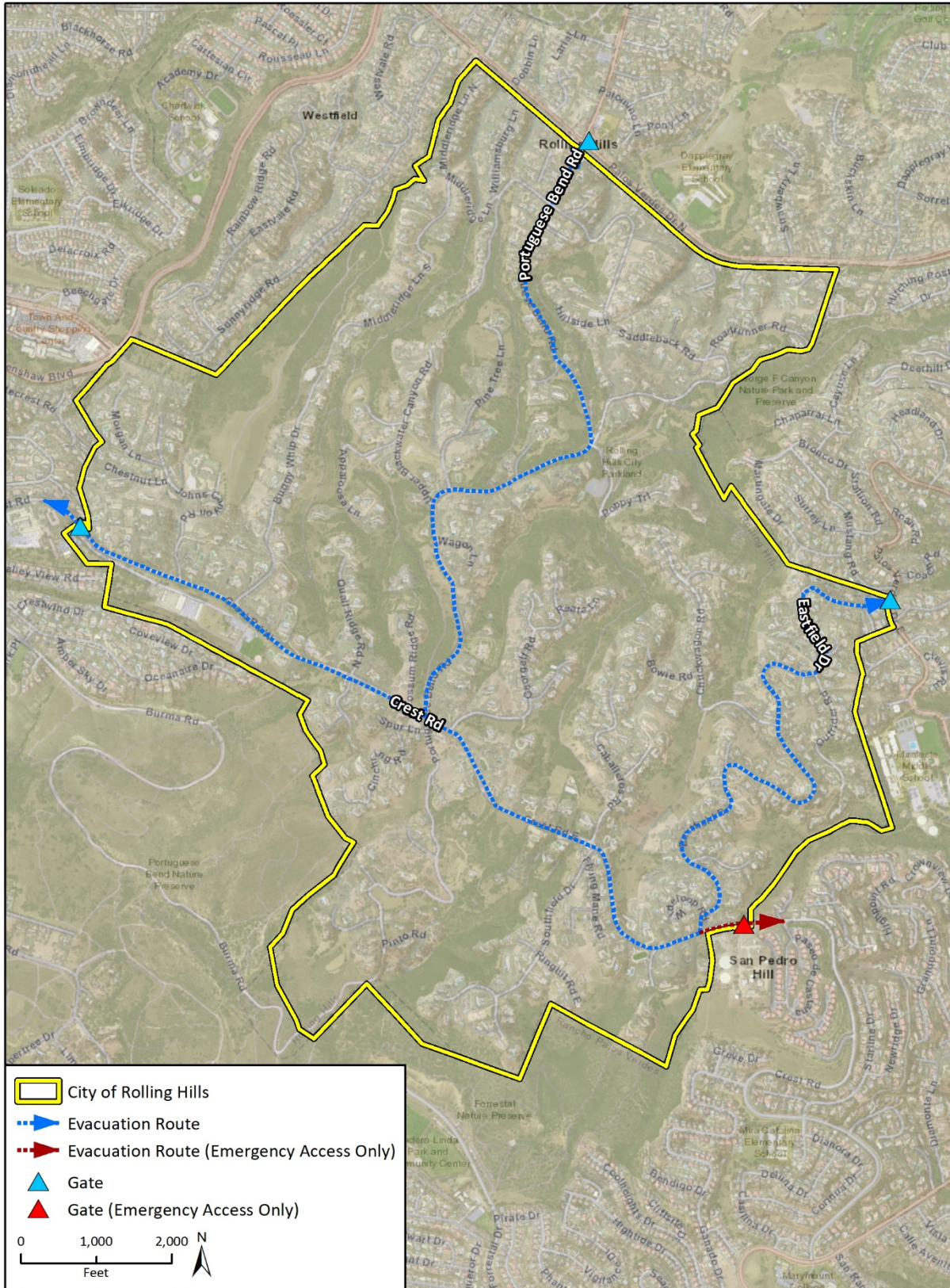
- Crest Gate at Crest Road near Crenshaw Blvd
- Eastfield Gate at Eastfield Drive and Palos Verdes Drive East
- Crest Road East Gate at the end of Crest Road East

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

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

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

Figure 7 Existing Evacuation Routes



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Fig. 7 Evacuation Routes

Climate Change Vulnerability

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

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

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

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

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

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

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

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

Exposure

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

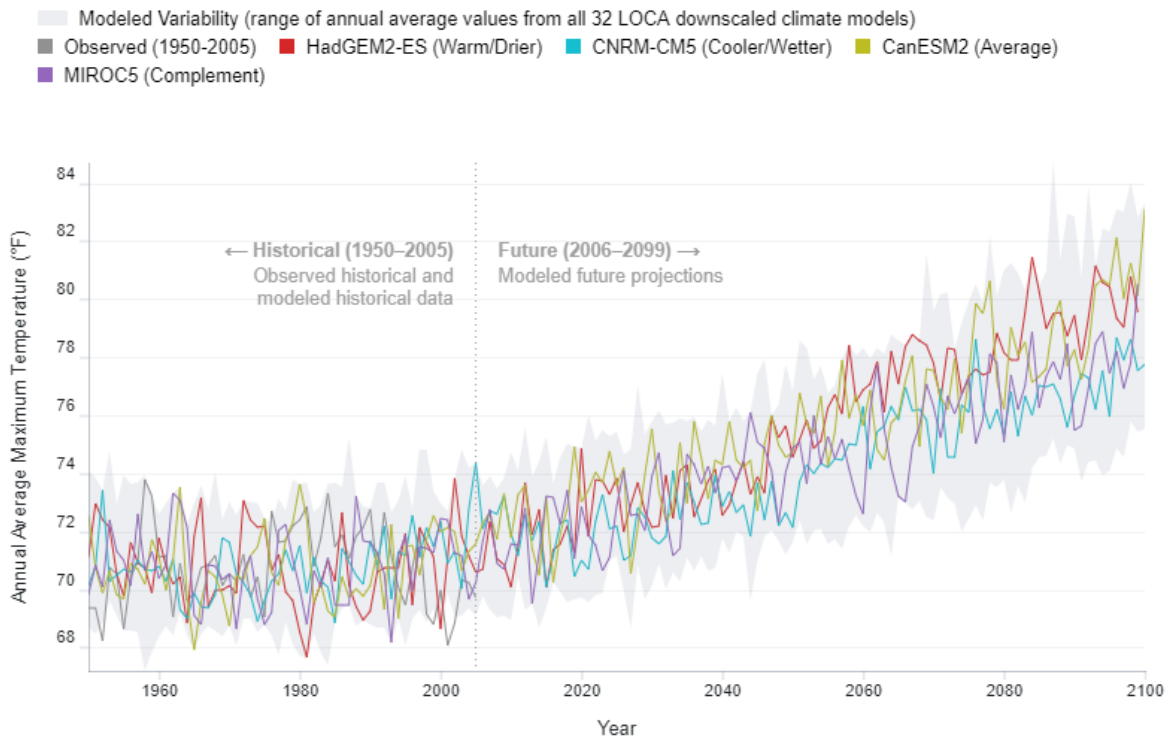
- Extreme Heat
- Storms and Extreme Weather
- Drought
- Wildfire

Extreme Heat

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

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

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



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

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

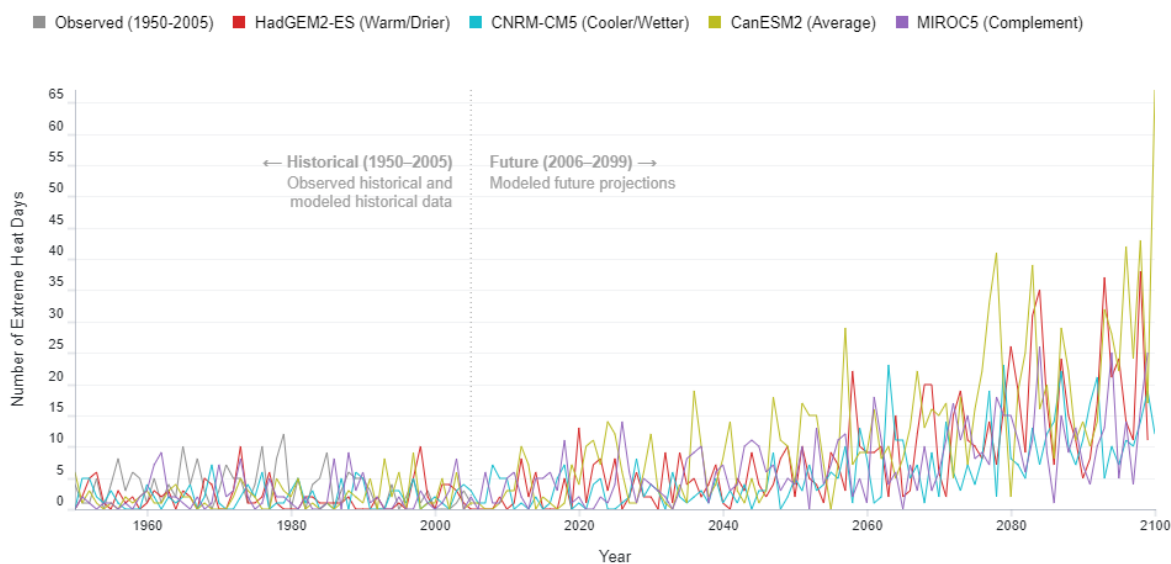
Extreme heat events will feel different from region to region since different areas have different historic high temperatures. For example, an extreme heat day on the coast will feel different than an extreme heat day in the desert. According to Cal-Adapt, an extreme heat day in Rolling Hills involves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

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

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

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

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



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

Drought

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

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

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

Table 4 Changes in Annual Average Precipitation

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

Source: CEC 2020

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

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

Wildfire

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

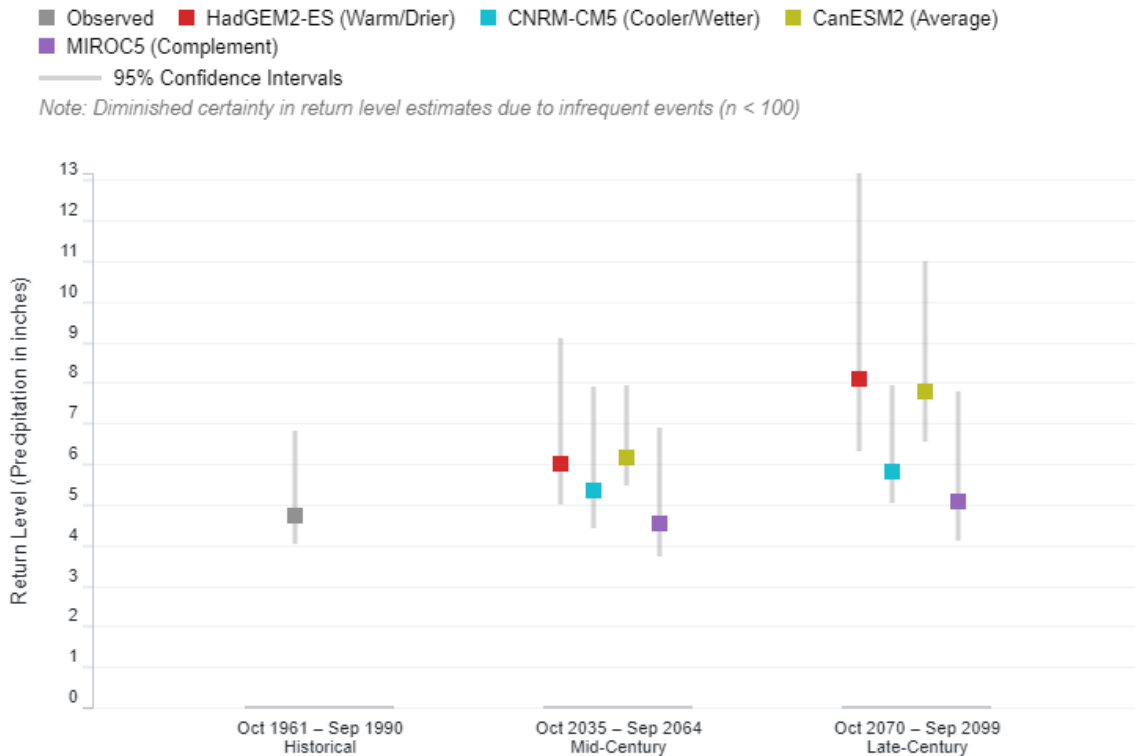
Cal-Adapt provides projections for annual mean hectares burned. This projection only accounts for areas that could experience wildfire events. Los Angeles County wildfire occurrence is anticipated to increase under all emissions and population scenarios from historic averages (CEC 2020). In 2020 alone,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

Storms and Extreme Weather

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

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

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



Community Sensitivity

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

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

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

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

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

- Populations
- Infrastructure
- Buildings and Facilities
- Services

Populations

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

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

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

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

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

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

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

Infrastructure

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

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

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

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

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

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

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

Building and Facilities

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

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

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

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

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

Services

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

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

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

Potential Impacts

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

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

Temperature and Extreme Heat

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

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

Populations

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

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

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

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

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

Infrastructure

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

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

Building and Facilities

Extreme heat and temperature increase due to climate change

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

Services

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

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

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

Storms/Extreme Weather and Drought

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

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

Populations

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

Infrastructure

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

Building and Facilities

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

Services

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

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

Wildfire

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

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

Populations

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

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

Infrastructure

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

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

Building and Facilities

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

Services

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

Adaptive Capacity

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

Table 5 Rolling Hills Existing Adaptive Capacity

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

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

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

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

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

Vulnerability Scoring

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

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

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

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

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

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

Table 6 Vulnerability Score Matrix

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

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

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

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

Table 7 Vulnerability Assessment Results

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

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

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

Summary of Issues and Opportunities

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

Hazards of Concern and Community Sensitivity

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

Wildfire

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

Landslides

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

Extreme Heat

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

Opportunities

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

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

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

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

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APPENDIX C – TRIBAL CONSULTATION RESPONSES





GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

December 21, 2021

Project Name: The City of Rolling Hills Housing and Safety Element
Updates Project

Dear John F. Signo,

Thank you for your email dated December 13, 2021. Regarding the project above. This is to concur that we are in agreement with the Housing Element Update. However, our Tribal government would like to request consultation for any and all future projects within this location.

Sincerely,

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians.org

admin@gabrielenoindians.org



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

December 21, 2021

Project Name: The City of Rolling Hills Safety Element

Thank you for your letter regarding the project above. This is to concur that we are in agreement with the Safety Element. However, our Tribal government would like to request consultation for any and all future projects when ground disturbance will be occurring within this location.

Sincerely,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians.org

admin@gabrielenoindians.org

From: CHRISTINA CONLEY-HADDOCK <christina.marsden@alumni.usc.edu>
Sent: Thursday, January 6, 2022 1:17 PM
To: Richard Shultz <rshultz@chambersgroupinc.com>
Cc: Robert Dorame <gtongva@icloud.com>
Subject: Re: Follow-up re: 21330 City of Rolling Hills Housing & Safety Element Project SB 18/AB 52 Consult Request

Good afternoon Richard,
Apologies for the delay - I have been out on the field.

At this time, as there are no specific developments planned, we have no concerns about any future projects in the city of Rolling Hills as aforementioned, it is a sensitive area for our tribe.

Take good care,
Christina

tehoovet taamet

CHRISTINA CONLEY
Native American Monitor - Caretaker of our Ancestral Land
Cultural Resource Administrator Under Tribal Chair, Robert Dorame (MLD)
HAZWOPER Certified
626.407.8761

GABRIELINO TONGVA INDIANS OF CALIFORNIA



On Jan 3, 2022, at 12:56 PM, Richard Shultz <rshultz@chambersgroupinc.com> wrote:

Good afternoon and happy new year Christina.

I am following up on your recent letter (below). Chambers Group is assisting the City of Rolling Hills with their requirement to conduct SB 18 and AB 52 consultations related to the proposed Housing and Safety Element Updates to the General Plan and policies.

As noted in the attached consultation request letter there are no specific developments planned at this time, and the consultation is being requested for comments or concerns with the proposed Element Updates. Chambers Group and the City of Rolling Hills greatly appreciate the concerns of the Gabrielino Tongva Indians of California Tribal Council and wish to allay any apprehensions that the resources listed, and not listed, below would be affected by the proposed Element Updates.

If the Gabrielino Tongva Indians of California Tribal Council wish to consult under SB 18 or AB 52 concerning these proposed Element Updates please contact John Signo, AICP, at the City of Rolling Hills (jsigno@cityofrh.net - City Of Rolling Hills – City Hall 2; Portuguese Bend Road, Rolling Hills CA 90274; O: 310.377.1521 | F: 310.377.7288). Alternatively, feel free to contact either Kellie or myself and we will coordinate with the City.

Please let Kellie or me know if you have any questions or concerns, and we will be happy to help.

Thank you,

Richard

From: CHRISTINA CONLEY-HADDOCK <christina.marsden@alumni.usc.edu>
Sent: Friday, December 31, 2021 10:27 AM
To: Kellie Kandybowicz <kkandybowicz@chambersgroupinc.com>
Cc: Richard Shultz <rshultz@chambersgroupinc.com>; Robert Dorame <gtongva@icloud.com>
Subject: Re: Follow-up re: 21330 City of Rolling Hills Housing & Safety Element Project SB 18/AB 52 Consult Request

Good morning John,

We are in receipt of your 21330 City of Rolling Hills Housing & Safety Element Project SB 18/AB 52 Consult Request. Thank you for reaching out.

After conferring with Tribal Chair Dorame (the Most Likely Descendent), this property is highly culturally sensitive to the Gabrielino Tongva Indians of California (GTIOC) as it resides near one of our villages. The Gabrielino Tongva Indians of California request an AB52 and SB18 consultation for this project.

There are a minimum of 7 identified sites near the project area; LAN 110, LAN 191, LAN 276, LAN277, LAN278, LAN 279, LAN 280 (LAN 275 borders your project area).

The concern with all of these sites is that they are significant evidence of the existence of a village site and the area may still yield evidence of buried deposits. Artifacts unearthed in previous projects included obsidian projectiles, sandstone bowls, cog stones and more importantly, human remains.

The Gabrielino Tongva Indians of California tribe is deeply concerned with any ground disturbances in your project area and this project will need a monitor from the Gabrielino Tongva Indians of California for only ground disturbances.

Attached are our treatment plans for your project site.

Please let us know what your next steps are and how we may assist you.

Take good care and happy new year,
Christina

tehoovet taamet

CHRISTINA CONLEY

Native American Monitor - Caretaker of our Ancestral Land

Cultural Resource Administrator Under Tribal Chair, Robert Dorame (Most Likely Descendent)

HAZWOPER Certified

626.407.8761

GABRIELINO TONGVA INDIANS OF CALIFORNIA

<image001.png>

<image002.png>

From: Kellie Kandybowicz

Sent: Wednesday, December 15, 2021 9:28 AM

To: 'christina.marsden@alumni.isc.edu' <christina.marsden@alumni.isc.edu>

Cc: Richard Shultz <rshultz@chambersgroupinc.com>

Subject: 21330 City of Rolling Hills Housing & Safety Element Project SB 18/AB 52 Consult Request

Dear Christina Conley,

The City of Rolling Hills (City) is commencing its Senate Bill (SB) 18 and Assembly Bill (AB) 52 consultation processes for the Housing and Safety Element Updates Project (Project). Pursuant to Government Codes §65352.3 and §65352.4 SB 18 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans. Additionally, AB 52 (Public Resources Codes §21080.3.1 and §21080.3.2) requires public agencies to consult with California Native American tribes identified by the NAHC for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources (TCRs) as defined, for California Environmental Quality Act (CEQA) projects. This letter is being provided to you because your Tribe, the Gabrielino Tongva Indians of California Tribal Council, was listed on the NAHC directory as an individual or group who may have additional knowledge pertaining to tribal cultural resources within this geographic area.

The Project consists of a Housing Element Update of the City of Rolling Hills General Plan and an update to the City's Safety Element to address various natural and human-caused hazards the City has dealt with including earthquakes, wildfires, droughts, and land movement.

The Housing Element and Safety Element Updates are policy updates only, and no specific developments are proposed at this time. A description of each of the updates is provided below.

Housing Element Update

The City's Housing Element serves as an integrated part of the General Plan, and is subject to detailed statutory requirements, including a requirement to be updated every eight years, and mandatory review by the California Department of Housing and Community Development (HCD). The City is currently adopting their 6th cycle Housing Element Update (HEU). The City's Regional Housing Needs Allocation (RHNA) for this 6th cycle, is 45 units which the City determined can be met with existing approved developments, the underutilized Rancho Del Mar school site, and Accessory Dwelling Units (ADUs). Therefore, the HEU, is a policy document; no actual development nor rezoning of parcels is included as part of the approval.

Safety Element Update

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

As part of the proposed updates the City has requested a Sacred Lands File (SLF) search by the NAHC. The result of the SLF search conducted through the NAHC was *negative* for the Project site. The City of Rolling Hills is a rural, equestrian residential community, consisting entirely of large lot residential parcels of one acre or more (Figure 1). The community encompasses 2.99 square miles of land (approximately 1,910 acres) on the Palos Verdes Peninsula in the County of Los Angeles.

Please consider this letter notification and preliminary Project information as the initiation of the SB 18 and AB 52 requests for consultation. Pursuant to PRC 21080.3.1(d), the Gabrielino Tongva Indians of California Tribal Council have 30 days upon receipt of this letter to provide a request for AB 52 consultation on the Project. Pursuant to GC 65352.3, the Gabrielino Tongva Indians of California Tribal Council have 90 days upon receipt of this letter to provide a request for SB 18 consultation. Due to the abbreviated timeline regarding funding opportunities for this affordable housing Project, we respectfully ask that requests for SB 18 consultation also be provided within 45 days, if practicable.

Your comments are important to the City of Rolling Hills. If the Gabrielino Tongva Indians of California Tribal Council have any concerns regarding the proposed Project as it relates to Native American issues or interests, or has any information regarding sacred sites in the vicinity of the proposed Project that may help avoid impacts to those sites, please send your response to:

John F. Signo, AICP

Director of Planning and Community Services

<image006.jpg> **City of Rolling Hills – City Hall**
2 Portuguese Bend Road, Rolling Hills CA 90274
O: 310.377.1521 | F: 310.377.7288
jsigno@cityofrh.net

Attachments – Project Location Map

Kellie Kandybowicz | Cultural Resources Specialist

<image002.png>

t | 858.541.2800 x7140 f | 866.261.3100 m | 760.521.9005

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kkandybowicz@chambersgroupinc.com www.chambersgroupinc.com

<21330_CityofRollingHillsHousing&SafetyElementProject_20211215_Conley.pdf><21330 PLAN Fig 1 Project Location_small.pdf>

<SB18-AB52 Letter Gabrielino Tongva Indians of California Tribal Council.pdf>