City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

City Council

Monday, July 28, 2025, 7:00 PM

Regular Meeting
City of Rolling Hills

The meeting agenda is available on the City's website. The City Council meeting will be live-streamed on the City's website. View both the agenda and the live-streamed video.

Members of the public may submit written comments by emailing the City Clerk's office at CityClerk@cityofrh.net. Your comments will become part of the official meeting record if received before 3pm on the meeting day. You must provide your full name, but please do not provide any other personal information that you do not want to be published.

View recordings to City Council meetings online.

AGENDA

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations/Proclamations/Announcements

5. Approve Order of the Agenda

This is the appropriate time for the Mayor or Councilmembers to approve the agenda as is or reorder.

6. Blue Folder Items (Supplemental)

Blue folder (supplemental) items are additional back up materials to administrative reports, changes to the posted agenda packet, and/or public comments received after the printing and distribution of the agenda packet for receive and file.

7. Public Comment on Non-Agenda Items

This is the appropriate time for members of the public to make comments regarding items not listed on this agenda. Pursuant to the Brown Act, no action will take place on any items not on the agenda.

8. Consent Calendar

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

8.A. Approve Affidavit of Posting for the City Council Regular Meeting of July 28, 2025

8.B. Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

8.C. Approve the following Minutes of June 23, 2025: City Council Regular Meeting

8.D. Payment of Bills

8.E. Republic Services Recycling Tonnage And Complaint Reports For May and June 2025

8.F. For Second Reading and Adoption: Adopt by Title Only Ordinance No. 386 amending Chapter 17.16 of the Municipal Code regarding the height limits of single-family residential homes, stables and barns; and finding the action to be statutorily exempt from CEQA under section 21080.17 of the Public Resources Code

8.G. Designate voting delegate and alternate voting delegate to the League Of California Cities Annual Conference from October 8-10 to be held in Long Beach, CA

9. Excluded Consent Calendar Items

10. Commission Items

11. Public Hearings

11.A. A Public Hearing to Consider and Adopt Resolution No. 1395 Authorizing Placement of Solid Waste Service Charges Owed to Republic Services Pursuant to its Solid Waste Franchise with the City of Rolling Hills on the Fiscal Year 2025-26 Los Angeles County Auditor-Controller's Office Annual Tax Roll

12. Discussion Items

12.A. Consider and approve Republic Services field operation expansion of Mother Truck staging site locations

12.B. Consideration of awarding a construction contract to Fidelity Builders, Inc. for providing construction services on the Tennis Court ADA Improvement Project in an amount not-to-exceed $783,506.25, Authorize the City Manager to execute the agreement, and finding the project categorically exempt from the California Environmental Quality Act

12.C. Authorize the City Manager to Sign a Letter of Support for the Palos Verdes Peninsula Mass Care and Evacuation Plan Grant Application

13. Matters From the City Council

14. Matters From Staff

14.A. Receive and File a Public Safety and Emergency Preparedness Update

14.B. Receive and file a Verbal Update on the status of the Traffic Commission Vacancy and Appointment

15. Recess to Closed Session

15.A. Conference with legal counsel - existing litigation Government Code Section 54956.9(d)(1) the City finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the city in the litigation. (3 cases) a. Name of case: Connie Andersen, et al. V. California Water Company, et al. (Seaview case) Case No.: 24STCV20953 b. Name of case: City of Rolling Hills v. SCE CPUC docket no. C.24-10-008 c. Name of case: City of Rolling Hills v. SoCalGas CPUC docket no. C.24-10-009

15.B. Conference with legal counsel - initiation of litigation a closed session will be held, pursuant to Government Code Section 54956.9(c) and (d)(4) regarding the decision of whether to initiate litigation (1 case)

16. Reconvene to Open Session

17. Adjournment

Next regular meeting: Monday, August 11, 2025 at 7:00 p.m. in the City Council Chamber, Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California, 90274.

Notice:

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

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

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

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 8.A.
Meeting Date: 7/28/2025

To: City Council

From: Christian Horvath, Assistant to the City Manager / City Clerk

Thru: Karina Bañales, City Manager

Subject: Approve Affidavit of Posting for the City Council Regular Meeting of July 28, 2025

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Approve as presented.

Attachments:
1. CL_AGN_250728_CC_AffidavitofPosting

Administrative Report

8.A., **File #** 2025-21 **Meeting Date**: 7/28/2025

To: MAYOR & CITY COUNCIL

From: Christian Horvath, City Clerk

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JULY 28, 2025

EXECUTIVE SUMMARY

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

AFFIDAVIT OF POSTING

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

Legislative Body	City Council
Posting Type	Regular Meeting Agenda
Posting Location	2 Portuguese Bend Road, Rolling Hills, CA 90274 City Hall Window City Website: https://www.rolling-hills.org/government/agendas_meetings.php https://rollinghillsca.portal.civicclerk.com/
Meeting Date & Time	JULY 28, 2025 7:00pm Open Session

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

Christian Horvath, City Clerk

Date: July 25, 2025

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 8.B.
Meeting Date: 7/28/2025

To: City Council

From: Christian Horvath, Assistant to the City Manager / City Clerk

Thru: Karina Bañales, City Manager

Subject: Approve Motion to Read by Title Only and Waive Further Reading of All Ordinances and Resolutions Listed on the Agenda

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Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Approve.

Attachments:
None

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 8.C.
Meeting Date: 7/28/2025

To:	City Council
From:	Christian Horvath, Assistant to the City Manager / City Clerk
Thru:	Karina Bañales, City Manager
Subject:	Approve the following Minutes of June 23, 2025: City Council Regular Meeting

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Approve as presented.

Attachments:
1. CL_MIN_250623_CC_F

Minutes
Rolling Hills City Council
Monday, June 23, 2025
Regular Meeting 7:00 p.m.

1. CALL TO ORDER

The City Council of the City of Rolling Hills met in person on the above date at 7:00 p.m. Mayor Pieper presiding.

2. ROLL CALL

Councilmembers Present:	Mirsch, Wilson, Black, Dieringer, Mayor Pieper
Councilmembers Absent:	None
Staff Present:	Karina Bañales, City Manager
	Christian Horvath, Assistant to the City Manager / City Clerk
	Samantha Crew, Management Analyst
	Stephanie Grant, Assistant Planner
	Norma Tabares, Assistant City Attorney

3. PLEDGE OF ALLEGIANCE – Councilmember Black

4. PRESENTATIONS / PROCLAMATIONS / ANNOUNCEMENTS

Mayor Pieper announced that the City Council would be adjourning the meeting in memory of former Mayor and Councilmember Gordana Swanson and read a brief bio.

5. APPROVE ORDER OF THE AGENDA

Motion by Councilmember Wilson, seconded by Mayor Pro Tem Dieringer to approve the order of the agenda. Motion carried unanimously with the following vote:

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

6. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

Public Comment: Robert Tun

8. CONSENT CALENDAR

8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF JUNE 23, 2025

8.B. APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA

8.C. APPROVE THE FOLLOWING MINUTES OF JUNE 9, 2025: CITY COUNCIL REGULAR MEETING

8.D. PAYMENT OF BILLS

8.E. ADOPT RESOLUTION NO. 1392 APPROVING THE UPDATED FISCAL YEAR 2025/26 PAY SCHEDULE TO COMPLY WITH CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) STATUTORY AND REGULATORY REQUIREMENTS FOR COMPENSATION EARNABLE AND PUBLICLY AVAILABLE PAY SCHEDULES

Motion by Councilmember Mirsch, seconded by Councilmember Wilson to approve the Consent Calendar. Motion carried unanimously with the following vote:

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

9. EXCLUDED CONSENT CALENDAR ITEMS – NONE

10. COMMISSION ITEMS – NONE

10.A. ZONING CASE NO. 24-154: SITE PLAN REVIEW FOR NON-EXEMPT GRADING AND WALLS TO EXCEED A HEIGHT OF 3 FEET AND 2.5 FEET AVERAGE (UP TO A MAXIMUM HEIGHT OF 5 FEET), AND CONDITIONAL USE PERMIT TO EXCEED 200 SQUARE FEET FOR ACCESSORY STRUCTURE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE LOCATION AT 16 CABALLEROS ROAD, ROLLING HILLS, CA 90274 (YOU & WANG) (LOT 6-SK)

Presentation by Assistant Planner Grant

Motion by Councilmember Black, seconded by Councilmember Mirsch to receive and file. Motion carried unanimously with the following vote:

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

11. PUBLIC HEARINGS – NONE

12. OLD BUSINESS

12.A. RECEIVE AND FILE A PRESENTATION REGARDING CALOES/FEMA BUYOUT PROGRAM

Presentation by Management Analyst Crew
Robyn Fennig, California Office of Emergency Services

Public Comment: Maureen Hill, Matthew Fournier, Alison Smart

Mayor Pieper directed staff to work with interested residents, keep things narrow, get the list of criteria needed from Cal OES, perform a basic benefit cost analysis and return to a subsequent City Council meeting with the findings.

Motion by Councilmember Wilson, seconded by Councilmember Mirsch to receive and file. Motion carried unanimously with the following vote:

AYES: Mirsch, Wilson, Black, Dieringer, Mayor Pieper

NOES: None
ABSENT: None

12.B. CONSIDERATION OF ORDINANCE NO. 386 AMENDING CHAPTER 17.16 OF THE MUNICIPAL CODE REGARDING THE HEIGHT LIMITS OF SINGLE-FAMILY RESIDENTIAL HOMES, STABLES AND BARNS; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE

Presentation by City Manager Bañales

Motion by Councilmember Black seconded by Councilmember Mirsch to separate the house height from the barn/stable height, return at a later time to address barn/stable height, modify language to clarify exceptions to one story general limitations and re-introduce for first reading with proposed changes.

After further discussion, the motion was withdrawn.

Motion by Mayor Pieper seconded by Councilmember Mirsch to maintain the proposed ordinance's home height at 21 feet, raise the barns/stable height to 23 feet, modify language to clarify exceptions to one story general limitations and re-introduce for first reading with proposed changes. Motion carried with the following vote:

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

13. NEW BUSINESS

13.A. CONSIDERATION OF AWARDING A CONSTRUCTION CONTRACT TO FIDELITY BUILDERS, INC. FOR PROVIDING CONSTRUCTION SERVICES ON THE TENNIS COURT ADA IMPROVEMENT PROJECT IN AN AMOUNT NOT-TO-EXCEED $783,506.25, AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by Assistant to the City Manager / City Clerk Horvath

After discussion, Mayor Pieper tabled the item to the next meeting. Without objection so ordered.

14. MATTERS FROM THE CITY COUNCIL – NONE

15. MATTERS FROM STAFF

15.A. RECEIVE AND FILE A PUBLIC SAFETY AND EMERGENCY PREPAREDNESS UPDATE

Presentation by Management Analyst Crew

Motion by Councilmember Mirsch, seconded by Mayor Pro Tem Dieringer to receive and file. Motion carried unanimously with the following vote:

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

16. RECESS TO CLOSED SESSION – 10:06 P.M.

16.A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION GOVERNMENT CODE SECTION 54956.9(D)(1) THE CITY FINDS, BASED ON ADVICE FROM LEGAL COUNSEL, THAT DISCUSSION IN OPEN SESSION WILL PREJUDICE THE POSITION OF THE CITY IN THE LITIGATION. (3 CASES)
A. NAME OF CASE: CONNIE ANDERSEN, ET AL. V. CALIFORNIA WATER COMPANY, ET AL. (SEAVIEW CASE) CASE NO.: 24STCV20953
B. NAME OF CASE: CITY OF ROLLING HILLS V. SCE CPUC DOCKET NO. C.24-10-008
C. NAME OF CASE: CITY OF ROLLING HILLS V. SOCALGAS CPUC DOCKET NO. C.24-10-009

16.B. CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION A CLOSED SESSION WILL BE HELD, PURSUANT TO GOVERNMENT CODE SECTION 54956.9(C) AND (D)(4) REGARDING THE DECISION OF WHETHER TO INITIATE LITIGATION (1 CASE) RECOMMENDATION: NONE

16.C. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION A CLOSED SESSION WILL BE HELD, PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (D)(2) AND (E)(3) BASED ON EXISTING FACTS AND CIRCUMSTANCES THERE IS A SIGNIFICANT EXPOSURE TO LITIGATION AGAINST THE CITY (1 CASE)

17. RECONVENE TO OPEN SESSION – 11:08 P.M.

18. ADJOURNMENT: 11:08 P.M.

The meeting was adjourned at 11:08 p.m. on June 23, 2025 in memory of former Rolling Hills Mayor and Councilmember Gordana Swanson. The next regular meeting of the City Council is scheduled to be held on Monday, July 14, 2025 beginning at 7:00 p.m. in the City Council Chamber at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. It will also be available via City's website link at: https://www.rolling-hills.org/government/agenda/index.php

All written comments submitted are included in the record and available for public review on the City website.

Respectfully submitted,

_____
Christian Horvath, City Clerk

Approved,

_____
Jeff Pieper, Mayor

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 8.D.
Meeting Date: 7/28/2025

To: City Council

From: Christian Horvath, Assistant to the City Manager / City Clerk

Thru: Karina Bañales, City Manager

Subject: Payment of Bills

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Approve as presented.

Attachments:
1. CL_AGN_250714_CC_PaymentOfBills
2. CL_AGN_250728_CC_PaymentOfBills

CITY OF ROLLING HILLS
AP26-001, ACH26-001
Check Run 07/09/2025

Check No.	Check Date	Payee	Description	Amount
028967	7/9/2025	Alan Palermo Consulting	June 2025 Services - Tennis Courts ADA	165.00
028968	7/9/2025	Ampirical Services, Inc.	May 2025 Eng Serv-DR4382-PJ0177 Eastfield Dr UU	6,414.00
028969	7/9/2025	Arena Painting Contractors	C&D Refund - 1 Southfield Drive	1,000.00
028970	7/9/2025	Best Best & Krieger LLP	General Services - June 2025	26,738.86
028970	7/9/2025	Best Best & Krieger LLP	Legal Land Use - June 2025	255.94
CHECK TOTAL			**$ 26,994.80**	
028971	7/9/2025	Bluebeam, Inc.	FY25-26 Annual Subscription for Planning Use	880.00
028972	7/9/2025	California JPIA	FY25-26 Annual Contribution	46,301.00
028972	7/9/2025	California JPIA	FY25-26 Property Insurance	9,379.00
CHECK TOTAL			**$ 55,680.00**	
028973	7/9/2025	Charles Johnson Roofing Inc.	C&D Refund - 4 Appaloosa Lane	1,000.00
028974	7/9/2025	Complete Fire Service Inc.	Annual Complete Fire Service Inspection	59.90
028975	7/9/2025	Cox Communications	July 2025 Phone Service	93.89
028976	7/9/2025	Southern California News Group	CL_PBN-250728_PH_CC_FY25-	475.53
028976	7/9/2025	Southern California News Group	CL_PBN_250724_PH_PC_1Hackamore_1George	754.69
CHECK TOTAL			**$ 1,230.22**	
028977	7/9/2025	Department of Resources Recycling	SB1383 Grant Refund FY22-23	5,000.00
028978	7/9/2025	Environmental Systems Research	FY25-26 Annual GIS Subscription	1,775.00
028979	7/9/2025	GPA CONSULTING	Env Consulting DR438_PJ0177_Eastfield Dr UU	1,985.00
028980	7/9/2025	IWorQ	FY25-26 Subscription	7,250.00
028981	7/9/2025	County of Los Angeles	May 2025 Animal Control Care Housing Costs	101.45
028982	7/9/2025	County of LA Dept. of Auditor-	LAFCO Annual Fee FY25-26	109.42
028983	7/9/2025	County of Los Angeles	April 2025 Building & Safety Services	32,369.55
028984	7/9/2025	LA County Sheriff's Department	May 2025 Law Enfor Serv & Motor Officer Retro	36,313.22
028985	7/9/2025	McGowan Consulting	March 2025 Municipal Stormwater Consulting Services	6,346.00
028986	7/9/2025	Orkin	June 2025 Pest Control	187.00
028987	7/9/2025	Paradise Pools and Spa	C&D Refund - 10 Georgeff	1,000.00
028988	7/9/2025	Race Communications	July 2025 Fiber Network	1,020.00

028989	7/9/2025	South Bay Cities Council of	CalRecycle Grant (SB1383)	69,782.64
028989	7/9/2025	South Bay Cities Council of	SBCCOG Dues - FY25-26	8,358.00
CHECK TOTAL			**$ 78,140.64**	
028990	7/9/2025	City of Torrance	Emergency Prep - Alert South Bay FY24-25	2,556.74
028990	7/9/2025	City of Torrance	Emergency Prep - Area G FY24-25	1,369.00
CHECK TOTAL			**$ 3,925.74**	
028991	7/9/2025	Willdan Inc.	May 2025 Bldg & Safety Services	5,070.00
028991	7/9/2025	Willdan Inc.	Temp Principal Planner/Senior Planner - May 2025	22,416.00
CHECK TOTAL			**$ 27,486.00**	
ACH-882	6/30/2025	Abila	Accounting Software - June 2025	377.63
ACH-883	6/30/2025	Bennett Landscape	FY24-25_TDA_Metro_Partial Project for Equestrian	1,360.00
ACH-884	6/24/2025	CalPERS	PERS Retirement Payroll Ending 06-24-25	3,137.64
ACH-885	7/1/2025	Delta Dental	July 2025 Dental Coverage	873.47
ACH-886	7/1/2025	Forum Info-Tech. Inc./Levelcloud	July 2025 Cloud Hosting	5,930.80
ACH-887	7/1/2025	Nextiva	July 2025 Business Phone Service	289.28
ACH-888	6/25/2025	Pacific Premier Bank / FNBO	Pac Prem Cred Card Stmt - June 2025 ACCT#0306	1,388.88
ACH-889	6/25/2025	Pacific Premier Bank / FNBO	Pac Prem Cred Card Stmt June 2025 ACCT#1746	5,703.40
ACH-890	6/20/2025	Robert Half	Temp Admin Staff PE 06-20-25	717.99
ACH-891	6/27/2025	Robert Half	Temp Admin Staff PE 06-27-25	735.09
ACH-892	7/4/2025	Robert Half	Temp Admin Staff PE 07-04-25	564.14
ACH-893	7/1/2025	Standard Insurance Company	July 2025 Life Insurance Policy #161783 Div 0001	205.79
ACH-894	6/24/2025	Vantagepoint Transfer Agents -	Deferred Comp Contributions PR Ending 06-24-25	1,091.17
ACH-895	7/1/2025	Vision Service Plan - (CA)	July 2025 Vision Coverage	132.19
PR LINK	6/27/2025	PR LINK - Payroll & PR Taxes PR13	Payroll Processing Fee PR#13_06/11/25 - 06/24/25	85.30
PR LINK	6/27/2025	PR LINK - Payroll & PR Taxes PR13	Pay Period PR#13_06/11/25 - 06/24/25	17,692.42
REPORT TOTAL				**336,812.02**

I, Karina Banales, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of
$ 336,812.02 for the payment of above items.

Karina Banales, City Manager

CITY OF ROLLING HILLS
AP26-002, AP26-002a, ACH26-002
Check Run 07/23/2025

Check No.	Check Date	Payee	Description	Amount
028992	7/23/2025	4Leaf, Inc.	June 2025 Code Enforcement Services	4,560.00
028993	7/23/2025	Alliant Insurance Services Inc.	Crime Insurance Policy Renewal FY25-26	959.00
028994	7/23/2025	California Contract Cities Association	FY25-26 Annual Membership Dues	2,000.00
028995	7/23/2025	Civicplus	FY25-26 Annual Fee/FY24-25 Implement Mtg&Fee	10,862.10
028996	7/23/2025	Executive Suite Services Inc.	June 2025 Janitorial Service	1,150.00
028997	7/23/2025	County of Los Angeles	June 2025 Animal Control Costs	480.40
028998	7/23/2025	County of Los Angeles	Building and Safety Services - June 2025	27,458.08
028998	7/23/2025	County of Los Angeles	Building and Safety Services - May 2025	7,383.01
CHECK TOTAL			**$ 34,841.09**	
028999	7/23/2025	LA County Sheriff's Department	June 2025 Law Enforcement Services	36,313.22
028999	7/23/2025	LA County Sheriff's Department	LASD Supp Traffic Enf - May 2025	955.26
CHECK TOTAL			**$ 37,268.48**	
029000	7/23/2025	VOID CHECK	Incorrect Invoice Amount	
029001	7/23/2025	MV CHENG AND ASSOCIATES	Monthly Accounting Services for June 2025	4,585.00
029002	7/23/2025	Palos Verdes Peninsula Unified	School Security Reimbursement 03/28/25 thru 06/26/25	528.66
029003	7/23/2025	PVS, Inc.	Security Alarm Service for August 2025	168.00
029004	7/23/2025	Rolling Hills Tennis Club	Tennis Court Club FY24-25 Contribution	5,000.00
029005	7/23/2025	Southern Calif Assoc of Governments	Mbrshp Dues Assessment for FY25-26	327.00
029006	7/23/2025	Willdan Inc.	Bldg Plan Check/Permit Serv - June 2025	2,477.50
029007	7/23/2025	Marcos Catering Food Service	FY25-26 Neighbors Night Out Catering	1,000.00
ACH-896	7/1/2025	Bennett Landscape	Landscape Maint Serv - July 2025	1,020.00
ACH-897	7/1/2025	CalPERS	July 2025 Health Insurance Premium	14,179.52
ACH-898	7/8/2025	CalPERS	CalPERS Retirement Payroll Ending 07-08-25	3,253.15
ACH-899	6/26/2025	California Water Service Co.	Water Usage 05-28-25 to 06-26-25_RANCHO#74654	609.23
ACH-900	6/26/2025	California Water Service Co.	Water Usage 05-28-25 to 06-26-25_ROLLING#54654	2,468.74
ACH-901	6/30/2025	Forum Info-Tech. Inc./Levelcloud	June 2025 AWS Usage	839.90
ACH-902	7/8/2025	The Gas Company	Gas Usage from 06-06-25 to 07-08-25	24.42
ACH-903	6/30/2025	Pitney Bowes	Postage for June 2025	1,517.25

ACH-904	7/11/2025	Robert Half	Temp Admin Staff PE 07-11-25	717.99
ACH-905	7/18/2025	Robert Half	Temp Admin Staff PE 07-18-25	547.04
ACH-906	6/16/2025	Southern California Edison	Electricity Usage 05-16-25 to 06-16-25 ACCT#4218	375.31
ACH-907	6/22/2025	Southern California Edison	Electricity Usage 05-22-25 to 06-22-25 ACCT#8030	1,127.28
ACH-908	7/17/2025	Southern California Edison	Electricity usage 06-17-25 to 07-17-25 ACCT#4218	431.24
ACH-909	7/8/2025	Vantagepoint Transfer Agents -	Deferred Comp Contributions PR Ending 07-08-25	1,097.53
PR LINK	7/11/2025	PR LINK - Payroll & PR Taxes PR14	Payroll Processing Fee PR#14_06/25/25 - 07/08/25	88.45
PR LINK	7/11/2025	PR LINK - Payroll & PR Taxes PR14	Pay Period PR#14_06/25/25 - 07/08/25	18,281.47
REPORT TOTAL				**152,785.75**

I, Karina Banales, City Manager of Rolling Hills, California certify that the above demands are accurate and there is available in the General Fund a balance of
$ 152,785.75 for the payment of above items.

Karina Banales, City Manager

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 8.E.
Meeting Date: 7/28/2025

To: City Council

From: Christian Horvath, Assistant to the City Manager / City Clerk

Thru: Karina Bañales, City Manager

Subject: Republic Services Recycling Tonnage And Complaint Reports For May and June 2025

Background:
On July 1, 2020, the City entered into an Amended and Restated Agreement with Republic Services for the collection, transportation, recycling, composting, and disposal of solid waste, including recyclables, green waste, bulky items, and brush. The Agreement is scheduled to expire on June 30, 2029.

As part of this partnership, the city regularly receives and reviews Recycling Tonnage and Complaint Reports from Republic Services. These reports serve several important municipal, regulatory, and community functions.

Discussion:
The primary purpose of the Republic Services Recycling Tonnage and Complaint Reports is to provide the City with oversight and transparency regarding its waste management and recycling services. These reports enable the City to monitor the volume of waste and recyclable materials collected and processed, as well as identify any recurring service issues or resident complaints. By regularly reviewing these reports, the City can ensure that Republic Services is fulfilling its contractual obligations, promptly addressing service deficiencies, and making informed decisions related to public education and operational improvements. Additionally, the reports support compliance with state and county mandates for recycling and waste diversion, while supplying essential data for planning and reporting to regulatory agencies.

Below are highlights of the types of reports and notes included:

Recycling Tonnage Report: Documents the total weight of recyclable materials collected, helping the City measure progress toward recycling and waste diversion goals and comply with mandated requirements.

Complaint Report: Logs resident complaints related to waste and recycling services—such as missed pickups or other service issues, to enable tracking of service quality and resolution of recurring

concerns.

Red Tags Report: Records instances where a "red tag" is issued at an address, indicating a violation or another issue with waste practices.

Missed Pick-Up Report: Details incidents where scheduled waste pickups were missed, including the address, date, and resolution status.

Commercial Recycling: Commercial recycling materials are hauled to various transfer facilities, with a portion separated and recovered. Recovery rates from these facilities are reported monthly and applied to servicing areas.

Greenwaste Reporting: Greenwaste data in the Non-Franchise report may fluctuate monthly due to factors like changes in customer service types, load contamination, or data entry errors.

Resident Services: Residents may request one free roll-off container for green waste disposal once a year. Monthly Residential Franchise Reports highlight usage of these bins.

Diversion Requirements: Under the current Agreement between the City and Republic Services, Republic Services is required to achieve a minimum annual Diversion Rate of 30% for Residential Solid Waste Collection Services. This Diversion Rate is calculated by dividing the tons of materials recycled and shipped (net of residue) by the total tons of waste collected annually. However, the City itself must comply with CalRecycle's mandate that requires a statewide recycling rate of at least 50%. This means the City must work with Republic Services to meet or exceed the 50% recycling goal, even though Republic Services' contractual minimum is 30%.

At the May 28 City Council meeting, Councilmember Mirsch requested clarification regarding the reported figure of 16.7 pounds of trash per person per year, noting that this number seemed surprisingly low. The Councilmember sought to verify the accuracy of this figure and whether it specifically referred to landfill trash rather than total waste.

Staff worked with Republic Services and determined that the figure of 16.7 pounds does not represent the amount of trash generated per person per year. Rather, it is the maximum allowable landfill trash per person per day established by CalRecycle for the City of Rolling Hills to comply with the State's 50% recycling mandate. It is important to note that the City achieves compliance with California's recycling and waste diversion requirements by diverting green waste (such as yard trimmings and plant matter) from landfills and incorporating it into its overall waste management program.

ADDITIONAL INFORMATION

Free Residential Roll-Off Bin

As mentioned, the City offers residents the opportunity to request one free roll-off container annually for green waste disposal. According to the current Residential Franchise Reports for January (labeled 1), February (labeled 2), and April (labeled 4), the reports highlight entries labeled "Greenwaste – Free Residential Roll-Off Bin" and "Trash-Free Residential Roll-Off Bin." Although the City does not provide free roll-off bins for regular trash collection, the presence of "Trash-Free Residential Roll-Off Bin" in the report may indicate one of two possibilities:

- When Republic Services retrieves the bin and returns it to their facility, they may have identified contamination in the green waste bin, such as non-green waste disposed of improperly.

- Alternatively, this may be due to data entry or keying errors that require correction.

City staff has requested that the Reporting and Operations teams investigate these occurrences to determine the exact cause of this discrepancy and make any necessary corrections.

Red Tag Report Abbreviations
COMM: This column refers to Commercial service status. While Republic Services uses a standard red-tag reporting template across all its service jurisdictions, the City of Rolling Hills does not have commercial waste service. Therefore, entries under “COMM” are marked as “NO” for applicable red tags within the City.

CONCLUSION
The Republic Services Recycling Tonnage and Complaint Reports are essential tools for the City of Rolling Hills to monitor recycling performance, ensure regulatory compliance, maintain service quality, and promote transparency and continuous improvement in waste management services.

Fiscal Impact:
None.

Recommendation:
Receive and file.

Attachments:
1. VC_REP_250525_May_Tonnage Report
2. VC_REP_250525_May_C&D Report
3. VC_REP_250525_May_CallLog
4. VC_REP_250519_May_CityComplaintList_Redacted
5. VC_REP_250525_May_RedTagReport
6. VC_REP_250529_May_CityRedTagList
7. VC_REP_250625_June_TonnageReport
8. VC_REP_250625_June_C&DReport
9. VC_REP_250625_June_Call Log

CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE

2025

Year 2025
Diversion Requi Y

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
1	Greenwaste	128.08	128.08	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	1.63	1.63	-	100.00%
	Trash	189.31	-	189.31	0.00%
	Trash - Free Residential Roll Off Bin	10.51	-	10.51	0.00%
1 Total		329.53	129.71	199.82	39.36%
2	Greenwaste	102.30	102.30	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	8.54	8.54	-	100.00%
	Recycle	4.35	2.02	2.33	46.46%
	Trash	181.14	-	181.14	0.00%
	Trash - Free Residential Roll Off Bin	16.57	-	16.57	0.00%
2 Total		312.90	112.86	200.04	36.07%
3	Greenwaste	110.94	110.94	-	100.00%
	Recycle	14.41	7.66	6.75	53.17%
	Trash	199.27	-	199.27	0.00%
3 Total		324.62	118.60	206.02	36.54%
4	Greenwaste	81.53	81.53	-	100.00%
	Recycle	0.28	0.13	0.15	48.11%
	Trash	201.63	-	201.63	0.00%
	Trash - Free Residential Roll Off Bin	19.37	-	19.37	0.00%
4 Total		302.81	81.66	221.15	26.97%
5	Greenwaste	85.39	85.39	-	100.00%
	Recycle	11.61	5.69	5.92	49.00%
	Trash	214.00	-	214.00	0.00%
5 Total		311.00	91.08	219.92	29.29%
Grand Total		1,580.86	533.92	1,046.94	33.77%

CITY OF ROLLING HILLS NON-FRANCHISE
2025

Year 2025
Diversion Requi N

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
1	C&D	10.85	8.71	2.14	80.24%
	Greenwaste	14.33	14.33	-	100.00%
	Recycle	0.20	0.08	0.12	41.79%
	Trash	56.68	-	56.68	0.00%
1 Total		**82.06**	**23.12**	**58.94**	**28.17%**
2	C&D	5.26	4.22	1.04	80.24%
	Recycle	0.19	0.09	0.10	46.46%
	Trash	21.78	-	21.78	0.00%
2 Total		**27.23**	**4.31**	**22.92**	**15.82%**
3	C&D	3.67	2.94	0.73	80.24%
	Greenwaste	9.52	9.52	-	100.00%
	Recycle	0.33	0.17	0.16	52.66%
	Trash	58.05	-	58.05	0.00%
3 Total		**71.57**	**12.64**	**58.93**	**17.66%**
4	C&D	26.23	23.13	3.10	88.20%
	Recycle	0.21	0.10	0.11	48.11%
	Trash	18.30	-	18.30	0.00%
4 Total		**44.74**	**23.23**	**21.51**	**51.93%**
5	Recycle	0.22	0.10	0.12	46.21%
	Trash	31.39	-	31.39	0.00%
	Organics	0.04	0.03	0.01	69.07%
5 Total		**31.65**	**0.13**	**31.52**	**0.40%**
Grand Total		**257.24**	**63.43**	**193.81**	**24.66%**

Republic Services
C&D Report

City of Rolling Hills
Reporting Period May-25

Disposal Site	Material	Loads Taken	Tons Collected
*No C&D to report this month			

Summary	
Row Labels	**Sum of Tons Collected**
(blank)	
Grand Total	

Republic Services Call Log Report

City: Rolling Hills

Year 2025

Month/Quarter 5

Summary of Calls by Type

Final Call Type	Sub-Type	Total
3.Missed Pick Up	Missed Yard Waste - Residential	1
3.Missed Pick Up Total		**1**
Grand Total		**1**

Final Call Type	Sub-Type	Case Number	Date/Time Opened	Date/Time Closed	Created By	Request Description	Resolution Comments	Customer Category	Account Number	Site	Account Name	Site Address	Phone
3.Missed Pick Up	Missed Yard Waste - Residential	20250506-214812601	5/6/2025 8:24 AM	(blank)	Juan Romero Jimenez	(blank)	(blank)	RESI	9020003284	1	RESIDENT	7 QUAIL RIDGE RD S ROLLING HILLS CA	(000) 000-0000

City of Rolling Hills - May 2025 Republic Services Complaint Log

Date of Issue	Time	Issue/Complaint	Resident Name	Resident Address	Republic contacted	Republic Reponse	Date Reponse	Time of Reponse	Resolved
5/8/2025	12:01PM	Missed Green Waste Pickup for 3 Months	[redacted]	17 Chuckwagon Rd.	Tanasha Malone	Tanasha Malone	5/9/2025	6:50AM	Yes
5/9/2025	9:18AM	Missed Trash Pickup		9 Upper Blackwater Canyon	Tanasha Malone	Tanasha Malone	5/9/2025		Yes
5/15/2025	9:30AM	Missed Trash/ Green Waste Pickup For Over a Week		1 Buggywhip Dr.	Tanasha Malone	Tanasha Malone	5/15/2025		Yes

Sustainability in Action

Rolling Hills Red Tags – May 2025

Date	Address	Code	Issue	COMM
5/27/2025	23 PORTUGESE RD	2	PLACEMENT	NO
5/30/2025	18 BUGGYWHIP DR	9	HAZARDOUS WASTE	NO

City of Rolling Hills- May 2025 Republic Services Red Tag List

Republic Services - Red Tag List

Date of Issue	Time	Issue	Resident Name	Resident Address	Republic contacted	Republic Reponse	Date Reponse	Time of Reponse	Resolved
5/9/2025	7:02AM	Red Tag: Green Waste Overloaded							
5/9/2025	7:05AM	Red Tag: Driveway Access Blocked							

CITY OF ROLLING HILLS RESIDENTIAL FRANCHISE
2025

Year 2025
Diversion Requi Y

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
1	Greenwaste	128.08	128.08	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	1.63	1.63	-	100.00%
	Trash	189.31	-	189.31	0.00%
	Trash - Free Residential Roll Off Bin	10.51	-	10.51	0.00%
1 Total		329.53	129.71	199.82	39.36%
2	Greenwaste	102.30	102.30	-	100.00%
	Greenwaste - Free Residential Roll Off Bin	8.54	8.54	-	100.00%
	Recycle	4.35	2.02	2.33	46.46%
	Trash	181.14	-	181.14	0.00%
	Trash - Free Residential Roll Off Bin	16.57	-	16.57	0.00%
2 Total		312.90	112.86	200.04	36.07%
3	Greenwaste	110.94	110.94	-	100.00%
	Recycle	14.41	7.66	6.75	53.17%
	Trash	199.27	-	199.27	0.00%
3 Total		324.62	118.60	206.02	36.54%
4	Greenwaste	81.53	81.53	-	100.00%
	Recycle	0.28	0.13	0.15	48.11%
	Trash	201.63	-	201.63	0.00%
	Trash - Free Residential Roll Off Bin	19.37	-	19.37	0.00%
4 Total		302.81	81.66	221.15	26.97%
5	Greenwaste	85.39	85.39	-	100.00%
	Recycle	11.61	5.69	5.92	49.00%
	Trash	214.00	-	214.00	0.00%
5 Total		311.00	91.08	219.92	29.29%
6	Greenwaste	76.33	76.33	-	100.00%
	Recycle	0.83	0.43	0.40	51.54%
	Trash	236.54	-	236.54	0.00%
	Trash - Free Residential Roll Off Bin	10.97	-	10.97	0.00%
6 Total		324.67	76.76	247.91	23.64%
Grand Total		1,905.53	610.67	1,294.86	32.05%

CITY OF ROLLING HILLS NON-FRANCHISE
2025

Year 2025
Diversion Requi N

Month	Commodity	Tons Collected	Tons Recovered	Tons Disposed	Diversion %
1	C&D	10.85	8.71	2.14	80.24%
	Greenwaste	14.33	14.33	-	100.00%
	Recycle	0.20	0.08	0.12	41.79%
	Trash	56.68	-	56.68	0.00%
1 Total		82.06	23.12	58.94	28.17%
2	C&D	5.26	4.22	1.04	80.24%
	Recycle	0.19	0.09	0.10	46.46%
	Trash	21.78	-	21.78	0.00%
2 Total		27.23	4.31	22.92	15.82%
3	C&D	3.67	2.94	0.73	80.24%
	Greenwaste	9.52	9.52	-	100.00%
	Recycle	0.33	0.17	0.16	52.66%
	Trash	58.05	-	58.05	0.00%
3 Total		71.57	12.64	58.93	17.66%
4	C&D	26.23	23.13	3.10	88.20%
	Recycle	0.21	0.10	0.11	48.11%
	Trash	18.30	-	18.30	0.00%
4 Total		44.74	23.23	21.51	51.93%
5	Recycle	0.22	0.10	0.12	46.21%
	Trash	31.39	-	31.39	0.00%
	Organics	0.04	0.03	0.01	69.07%
5 Total		31.65	0.13	31.52	0.40%
6	C&D	11.76	11.76	-	100.00%
	Recycle	0.16	0.08	0.08	51.54%
	Trash	30.42	-	30.42	0.00%
6 Total		42.34	11.84	30.50	27.97%
Grand Total		299.58	75.27	224.31	25.12%

Republic Services
C&D Report

City of Rolling Hills
Reporting Period June-25

Disposal Site	Material	Loads Taken	Tons Collected
CWS	C&D	1	11.76

Summary	
Row Labels	**Sum of Tons Collected**
C&D	11.76
Grand Total	**11.76**

Republic Services Call Log Report

City: Rolling Hills

Year 2025

Month/Quarter 6

Summary of Calls by Type

Final Call Type	Sub-Type	Total
3.Missed Pick Up	Missed Bulk Service	2
3.Missed Pick Up Total		**2**
Grand Total		**2**

Final Call Type	Sub-Type	Case Number	Date/Time Opened	Date/Time Closed	Created By	Request Description	Resolution Comments	Customer Category	Account Number	Site	Account Name	Site Address	Phone
3.Missed Pick Up	Missed Bulk Service	20250624-217764816	6/24/2025 7:59 AM	(blank)	Cheryl Fortson	(blank)	(blank)	RESI	9020002997	1	RESIDENT	2 MIDDLERIDGE LN S ROLLING HILLS CA	(000) 000-0000

Republic Services Call Log Report

Final Call Type	Sub-Type	Case Number	Date/Time Opened	Date/Time Closed	Created By	Request Description	Resolution Comments	Customer Category	Account Number	Site	Account Name	Site Address	Phone
3.Missed Pick Up	Missed Bulk Service	20250625-217916704	6/25/2025 3:39 PM	6/27/2025 10:38 PM	Brieana Smith	(blank)	(blank)	RESI	9020002997	1	RESIDENT	2 MIDDLERIDGE LN S ROLLING HILLS CA	(000) 000-0000

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 8.F.
Meeting Date: 7/28/2025

To: City Council

From: Karina Bañales, City Manager

Thru: Karina Bañales, City Manager

Subject: For Second Reading and Adoption: Adopt by Title Only Ordinance No. 386 amending Chapter 17.16 of the Municipal Code regarding the height limits of single-family residential homes, stables and barns; and finding the action to be statutorily exempt from CEQA under section 21080.17 of the Public Resources Code

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Background:
On May 28, 2025, the City Council received a presentation from staff outlining the Planning Commission's recommendations regarding height limits for single-family residences, stables, and barns. Following the presentation, Ordinance No. 386 was introduced, proposing amendments to Chapter 17.16, Sections 17.16.060 and 17.16.080 of the Rolling Hills Municipal Code to formally establish these height limits. The Ordinance was scheduled for second reading and adoption on the June 9, 2025, consent calendar. However, during that meeting, Mayor Pieper requested that the item be pulled for further discussion. The Mayor expressed concerns about the proposed height limit and recommended increasing the maximum height from 18 feet to 21 feet, measured from the finished floor to the peak of the structure, for homes, barns, and stables. Mayor Pro Tem Dieringer also requested revisions to clarify the language of the ordinance.

On June 23, 2025, staff presented the updated ordinance language for the City Council's consideration and First Reading (Attachment B). The City Council voted 4-1, with Mayor Pro Tem Dieringer dissenting, to maintain the proposed ordinance's home height at 21 feet, raise the barns/stable height to 23 feet, modify language to clarify exceptions to one-story general limitations, and re-introduce for first reading with proposed changes. The Ordinance is before the Council for second reading and adoption.

This evening, Ordinance No. 386 (Attachment A) is presented for second reading and adoption. If adopted, the Ordinance will take effect on August 28, 2025.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Approve as presented.

Attachments:
1. Attachment A 386_HeightLimit_Ordinance_F_A3
2. Attachment B CL_AGN_250623_CC_Item12B_Ord386_BuildHeights_AR_Packet

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are typically limited to one story in height; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, the City Council desires to preserve and enhance the community's character, particularly as it relates to residential building height; and

WHEREAS, pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, safety, and welfare; and

WHEREAS, the City Council desires to amend the Rolling Hills Municipal Code to impose height limits on residential developments in the City; and

WHEREAS, on April 15, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report, supporting documents, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, on May 28, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report and supporting documents, Planning Commission's recommendation, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

Section 1. Incorporation of Recitals. The recitals above are incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. The City Council finds that this Ordinance is determined to be categorically exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed Ordinance does not involve physical changes to the environment but rather regulates the height of residential developments. Since it does not result in any direct or indirect physical changes to the environment, there is no possibility that it could have a significant environmental impact.

Section 3. General Plan. The City Council finds that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 "*Maintain and enhance the quality of residential neighborhoods in Rolling Hills*," in support of the following policies:

> **Policy 2.1**: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.
>
> **Policy 2.3**: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

Section 4. The Development Standard table in Section 17.16.060 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

Development Standard	**Zone District**	
	RA-S-1	RA-S-2
4. Height Limitation	One story, no greater than 21' (mezzanines and lofts are not permitted) except for stables and barns which shall be no greater than 23'; see Section 17.16.080	

Section 5. Section 17.16.080 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

1. The maximum height permitted from finished floor to the highest peak of any building or structure shall be no greater than twenty-one (21) feet; and in no event shall the maximum height permitted for stables and barns (inclusive of any loft or storage area) exceed twenty-three (23) feet measured from the finished floor to the highest peak. For purposes of this subsection (A)(1), the height measurement shall be exclusive of projecting architectural features as defined in Section 17.12.160.

2. The maximum height permitted from finished floor of any building or structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions: The following exceptions shall apply to the one-story general limitation specified in the first paragraph of Section (A) above:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

Section 6. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and the documentary evidence presented on the Ordinance..

Section 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or application of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 10. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF JULY 2025.

JEFF PIEPER, MAYOR

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

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

I, Christian Horvath, City Clerk of the City of Rolling Hills, California, do hereby certify that the foregoing Ordinance No. 386 was adopted at a regular meeting of the City Council of the City of Rolling Hills held on the 28th day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Christian Horvath
City Clerk

Agenda Item No.: 12.B
Mtg. Date: 06/23/2025

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

FROM: **KARINA BAÑALES, CITY MANAGER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **CONSIDERATION OF ORDINANCE NO. 386 AMENDING CHAPTER 17.16 OF THE MUNICIPAL CODE REGARDING THE HEIGHT LIMITS OF SINGLE-FAMILY RESIDENTIAL HOMES, STABLES AND BARNS; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE**

DATE: **June 23, 2025**

BACKGROUND:

On May 28, 2025, the City Council received a presentation from staff outlining the Planning Commission's recommendations regarding height limits for single-family residences, stables, and barns (Attachment 03). Following the presentation, Ordinance No. 386 was introduced, proposing amendments to Chapter 17.16, Sections 17.16.060 and 17.16.080 of the Rolling Hills Municipal Code to formally establish these height limits.

The Ordinance was scheduled for second reading and adoption on the June 9, 2025, consent calendar. However, during that meeting, Mayor Pieper requested that the item be pulled for further discussion. The Mayor expressed concerns about the proposed height limit and recommended increasing the maximum height from 18 feet to 21 feet, measured from the finished floor to the peak of the structure, for homes, barns, and stables.

Mayor Pro Tem Dieringer also requested revisions to clarify the ordinance language, specifically, to ensure that attic or storage space within a structure does not count toward the 21-foot height limit. She further asked that staff clearly identify acceptable architectural styles or design features consistent with City expectations.

As a result of these proposed substantive changes, the ordinance must return for further review and reintroduction. Staff and the City Attorney have since met to revise the language in response to the Council's direction. A redline version of requested changes is provided (Attachment 02).

This evening, staff is presenting the updated ordinance language for City Council's

consideration. If the revisions are acceptable, staff will bring the ordinance back for a second reading and adoption at the July 7, 2025, City Council meeting.

DISCUSSION:

Staff, in coordination with the City Attorney, revised the ordinance language in response to Mayor Pieper's request to increase the allowable height for homes, barns, and stables, as well as Mayor Pro Tem Dieringer's request for clarification. Ordinance No. 386 (Attachment 1) proposes amendments to Chapter 17.16, specifically Sections 17.16.060 and 17.16.080 of the Rolling Hills Municipal Code, to establish updated height limits for single-family residences, stables, and barns.

Ordinance Text as Presented on June 9

The revised language is reflected in the proposed amendment to Section 17.16.060 (Lot Area and Dimensions), with additions shown in underline and deletions in strikethrough, as follows:

Development Standard	Zone District
	RA-S-1 & RA-S-2
4. Height Limited	One story, no greater than 18' (mezzanines and lofts are not permitted) except for stables and barns which shall be no greater than 20'

Section 17.16.080 (Height limitation) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below. The maximum height permitted from finished floor to the peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the finished floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions:
    1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
    2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
    3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

Updated Ordinance Text for Consideration

A clean version of the updated ordinance text is provided below. Attachment 2 includes the proposed changes, with additions shown in blue text and deletions indicated by red strikethrough. It is important to note that any underlined text is considered new language.

Development Standard	Zone District	
	RA-S-1	RA-S-2
4. Height Limited	One story, no greater than 21' (mezzanines and lofts are not permitted) except for stables and barns); see Section 17.16.080	

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

1. The maximum height permitted from finished floor to the highest peak of any building or structure shall be no greater than twenty-one (21) feet; and in no event shall the maximum height permitted for stables and barns (inclusive of any loft or storage area) exceed twenty-one (21) feet measured from the finished floor to the highest peak. For purposes of this subsection (A)(1), the height measurement shall be exclusive of projecting architectural features as defined in Section 17.12.160.
2. The maximum height permitted from finished floor of any building or structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions: The following exceptions shall apply to the one-story limit specified in Section (A) above:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

FISCAL IMPACT:
None.

RECOMMENDATION:
Approve as presented.

ATTACHMENTS:
Attachment 01 - 386_HeightLimit_Ordinance_F_A.pdf

Attachment 02 - 386_HeightLimit_Ordinance_F_A_Change-ProRedline.pdf
Attachment 03 - CL_AGN_250528_CC_Item11A.pdf

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are typically limited to one story in height; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, the City Council desires to preserve and enhance the community's character, particularly as it relates to residential building height; and

WHEREAS, pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, safety, and welfare; and

WHEREAS, the City Council desires to amend the Rolling Hills Municipal Code to impose height limits on residential developments in the City; and

WHEREAS, on April 15, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report, supporting documents, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, on May 28, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report and supporting documents, Planning Commission's recommendation, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

Section 1. Incorporation of Recitals. The recitals above are incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. The City Council finds that this Ordinance is determined to be categorically exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed Ordinance does not involve physical changes to the environment but rather regulates the height of residential developments. Since it does not result in any direct or indirect physical changes to the environment, there is no possibility that it could have a significant environmental impact.

Section 3. General Plan. The City Council finds that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 "*Maintain and enhance the quality of residential neighborhoods in Rolling Hills*," in support of the following policies:

Policy 2.1: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.

Policy 2.3: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

Section 4. The Development Standard table in Section 17.16.060 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

Development Standard	**Zone District**	
	RA-S-1	RA-S-2
4. Height Limitation	One story, no greater than 21' (mezzanines and lofts are not permitted~~)~~ except for stables and barns); see Section 17.16.080	

Section 5. Section 17.16.080 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

1. The maximum height permitted from finished floor to the highest peak of any building or structure shall be no greater than twenty-one (21) feet; and in no event shall the maximum height permitted for stables and barns (inclusive of any loft or storage area) exceed twenty-one (21) feet measured from the finished floor to the highest peak. For purposes of this subsection (A)(1), the height measurement shall be exclusive of projecting architectural features as defined in Section 17.12.160.

2, The maximum height permitted from finished floor of any building or structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions: The following exceptions shall apply to the one-story limit specified in Section (A) above:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

Section 6. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and the documentary evidence presented on the Ordinance.

Section 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or application of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 10. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

PASSED, APPROVED AND ADOPTED THIS __th DAY OF _____ 2025.

JEFF PIEPER, MAYOR

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

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

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

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WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are typically limited to one story in height; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, the City Council desires to preserve and enhance the community's character, particularly as it relates to residential building height; and

WHEREAS, pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, safety, and welfare; and

WHEREAS, the City Council desires to amend the Rolling Hills Municipal Code to impose height limits on residential developments in the City; and

WHEREAS, on April 15, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report, supporting documents, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, on May 28, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report and supporting documents, Planning Commission's recommendation, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

Section 1. Incorporation of Recitals. The recitals above are incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. The City Council finds that this Ordinance is determined to be categorically exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed Ordinance does not involve physical changes to the environment but rather regulates the height of residential developments. Since it does not result in any direct or indirect physical changes to the environment, there is no possibility that it could have a significant environmental impact.

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Development Standard	**Zone District**	
	RA-S-1	RA-S-2
4. Height Limitation	One story, no greater than ~~18~~21' (mezzanines and lofts are not permitted~~)~~ except for stables and barns ~~which shall be no greater than 20'~~); see Section 17.16.080	

Section 5. Section 17.16.080 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

1. The maximum height permitted from finished floor to the highest peak of ~~the~~any building or structure shall be no greater than ~~eighteen~~twenty-one (~~18~~21) feet ~~except that~~; and in no event shall the maximum height permitted for stables and barns ~~shall be no greater than twenty (20)~~(inclusive of any loft or storage area) exceed twenty-one (21) feet measured from the finished floor to the highest peak ~~of the structure,~~. For purposes of this subsection (A)(1), the height measurement shall be exclusive of ~~accessory~~projecting architectural features as ~~determined by the City.~~ defined in Section 17.12.160.

2, The maximum height permitted from finished floor of any building or structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions: The following exceptions shall apply to the one-story limit specified in Section (A) above:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

Section 6. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and the documentary evidence presented on the Ordinance..

Section 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or application of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 10. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

PASSED, APPROVED AND ADOPTED THIS __th DAY OF _____ 2025.

_____
JEFF PIEPER, MAYOR

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

Summary report: Litera Compare for Word 11.10.1.2 Document comparison done on 6/19/2025 1:50:20 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://bbklaw-mobility.imanage.work/IMANAGE/43895839/1	
Modified DMS: iw://bbklaw-mobility.imanage.work/IMANAGE/43895839/2	
Changes:	
Add	14
~~Delete~~	10
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	24

Agenda Item No.: 11.A
Mtg. Date: 05/28/2025

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

FROM: **KARINA BAÑALES, CITY MANAGER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **CONSIDERATION OF ORDINANCE 386 AMENDING CHAPTER 17.16 OF THE MUNICIPAL CODE REGARDING THE HEIGHT LIMITS OF SINGLE-FAMILY RESIDENTIAL HOMES, STABLES AND BARNS; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE**

DATE: **May 28, 2025**

BACKGROUND:
Over the past several months, the Planning Commission has been reviewing the City's regulations related to building height limitations for residential structures, barns, and stables. The intent of this review was to clarify standards and ensure consistency with the City's rural character and development goals.

On October 15, 2024, the Planning Commission directed staff to prepare a report on the City's regulations related to building height limitations. At that time, the Rolling Hills Municipal Code (RHMC) did not specify numeric height limits for these structures. However, the RHMC did state that "a building or structure shall have no more than one story, meaning that there shall be no story on top of another" (Attachment 3). The staff report from this meeting is included as Attachment 9.

At its March 18, 2025 meeting, the Planning Commission reviewed staff's report on existing development patterns and relevant RHMC provisions. Following discussion, the Commission directed staff to prepare a code amendment establishing maximum ridge heights of 18 feet for single-family residences and 20 feet for barns and stables. The staff report from this meeting is included as Attachment 10.

On April 15, 2025, the Planning Commission reviewed and approved the draft ordinance (Attachment 1) and voted 4-0 (with Commissioner Kirkpatrick absent) to adopt Resolution No. 2025-04 (Attachment 2), recommending that the City Council adopt an ordinance amending Chapter 17.16 of Title 17 of the Rolling Hills Municipal Code to codify these height limits. The staff report from this meeting is included as Attachment 11.

This evening, staff is requesting City Council consideration of Ordinance No. 386 (Attachment 1), which proposes clear regulations regarding maximum allowable structure heights. This ordinance is intended to preserve the scenic beauty, natural landscape, and residential character of the community. As the City continues to grow, the proposed height limits would help ensure that new development remains consistent with the community's established aesthetic values and overall harmony.

DISCUSSION:

In recent years, there has been a trend toward increased structure heights and overall massing. At both the October 15, 2024 and March 18, 2025 Planning Commission meetings, staff presented relevant sections of the Rolling Hills Municipal Code (RHMC) addressing height regulations. This allowed the Commissioners to consider these provisions and develop a recommendation for City Council review. To further support the Commission's efforts, staff conducted research on building heights within the City. The data, compiled from approved plans between 2017 and 2024, includes both residences and stables. Heights ranged from 11 to 25 feet, with some newer structures exceeding 25 feet (Attachment 4). Notably, in 2023 and 2024, there has been a trend toward taller stables, many of which fall within the 20 to 25-foot range.

The following sections from the RHMC were reviewed and considered as part of this effort:

Basements - *RHMC Chapter 17.12 – Definitions*
Basements are located below ground and are often not visible. Homes may include multiple basement levels. Basement walls—except those within light wells—may not exceed 5 feet in height and must maintain an average height of no more than 2.5 feet at any point immediately adjacent to the exterior of the basement (Attachment 5).

Stables & Lofts
Stables are considered a valuable asset to each property and contribute significantly to the City's rural, equestrian character. Based on staff research, the RHMC does not establish a specific height limit for stables. Over the past five years, stables have been trending taller. While the average height of buildings in Rolling Hills is approximately 17 feet, the tallest stable recorded was 25 feet. Many stables also include lofts, as defined in RHMC Section 17.18.060. These lofts, which may resemble second stories, must have a plate height that does not exceed 7 feet. They are intended for hay and equipment storage or use as a tack room and may not contain sleeping quarters (Attachment 6).

Aviaries (Bird Homes)
Aviaries larger than 200 square feet may not have a roof peak height that exceeds 16 feet (Attachment 7).

Storage Areas
RHMC Section 17.12.190 defines a storage area as "a space within a building or structure, including attics, used for storing items." Storage areas may be located above or below a story but are not intended to be livable spaces. As such, they cannot include exterior doors, window openings, heating, or air conditioning. The height of a storage area may not exceed 6 feet at any point. Attics may have ceilings that follow the angle of the roofline, which can exceed 6 feet at the peak; however, staff reviews plans to ensure that staircases are not shown leading

to attic storage areas (Attachment 5).

Accessory Dwelling Units (ADUs) – *RHMC Chapter 17.28.050*
For detached ADUs on lots with an existing or proposed single-family or multifamily dwelling, the maximum height is limited to 16 feet. This height is measured from the existing legal grade or the level of the lowest floor—whichever is lower—to the structure's peak. If the ADU is attached to the primary dwelling, it may not exceed 25 feet in height or the height limitation imposed by the underlying zone, whichever is lower (Attachment 8).

Based on the information presented, the Planning Commission discussed building heights for residential structures, barns, and stables. At the conclusion of these discussions, the Commissioners agreed that a maximum residential building height of 18 feet was reasonable. For barns and stables, the Commissioners shared the heights of stables on their own properties and used a practical approach to estimate the necessary height to accommodate stall areas and tack room or loft space. This resulted in a consensus that a 20-foot height was appropriate for barns and stables.

Below is language that the City Council is considering this evening:

Municipal Ordinance No. 386
The amendment to the Rolling Hills Municipal Zoning Code Chapter 17.16, Sections 17.16.060 & 17.16.080 are as follows:

Section 17.16.060 (Lot area and dimensions) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

Development Standard	Zone District
	RA-S-1 & RA-S-2
4. Height Limited	One story, no greater than 18' (mezzanines and lofts are not permitted) except for stables and barns which shall be no greater than 20'

Section 17.16.080 (Height limitation) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below. The maximum height permitted from finished floor to the peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the finished floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.
B. Exceptions:
    1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by

a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

Notice of Public Hearing
This item was publicly noticed in the *Daily Breeze* on May 1, 2025 (Attachment 11).

Public Comment
As of the date of this report, no public comments have been received.

FISCAL IMPACT:
None.

RECOMMENDATION:
Open the public hearing, receive public testimony, close the public hearing, and by motion: Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17; and introduce for first reading by title only Ordinance No. 386 regarding the height limits of single-family residential homes, stables and barns.

ATTACHMENTS:
Attachment 01 - 386_HeightLimit_Ordinance_D.pdf
Attachment 02 - 2025-04_PC_Resolution_ResidentialHeightLimit_F_E.pdf
Attachment 03 - PL_SUB_BH_BuildingHeightsReport_Chart.pdf
Attachment 04 - PL_SUB_BH_STAFF REPORT OF HEIGHTS.pdf
Attachment 05 - PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions_Basements.pdf
Attachment 06 - PL_SUB_BH_RHMC_Section_17.18.060_Stable.pdf
Attachment 07 - PL_SUB_BH_RHMC_Section_17.18.070_Aviaries.pdf
Attachment 08 - PL_SUB_BH_RHMC_Chapter17.28_Section17.28.050_GeneralADUandJADURequirements.p
Attachment 09 - CL_AGN_241015_PC_Item12A_SR.pdf
Attachment 10 - CL_AGN_250318_PC_Item12A_SR.pdf
Attachment 11 - CL_AGN_250415_PC_Item10C_SR.pdf
Attachment 12 - CL_PBN_250528_CC_HeightLimitOrdinance_Affidavit.pdf

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

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WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are typically limited to one story in height; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

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WHEREAS, the City Council desires to amend the Rolling Hills Municipal Code to impose height limits on residential developments in the City; and

WHEREAS, on April 15, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report, supporting documents, public testimony, and all appropriate information submitted with the Ordinance; and

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WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

Section 1. Incorporation of Recitals. The recitals above are incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. The City Council finds that this Ordinance is determined to be categorically exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed Ordinance does not involve physical changes to the environment but rather regulates the height of residential developments. Since it does not result in any direct or indirect physical changes to the environment, there is no possibility that it could have a significant environmental impact.

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> **Policy 2.3**: Require compatible design to minimize the impact of residential redevelopment on existing residences.

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Section 4. The Development Standard table in Section 17.16.060 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

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	RA-S-1	RA-S-2
4. Height Limitation	One story, no greater than 18' (mezzanines and lofts are not permitted) except for stables and barns which shall be no greater than 20'	

Section 5. Section 17.16.080 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

The maximum height permitted from finished floor to the highest peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the finished floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

Section 6. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and the documentary evidence presented on the Ordinance..

Section 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or application of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 10. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

PASSED, APPROVED AND ADOPTED THIS __th DAY OF _____ 2025.

_____
JEFF PIEPER, MAYOR

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

RESOLUTION NO. 2025-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are limited to one story in height, with few exceptions; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, on October 15, 2024, the Planning Commission requested a report on the City's residential building height regulations to facilitate discussion on the matter; and

WHEREAS, at the March 18, 2025, Planning Commission meeting, City staff presented their report for discussion, whereby the Planning Commission, pursuant to Section 17.50.020 of the Rolling Hills Municipal Code ("RHMC"), directed City staff to draft an ordinance updating the RHMC to impose a height limit on residential buildings; and

WHEREAS, on March 26, 2025, the City gave public notice of the public hearing for Ordinance No. 386 by publishing the required notice in a newspaper of general circulation and posting the notice at City Hall; and

WHEREAS, on April 15, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning Ordinance No. 386.

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

SECTION 1. Incorporation of Recitals. The Planning Commission hereby finds and determines that the Recitals above are true and correct and incorporated herein.

SECTION 2. CEQA. The Planning Commission finds that the Ordinance is not subject to the California Environmental Quality Act ("CEQA"), pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment, and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment because it involves imposing a maximum building height on residential development and does not propose nor authorize any action that would have the potential to cause a physical change in the environment, directly or indirectly. Therefore, the Ordinance is not subject to CEQA.

SECTION 3. General Plan. Based on the entire record before the Planning Commission, including all written and oral evidence presented, the Planning Commission hereby that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 "*Maintain and enhance the quality of residential neighborhoods in Rolling Hills*," in support of the following policies:

> **Policy 2.1**: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.
>
> **Policy 2.3**: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

SECTION 4. Recommendation. Based on the foregoing recitals and findings, the Planning Commission hereby recommends that the City Council approve and adopt the proposed Ordinance, attached as Exhibit "A" hereto and incorporated herein by reference.

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

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

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2025.

BRAD CHELF, CHAIRPERSON

ATTEST:

CHRISTIAN HORVATH, CITY CLERK

65277.00001\43665712.1

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

I certify that the foregoing Resolution No. 2025-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTERS 17.16 AND 17.17 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

was approved and adopted at a regular meeting of the Planning Commission on April 15, 2025, by the following roll call vote:

AYES: Soo, Douglass, Cardenas, Chair Chelf
NOES:
ABSENT: Kirkpatrick
ABSTAIN:

And in compliance with the law of California was posted at the following:

Administrative Offices.

CHRISTIAN HORVATH, CITY CLERK

	Building Heights Report		
RESOLUTION	**ADDRESS**	**ROOF HEIGHT**	**STRUCTURE TYPE**
2023-15	8 Quail Ridge Road N	25'	Stable (Plus 7' Cupola)
2024-09	1 Morgan Lane	24' 8"	Stable
2023-02	9 Portuguese Bend Road	21' 5"	Stable
2024-03	4 Spur Lane	21'	Home
2023-06	20 Upper Blackwater Canyon	21'	Home
2018-01	20 Upper Blackwater Canyon	20'	Stable
2021-05	15 Upper Blackwater Canyon Road	20'	Stable
2017-10	5 Pine Tree Lane	20'	Home
2024-14	2 Possum Ridge	19' 6"	Stable
2024-05	2 Possum Ridge	18' 9"	Home
2019-10	1 Poppy Trail Lane	18' 8 1/4"	Home
2023-16	11 Flying Mane	18' 1 1/2"	Home
2023-13	19 Portuguese Bend Road	18'	Home
2023-04	17 Crest Road East	17' 6"	Home
2019-13	8 Middleridge Lane south	17' 4"	Home
2022-14	2 Flying Mane Road	16' 9 5/8"	Home
2021-02	3 Open Brand Road	16' 8"	Home
2018-16	26 Middleridge Lane South	16' 2"	Home
2018-03	11 Saddleback Road	16'	Stable (Plus 5' Cupola)
2023-11	4 Poppy Trail Lane	15' 5"	Home
Going to PC	2 Quail Ridge Road South	14' 11 1/2"	Home
2022-17	21 Chuckwagon Road	14' 11"	Pool House
2024-06	23 Crest Road East	14' 6"	Home
2017-10	5 Pine Tree Lane	14'	Stable (Plus 5' Cupola)
2025-02	1 Pinto Road	13' 7 3/16"	Garage
2024-02	29 Crest Road West	13'6"	Stable
2024-05	29 Eastfield Drive	13'3"	Home
2023-11	4 Poppy Trail Lane	13' 11"	ADU
2023-14	7 Pine Tree Lane	13' 2"	House
2017-20	16 Pine Tree Lane	12' 11 1/2"	House
2021-09	23 Chuckwagon	12' 3"	ADU
2019-10	1 Poppy Trail Lane	12' 1/4'	Stable
2023-03	74 Portuguese Bend Road	11'	Stable

Average	**17**
High	**25**
Low	**11**

	Building Heights Report		
RESOLUTION	**ADDRESS**	**ROOF HEIGHT**	**STRUCTURE TYPE**
2023-15	8 Quail Ridge Road N	25'	Stable (Plus 7' Cupola)
2024-09	1 Morgan Lane	24' 8"	Stable
2023-02	9 Portuguese Bend Road	21' 5"	Stable
2024-03	4 Spur Lane	21'	Home
2023-06	20 Upper Blackwater Canyon	21'	Home
2018-01	20 Upper Blackwater Canyon	20'	Stable
2021-05	15 Upper Blackwater Canyon Road	20'	Stable
2017-10	5 Pine Tree Lane	20'	Home
2024-14	2 Possum Ridge	19' 6"	Stable
2024-05	2 Possum Ridge	18' 9"	Home
2019-10	1 Poppy Trail Lane	18' 8 1/4"	Home
2023-16	11 Flying Mane	18' 1 1/2"	Home
2023-13	19 Portuguese Bend Road	18'	Home
2023-04	17 Crest Road East	17' 6"	Home
2019-13	8 Middleridge Lane south	17' 4"	Home
2022-14	2 Flying Mane Road	16' 9 5/8"	Home
2021-02	3 Open Brand Road	16' 8"	Home
2018-16	26 Middleridge Lane South	16' 2"	Home
2018-03	11 Saddleback Road	16'	Stable (Plus 5' Cupola)
2023-11	4 Poppy Trail Lane	15' 5"	Home
Going to PC	2 Quail Ridge Road South	14' 11 1/2"	Home
2022-17	21 Chuckwagon Road	14' 11"	Pool House
2024-06	23 Crest Road East	14' 6"	Home
2017-10	5 Pine Tree Lane	14'	Stable (Plus 5' Cupola)
2025-02	1 Pinto Road	13' 7 3/16"	Garage
2024-02	29 Crest Road West	13'6"	Stable
2024-05	29 Eastfield Drive	13'3"	Home
2023-11	4 Poppy Trail Lane	13' 11"	ADU
2023-14	7 Pine Tree Lane	13' 2"	House
2017-20	16 Pine Tree Lane	12' 11 1/2"	House
2021-09	23 Chuckwagon	12' 3"	ADU
2019-10	1 Poppy Trail Lane	12' 1/4'	Stable
2023-03	74 Portuguese Bend Road	11'	Stable

Average	**17**
High	**25**
Low	**11**

DEFINITIONS

17.12.020 "B" words, terms and phrases.

Barn. See "stable."

"Basement" means any floor level below the first story of the primary residence, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein. Except for walls within light wells, basement walls across any elevation may not exceed a height of five feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half feet exterior height. Basements shall comply with the Los Angeles County Building Code requirements. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

"Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

17.12.030 - "C" words, terms and phrases.

Cellar. See "basement."

17.12.120 "L" words, terms and phrases.

"Loft" means an area above a stable utilized for storage of feed and hay, saddles, bridles, other horse equipment and similar equestrian or agricultural related items, or tack room uses, but excludes sleeping quarters.

17.12.160 - "P" words, terms and phrases.

"Plate height" means the height of a building measured from the finished floor level to the top of the wall.

17.12.190 "S" words, terms and phrases.

"Stable" means the same as "barn" and is a building or a portion of a building designed and constructed to shelter permitted domestic animals and store farm implements, hay, grain, equestrian and horticultural related items and equipment. Stable may include agricultural space, loft and tack room space. Stable shall not be a place for human habitation, except for uses specifically permitted in the tack room; it may not be rented out or be used for human sleeping or commercial purposes.

"Storage area" means space within a building or structure, including attics, used for storing of items. It includes spaces located below or above a story and may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Attics and storage areas shall not have doors to the exterior, window openings, heating or air conditioning.

"Storage room, free standing," shall mean an accessory structure used exclusively for storage of household, equestrian, garden and similar items.

"Story" means that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080(B) of this title.

"Structure" means a combination of materials assembled in a form for use, occupancy or ornamentation whether installed on, above or below the surface of land or water and requiring a fixed location or attached to something having a fixed location. Structure shall also include, but not be limited to, fences, retaining walls, covered porches, entryways, porte cochere, latticework, trellises, pilasters, fountains, pools, spas, pool/spa equipment, gazebos, garden walls, decks, and subterranean structures other than basements.

17.18.060 Requirements for stables requiring conditional use permit.

All stables over two hundred square feet shall meet the following requirements:

A. General requirements and uses:

1. The building occupied by a stable shall be designed for rural and agricultural purpose only.

2. Stable structure shall not be permitted in the front yard, and shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line and from the rear property line.

3. Minimum of sixty percent of the entire structure shall be maintained for agricultural space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5).

4. Maximum of forty percent, but not to exceed eight hundred square feet, of the entire structure may be maintained as tack room space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5). Tack room may be detached from the main stable structure.

5. Notwithstanding any other provision of this chapter, an existing stable, legally constructed prior to the effective date of the ordinance from which this chapter derives (August 12, 2010), which has a loft area that is maintained as a tack room and the loft area comprises more than forty percent of the size of the first floor may continue to be maintained provided that the area of the loft used as a tack room does not exceed eight hundred square feet, that no other tack room exists on the property and the remaining of the structure and its uses are in compliance with the remaining sections of this chapter.

6. When calculating the size of the stable, the entire footprint including the loft area shall be included, as measured from the exterior of the walls.

7. If there is more than one stable building on a lot, the tack room space shall be calculated as a percentage of the entire square footage of the structures and such tack room space may only be located in one of the structures; notwithstanding the above, it may not exceed eight hundred square feet.

8. Covered porch shall not be included in the size of the stable for the purpose of calculating the agricultural and tack room space of the stable.

9. Stables shall not be used as sleeping quarters for humans.

10. Stables shall be used for the exclusive purpose of keeping permitted domestic animals and related storage and uses, unless otherwise permitted by this chapter. Commercial uses shall not be permitted.

B. Exterior appearance of stables and areas immediately adjacent thereto:

1. Whether or not the stable is used for keeping permitted domestic animals, the exterior of the stable structure shall continue to appear as a stable.

2. Areas adjacent to the agricultural space entrance/exit of a stable may have a porous, roughened surface but may not be paved. It shall remain such or may be covered with grass or other low growing ground cover during the time when the agricultural space is not used for keeping of horses or other animals.

3. A porous surface (not paved) may be provided by the access to the tack room space of the stable.

4. The surface area of a corral, pen, paddock, turnout or riding ring shall be covered with dirt or sand surface. It shall remain such or be planted with grass or other low growing ground cover during the time when the stable structure is not used for keeping of horses or other animals.

C. Tack Room Space.

1. Tack room shall only be used for activities that impact the senses in a manner similar or less than that of traditional stable activities. Furthermore, all activities that are loud, raucous, annoying, or that produce unusual noises, lighting or other impacts that offend the peace and quiet of persons of ordinary sensibilities and interferes with the comfortable enjoyment of life or property of any neighboring property are prohibited. Such permitted activities shall be deemed to be "passive activities" for the purpose of this chapter.

2. Tack room shall not be used as sleeping quarters for humans.

3. Tack room shall not exceed forty percent of the size of the stable, including the size of the loft, if any, except as specified in Section 17.18.060(A)(5) and may not exceed eight hundred square feet.

4. Tack room may contain furniture, excluding beds.

5. Tack room may have finished floors, walls and ceiling.

6. Tack room may have glazed (glass) window openings.

7. Tack room may have standard size doors.

8. Tack room may have amenities such as air conditioning, heating, electrical and phone outlets.

9. Tack room may have a kitchenette and sanitary facility, including shower, sink and toilet.

10. Building and Safety Department review and building permits shall be required for all modifications.

11. All modifications and retrofitting of the tack room space shall be made in such a manner so that it could be convertible to a tack room, at such time as the structure is to be used for keeping of animals.

12. Tack room may be detached from the main stable structure, however it shall meet all the requirements for a tack room as specified in this section.

D. Agricultural Space Within the Stable.

1. Agricultural space shall be no less than sixty percent of the size of the stable including the size of the loft, if any, except as specified in Section 17.18.060(A)(5). Agricultural space may contain, but not be limited to stalls, wash racks, feed room, hay storage room, grooming area, tools and utilities storage area and other equestrian and agricultural spaces. The agricultural space may be used for storage of vehicles and general household items, but shall have a stable like appearance.

2. Entry doorways to the stalls shall be a minimum of four feet wide and seven and one-half feet high.

3. The exterior doors shall provide the appearance of a stable door.

4. Roll up or overhead doors are prohibited.

5. Ventilation and drainage facilities shall be subject to building code requirements.

6. Safety electrical outlets with covers may be installed, however they shall be located out of horses' reach when the space is used for keeping of horses.

7. Glazed (glass) window openings may be permitted during a time when the stable is not used for keeping of animals, but shall be removable for easy conversion to animal keeping uses.

E. Loft Space within a Stable.

1. Loft may be permitted above a stable structure.

2. Loft may be used and counted as part of the agricultural space or as a tack room space, provided it meets the agricultural or tack room space requirements of Section 17.18.060(C) and (D)).

3. Loft may not be used as a tack room, if another tack room exists within the stable structure or elsewhere on the property.

4. Glazed (glass) window openings shall not be allowed in a loft if a loft is used for storage of hay, feed or other agricultural use. Notwithstanding the above, if the loft is used as other storage or working area or as a tack room, then removable glazed openings may be allowed.

5. The plate height for the wall of the loft shall be no greater than seven feet.

6. If a loft is constructed in such a way that access is provided from the exterior, the area immediately adjacent to the exterior of the loft shall not be paved, but may have a porous surface.

7. The area immediately adjacent to the exterior of the loft shall not be used for parking of vehicles, except for vehicles delivering agricultural goods and equipment.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 324, § 9 (Exh. A, Pts. H, I, K), 8-8-2011; Ord. No. 332, §§ 8C, D, 1-14-2013)

17.18.070 Requirements for aviaries requiring conditional use permit.

All aviaries over two hundred square feet shall meet the following requirements:

1. Shall not be located on lots of less than 3.5 acres, as measured by excluding roadway easements.
2. The roof shall not exceed a peak height of sixteen feet.
3. Shall not be located on a portion of the lot where the slope is greater than 4:1.
4. Shall not be permitted in the front yard or in the rear yard setback, shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from the side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line.
5. Shall be located a minimum of thirty-five feet from any residential structure including attached garage or a guest house, located on the same lot, and a minimum of one hundred feet from a residential structure, including attached garage or a guest house located on adjoining lots.
6. Shall be used for the exclusive purpose of keeping permitted birds and small animals indigenous to the State of California. Commercial uses shall not be permitted.
7. Shall be counted towards structural, total, building pad coverage or disturbed area of the net lot for purposes of Chapter 17.16.
8. May be permitted in addition to the construction of a stable and shall not be counted towards the size of the stable for purposes of this chapter.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 343, § 8, 6-22-2015)

17.28.050 General ADU and JADU requirements.

B. Height.

1. Except as otherwise provided by subsections (B)(2) and (B)(3) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed sixteen feet in height.

2. A detached ADU may be up to eighteen feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of twenty feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

3. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed eighteen feet in height.

4. An ADU that is attached to the primary dwelling may not exceed twenty-five feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (B)(4) may not exceed two stories.

5. For purposes of this subsection (B), height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.

Agenda Item No.: 12.A
Mtg. Date: 10/15/2024

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

FROM: **JOHN F. SIGNO, AICP,**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **DISCUSSION ON BUILDING HEIGHT**

DATE: **October 15, 2024**

BACKGROUND:
Recently, there has been discussion about the City's height limitation allowed. Rolling Hills Municipal Code (RHMC) Section 17.16.080 limits a building or structure to no more than one story. The only exceptions are for basements, stables, and storage areas (Attachments 1 and 2).

DISCUSSION:
Basements
Basements are located below ground and often not seen. Homes are allowed to have multiple basement levels. A portion of the basement may daylight provided it does not exceed a height of 5 feet nor an average height of 2-1/2 feet at any point immediately adjacent to the basement exterior.

Lofts
Many stables in the City have lofts as defined in RHMC Section 17.12.120 (Attachment 2). These lofts often appear to be second stories and can reach a height of 25 feet (Attachment 3). Lofts for a stable are meant to store hay and horse equipment but may also be used as a tack room provided there are no sleeping quarters.

Lofts may also be found in some residences and may be legal if they were built prior to the City's incorporation in 1957. Additionally, residences in the Overlay Zoning District (OZD-1) have steeper pitched roofs to meet architectural standards for a colonial building, which is a standard imposed by the Rolling Hills Community Association (RHCA). Lofts are not allowed in the OZD-1 district, but many have attic spaces converted to a loft or second story because of the high ceiling heights.

Storage Areas
RHMC Section 17.12.190 defines a storage area as a "space within a building or structure, including attics, used for storing items." A storage area is allowed to be located above or

below a story, but is not meant to be livable and cannot have doors to the exterior, window openings, heating or air conditioning. A storage area may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Staff reviews plans to make sure staircases are not shown leading to a storage area in the attic.

Conclusion
The Planning Commission should discuss if the height requirement in the Code is adequate. If not, the Commission can make recommendations to improve or amend the height requirement to be considered at a later date.

FISCAL IMPACT:
None.

RECOMMENDATION:
Discuss and provide direction.

ATTACHMENTS:
Attachment 1: PL_SUB_BH_RHMC_Section_17.16.080_Height_limitation..pdf
Attachment 2: PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions.pdf
Attachment 3: PL_SUB_STA_Stable_Comparison.pdf

17.16.080 Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

(Ord. 312 § 2, 2008: Ord. 295 § 7 (Exh. B (part)), 2004; Ord. 269 § 8, 1997; Ord. 239 § 11(part), 1993).

(Ord. No. 319, §§ 22(Exh. A, Pt. C), 7-15-2010; Ord. No. 327, § 6(Exh. A, Pt. 7), 6-11-2012)

DEFINITIONS

17.12.020 "B" words, terms and phrases.

Barn. See "stable."

"Basement" means any floor level below the first story of the primary residence, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein. Except for walls within light wells, basement walls across any elevation may not exceed a height of five feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half feet exterior height. Basements shall comply with the Los Angeles County Building Code requirements. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

"Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

17.12.030 - "C" words, terms and phrases.

Cellar. See "basement."

17.12.120 "L" words, terms and phrases.

"Loft" means an area above a stable utilized for storage of feed and hay, saddles, bridles, other horse equipment and similar equestrian or agricultural related items, or tack room uses, but excludes sleeping quarters.

17.12.160 - "P" words, terms and phrases.

"Plate height" means the height of a building measured from the finished floor level to the top of the wall.

17.12.190 "S" words, terms and phrases.

"Stable" means the same as "barn" and is a building or a portion of a building designed and constructed to shelter permitted domestic animals and store farm implements, hay, grain, equestrian and horticultural related items and equipment. Stable may include agricultural space, loft and tack room space. Stable shall not be a place for human habitation, except for uses specifically permitted in the tack room; it may not be rented out or be used for human sleeping or commercial purposes.

"Storage area" means space within a building or structure, including attics, used for storing of items. It includes spaces located below or above a story and may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Attics and storage areas shall not have doors to the exterior, window openings, heating or air conditioning.

"Storage room, free standing," shall mean an accessory structure used exclusively for storage of household, equestrian, garden and similar items.

"Story" means that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080(B) of this title.

"Structure" means a combination of materials assembled in a form for use, occupancy or ornamentation whether installed on, above or below the surface of land or water and requiring a fixed location or attached to something having a fixed location. Structure shall also include, but not be limited to, fences, retaining walls, covered porches, entryways, porte cochere, latticework, trellises, pilasters, fountains, pools, spas, pool/spa equipment, gazebos, garden walls, decks, and subterranean structures other than basements.

STABLE COMPARISON

Address	Size (SF)	Height (Ft.)	Yr. Approved	Notes
9 PBR	1,334	21.4	2023	
74 PBR	960	11	2023	
8 Middleridge Ln S	750	13	2022	
29 Crest Rd W	900	13.5	2022	Originally approved for 934 SF
8 Quail Ridge Rd N	2,780	25	2021	Plus 7' cupola = 32'
8 Upper Blackwater Cyn Rd	1,875	12	2021	Approx. height
15 Upper Blackwater Cyn Rd.	935	20.8	2021	
13 PBR	3,360	24	2019	
1 Poppy Trail	452	12.25	2019	
20 Upper Blackwater Cyn Rd.	3,575	20	2018	
11 Upper Blackwater Cyn Rd.	744	20	2017	
7 Middleridge Lane S.	1,361	18.4	2017	
6 Meadowlark Ln.	779	20	2017	
11 Saddleback	2,340	19.5	2017	To top of cupola
5 Pine Tree Ln.	1,200	14	2017	Plus cupola = ~19'
10 Crest Rd. W	1,188	19.3	2016	
77 Crest Rd. E	3,691	18.4	2016	
9 Chuckwagon Rd.	2,088	21	2014	
3 Meadowlark Ln.	840	19.6	2013	
29 Middleridge Ln. S	2,960	23.4	2011	
14 Portuguese Bend Rd.	918	18.5	2005	1st floor only
6 Possum Ridge Rd.	1,680	21.5	2003	1st floor only
23 Crest Rd. E	1,225	18.75		Proposed; not built
6 Saddleback Rd.	650	17		
2 Meadowlark Ln.	239	18		1st floor only
11 Saddleback Road	2,414	16	2018	
2 Possum Ridge	1,890		1994	
29 Middleridge Ln. S	3,200	23.6	1996	
4 Stormhill Lane	2,064	12.5		
1 Pine Tree Lane	2,976	14.5	2015	
1 Morgan Lane	4,038	24.9		1st Flr. 2,377 SF; 2nd Flr. 1,721 SF

Agenda Item No.: 12.A
Mtg. Date: 03/18/2025

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

FROM: **KARINA BAÑALES, CITY MANAGER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **RECEIVE AND FILE INFORMATION ON POTENTIAL DISCUSSION REGARDING BUILDING HEIGHTS**

DATE: **March 18, 2025**

BACKGROUND:

On October 15, 2024, Planning Commission Chair Chelf requested that former Director of Planning and Community Services, John Signo, present a report on the City's building height limitations. During the meeting, the Commission directed Director Signo to conduct further research and to facilitate discussion on the matter. The Commission subsequently recommended moving forward with the issue and scheduling it for further consideration.

This evening, Staff is seeking recommendations from the Planning Commission regarding height limits for structures, which will be presented to the City Council for consideration. Staff will need to provide public notice in advance of the Council's review, which will require both a first and second hearing before any changes can be enacted.

DISCUSSION:

Rolling Hills Municipal Code (RHMC) Section 17.16.080 limits a building or structure to no more than one story. The only exceptions are for basements, stables, and storage areas (Attachment 1).

This evening, staff will provide an overview of existing height regulations for various structures, including single-story limits and exceptions for basements, stables, storage areas, accessory dwelling units (ADUs), and aviaries. Additionally, the report highlights regulations the Rolling Hills Community Association (RHCA) set, which further restrict plate heights and roof pitches through architectural review and deed restrictions.

The Planning Commission is being asked to review these existing regulations and provide

direction on potential modifications to height limits for structures within the City. Any recommended changes will require public notice and City Council approval through a two-hearing process before they can be enacted.

Basements

Basements are located below ground and often not seen. Homes are permitted to have multiple basement levels. Basement walls, except for walls within light wells, may not exceed a height of 5 feet nor an average height of 2-1/2 feet at any point immediately adjacent to the basement exterior (Attachment 2).

Stables & Lofts

Stables are seen as a valuable asset to each property and a valuable component of the City's rural, equestrian character. After research, RHMC has not established a limit for stable height, and in the past five years, the stables are trending larger than in the past. The average height of buildings in Rolling Hills is 17 feet high, with the highest stable being 25 feet (32 feet including a 7-foot cupola). (Attachment 3)

However, many stables in the City have lofts as defined in RHMC Section 17.18.060. These lofts often appear to be second stories, and the plate height for the wall of the loft may not exceed 7 feet. Lofts for a stable are meant to store hay and horse equipment but may also be used as a tack room, provided there are no sleeping quarters (Attachment 4).

Aviaries (Bird Homes)

Aviaries over two hundred square feet may not have a roof peak height that exceeds 16 feet (Attachment 5).

Storage Areas

RHMC Section 17.12.190 defines a storage area as "a space within a building or structure, including attics, used for storing items." A storage area is allowed to be located above or below a story but is not meant to be a livable space and cannot have doors to the exterior, window openings, heating, or air conditioning. A storage area may not exceed 6 feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than 6 feet high at the peak of the ceiling. Staff review plans to ensure staircases are not shown leading to a storage area in the attic (Attachment 2).

ADU

Rolling Hills Municipal Code (RHMC) Chapter 17.28.050 limits detached ADUs created on a lot with an existing or proposed single-family or multifamily dwelling unit that may not exceed 16 feet in height. The height is measured from the existing legal grade or the level of the lowest floor (whichever is lower) to the peak of the structure.

An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower (Attachment 6).

The Rolling Hills Community Association (RHCA) has building regulations that have

restrictions on plate heights and roof pitches. The RHCA Architectural Committee reviews each home on a case-by-case basis to ensure the massing of the overall residence is good of its kind. Some property Deed Restrictions/CC&Rs have a maximum height limit of 25' (Attachment 7).

RHCA- Plate Height

The standard plate height for structures in the RHCA Building Regulations is 8'6", measured from the finished floor level to the top of the wall. If a porch is present, the plate height is measured from the finish floor to the top of the beam at the porch. Residences may have taller plate heights, but the heights must meet the following restrictions: a minimum of 50% of the residence must have a plate height of 8'6" or lower, up to 30% of the residence may have a 9'6" plate height and up to 20% of the residence may have a maximum of 10'6" plate height. The plate height limitations were adopted in 2012.

RHCA- Roof Pitches

The standard roof pitch for all structures in 4:12. The Building Regulations allow a minimum pitch of 3:12 for contemporary designs with hip roofs and a maximum 4½:12 pitch traditional designs. The roof pitch is also considered on a case-by-case basis.

CONCLUSION:

Staff is seeking the Planning Commission's recommendations on whether the current height limitations in the RHMC effectively preserve the City's rural, equestrian character while allowing for reasonable development. The discussion should evaluate whether these regulations strike the right balance between community aesthetics and the functional needs of structures such as stables, storage areas, and accessory dwelling units (ADUs).

Additionally, the Commission may wish to address the increasing size of stables, the limitations on lofts and storage areas, and the prescribed height allowances for basements and ADUs that align with the City's long-term vision.

If the Commission finds that the current height regulations are insufficient, it may provide direction on potential amendments or improvements. This could include adjusting height limits for specific structures, refining definitions to prevent unintended interpretations, or establishing clearer guidelines for review and enforcement. Any recommended changes will require further public input and City Council approval.

FISCAL IMPACT:
None.

RECOMMENDATION:
Discuss and provide direction staff to make height limit.

ATTACHMENTS:
Attachment 1: PL_SUB_BH_RHMC_Section_17.16.080_Height_limitation.pdf
Attachment 2: PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions.pdf
Attachment 3: PL_SUB_BH_BuildingHeightsReport_Chart.pdf
Attachment 4: PL_SUB_BH_RHMC_Section_17.18.060_Stable.pdf

Attachment 5: PL_SUB_BH_RHMC_Section_17.18.070_Aviaries.pdf
Attachment 6: PL_SUB_BH_RHMC_Chapter17.28_Section17.28.050_GeneralADUandJADURequirements.p
Attachment 7: PL_SUB_BH_RHCA_CC&Rs_Building.Heights.pdf

17.16.080 Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

(Ord. 312 § 2, 2008: Ord. 295 § 7 (Exh. B (part)), 2004; Ord. 269 § 8, 1997; Ord. 239 § 11(part), 1993).

(Ord. No. 319, §§ 22(Exh. A, Pt. C), 7-15-2010; Ord. No. 327, § 6(Exh. A, Pt. 7), 6-11-2012)

DEFINITIONS

17.12.020 "B" words, terms and phrases.

Barn. See "stable."

"Basement" means any floor level below the first story of the primary residence, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein. Except for walls within light wells, basement walls across any elevation may not exceed a height of five feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half feet exterior height. Basements shall comply with the Los Angeles County Building Code requirements. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

"Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

17.12.030 - "C" words, terms and phrases.

Cellar. See "basement."

17.12.120 "L" words, terms and phrases.

"Loft" means an area above a stable utilized for storage of feed and hay, saddles, bridles, other horse equipment and similar equestrian or agricultural related items, or tack room uses, but excludes sleeping quarters.

17.12.160 - "P" words, terms and phrases.

"Plate height" means the height of a building measured from the finished floor level to the top of the wall.

17.12.190 "S" words, terms and phrases.

"Stable" means the same as "barn" and is a building or a portion of a building designed and constructed to shelter permitted domestic animals and store farm implements, hay, grain, equestrian and horticultural related items and equipment. Stable may include agricultural space, loft and tack room space. Stable shall not be a place for human habitation, except for uses specifically permitted in the tack room; it may not be rented out or be used for human sleeping or commercial purposes.

"Storage area" means space within a building or structure, including attics, used for storing of items. It includes spaces located below or above a story and may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Attics and storage areas shall not have doors to the exterior, window openings, heating or air conditioning.

"Storage room, free standing," shall mean an accessory structure used exclusively for storage of household, equestrian, garden and similar items.

"Story" means that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080(B) of this title.

"Structure" means a combination of materials assembled in a form for use, occupancy or ornamentation whether installed on, above or below the surface of land or water and requiring a fixed location or attached to something having a fixed location. Structure shall also include, but not be limited to, fences, retaining walls, covered porches, entryways, porte cochere, latticework, trellises, pilasters, fountains, pools, spas, pool/spa equipment, gazebos, garden walls, decks, and subterranean structures other than basements.

	Building Heights Report		
RESOLUTION	**ADDRESS**	**ROOF HEIGHT**	**STRUCTURE TYPE**
2023-15	8 Quail Ridge Road N	25'	Stable (Plus 7' Cupola)
2024-09	1 Morgan Lane	24' 8"	Stable
2023-02	9 Portuguese Bend Road	21' 5"	Stable
2024-03	4 Spur Lane	21'	Home
2023-06	20 Upper Blackwater Canyon	21'	Home
2018-01	20 Upper Blackwater Canyon	20'	Stable
2021-05	15 Upper Blackwater Canyon Road	20'	Stable
2017-10	5 Pine Tree Lane	20'	Home
2024-14	2 Possum Ridge	19' 6"	Stable
2024-05	2 Possum Ridge	18' 9"	Home
2019-10	1 Poppy Trail Lane	18' 8 1/4"	Home
2023-16	11 Flying Mane	18' 1 1/2"	Home
2023-13	19 Portuguese Bend Road	18'	Home
2023-04	17 Crest Road East	17' 6"	Home
2019-13	8 Middleridge Lane south	17' 4"	Home
2022-14	2 Flying Mane Road	16' 9 5/8"	Home
2021-02	3 Open Brand Road	16' 8"	Home
2018-16	26 Middleridge Lane South	16' 2"	Home
2018-03	11 Saddleback Road	16'	Stable (Plus 5' Cupola)
2023-11	4 Poppy Trail Lane	15' 5"	Home
Going to PC	2 Quail Ridge Road South	14' 11 1/2"	Home
2022-17	21 Chuckwagon Road	14' 11"	Pool House
2024-06	23 Crest Road East	14' 6"	Home
2017-10	5 Pine Tree Lane	14'	Stable (Plus 5' Cupola)
2025-02	1 Pinto Road	13' 7 3/16"	Garage
2024-02	29 Crest Road West	13'6"	Stable
2024-05	29 Eastfield Drive	13'3"	Home
2023-11	4 Poppy Trail Lane	13' 11"	ADU
2023-14	7 Pine Tree Lane	13' 2"	House
2017-20	16 Pine Tree Lane	12' 11 1/2"	House
2021-09	23 Chuckwagon	12' 3"	ADU
2019-10	1 Poppy Trail Lane	12' 1/4'	Stable
2023-03	74 Portuguese Bend Road	11'	Stable

Average	**17**
High	**25**
Low	**11**

17.18.060 Requirements for stables requiring conditional use permit.

All stables over two hundred square feet shall meet the following requirements:

A. General requirements and uses:

1. The building occupied by a stable shall be designed for rural and agricultural purpose only.

2. Stable structure shall not be permitted in the front yard, and shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line and from the rear property line.

3. Minimum of sixty percent of the entire structure shall be maintained for agricultural space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5).

4. Maximum of forty percent, but not to exceed eight hundred square feet, of the entire structure may be maintained as tack room space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5). Tack room may be detached from the main stable structure.

5. Notwithstanding any other provision of this chapter, an existing stable, legally constructed prior to the effective date of the ordinance from which this chapter derives (August 12, 2010), which has a loft area that is maintained as a tack room and the loft area comprises more than forty percent of the size of the first floor may continue to be maintained provided that the area of the loft used as a tack room does not exceed eight hundred square feet, that no other tack room exists on the property and the remaining of the structure and its uses are in compliance with the remaining sections of this chapter.

6. When calculating the size of the stable, the entire footprint including the loft area shall be included, as measured from the exterior of the walls.

7. If there is more than one stable building on a lot, the tack room space shall be calculated as a percentage of the entire square footage of the structures and such tack room space may only be located in one of the structures; notwithstanding the above, it may not exceed eight hundred square feet.

8. Covered porch shall not be included in the size of the stable for the purpose of calculating the agricultural and tack room space of the stable.

9. Stables shall not be used as sleeping quarters for humans.

10. Stables shall be used for the exclusive purpose of keeping permitted domestic animals and related storage and uses, unless otherwise permitted by this chapter. Commercial uses shall not be permitted.

B. Exterior appearance of stables and areas immediately adjacent thereto:

1. Whether or not the stable is used for keeping permitted domestic animals, the exterior of the stable structure shall continue to appear as a stable.

2. Areas adjacent to the agricultural space entrance/exit of a stable may have a porous, roughened surface but may not be paved. It shall remain such or may be covered with grass or other low growing ground cover during the time when the agricultural space is not used for keeping of horses or other animals.

3. A porous surface (not paved) may be provided by the access to the tack room space of the stable.

4. The surface area of a corral, pen, paddock, turnout or riding ring shall be covered with dirt or sand surface. It shall remain such or be planted with grass or other low growing ground cover during the time when the stable structure is not used for keeping of horses or other animals.

C. Tack Room Space.

1. Tack room shall only be used for activities that impact the senses in a manner similar or less than that of traditional stable activities. Furthermore, all activities that are loud, raucous, annoying, or that produce unusual noises, lighting or other impacts that offend the peace and quiet of persons of ordinary sensibilities and interferes with the comfortable enjoyment of life or property of any neighboring property are prohibited. Such permitted activities shall be deemed to be "passive activities" for the purpose of this chapter.

2. Tack room shall not be used as sleeping quarters for humans.

3. Tack room shall not exceed forty percent of the size of the stable, including the size of the loft, if any, except as specified in Section 17.18.060(A)(5) and may not exceed eight hundred square feet.

4. Tack room may contain furniture, excluding beds.

5. Tack room may have finished floors, walls and ceiling.

6. Tack room may have glazed (glass) window openings.

7. Tack room may have standard size doors.

8. Tack room may have amenities such as air conditioning, heating, electrical and phone outlets.

9. Tack room may have a kitchenette and sanitary facility, including shower, sink and toilet.

10. Building and Safety Department review and building permits shall be required for all modifications.

11. All modifications and retrofitting of the tack room space shall be made in such a manner so that it could be convertible to a tack room, at such time as the structure is to be used for keeping of animals.

12. Tack room may be detached from the main stable structure, however it shall meet all the requirements for a tack room as specified in this section.

D. Agricultural Space Within the Stable.

1. Agricultural space shall be no less than sixty percent of the size of the stable including the size of the loft, if any, except as specified in Section 17.18.060(A)(5). Agricultural space may contain, but not be limited to stalls, wash racks, feed room, hay storage room, grooming area, tools and utilities storage area and other equestrian and agricultural spaces. The agricultural space may be used for storage of vehicles and general household items, but shall have a stable like appearance.

2. Entry doorways to the stalls shall be a minimum of four feet wide and seven and one-half feet high.

3. The exterior doors shall provide the appearance of a stable door.

4. Roll up or overhead doors are prohibited.

5. Ventilation and drainage facilities shall be subject to building code requirements.

6. Safety electrical outlets with covers may be installed, however they shall be located out of horses' reach when the space is used for keeping of horses.

7. Glazed (glass) window openings may be permitted during a time when the stable is not used for keeping of animals, but shall be removable for easy conversion to animal keeping uses.

E. Loft Space within a Stable.

1. Loft may be permitted above a stable structure.

2. Loft may be used and counted as part of the agricultural space or as a tack room space, provided it meets the agricultural or tack room space requirements of Section 17.18.060(C) and (D)).

3. Loft may not be used as a tack room, if another tack room exists within the stable structure or elsewhere on the property.

4. Glazed (glass) window openings shall not be allowed in a loft if a loft is used for storage of hay, feed or other agricultural use. Notwithstanding the above, if the loft is used as other storage or working area or as a tack room, then removable glazed openings may be allowed.

5. The plate height for the wall of the loft shall be no greater than seven feet.

6. If a loft is constructed in such a way that access is provided from the exterior, the area immediately adjacent to the exterior of the loft shall not be paved, but may have a porous surface.

7. The area immediately adjacent to the exterior of the loft shall not be used for parking of vehicles, except for vehicles delivering agricultural goods and equipment.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 324, § 9 (Exh. A, Pts. H, I, K), 8-8-2011; Ord. No. 332, §§ 8C, D, 1-14-2013)

17.18.070 Requirements for aviaries requiring conditional use permit.

All aviaries over two hundred square feet shall meet the following requirements:

1. Shall not be located on lots of less than 3.5 acres, as measured by excluding roadway easements.
2. The roof shall not exceed a peak height of sixteen feet.
3. Shall not be located on a portion of the lot where the slope is greater than 4:1.
4. Shall not be permitted in the front yard or in the rear yard setback, shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from the side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line.
5. Shall be located a minimum of thirty-five feet from any residential structure including attached garage or a guest house, located on the same lot, and a minimum of one hundred feet from a residential structure, including attached garage or a guest house located on adjoining lots.
6. Shall be used for the exclusive purpose of keeping permitted birds and small animals indigenous to the State of California. Commercial uses shall not be permitted.
7. Shall be counted towards structural, total, building pad coverage or disturbed area of the net lot for purposes of Chapter 17.16.
8. May be permitted in addition to the construction of a stable and shall not be counted towards the size of the stable for purposes of this chapter.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 343, § 8, 6-22-2015)

17.28.050 General ADU and JADU requirements.

B. Height.

1. Except as otherwise provided by subsections (B)(2) and (B)(3) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed sixteen feet in height.

2. A detached ADU may be up to eighteen feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of twenty feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

3. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed eighteen feet in height.

4. An ADU that is attached to the primary dwelling may not exceed twenty-five feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (B)(4) may not exceed two stories.

5. For purposes of this subsection (B), height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.

PLATE HEIGHTS
DISCUSSION

Current Regulations:

To help maintain the low rambling nature of ranch architecture, plate heights are limited and strictly enforced. While the recommended plate height for a residence is 8'6", taller plates are allowed on a case-by-case basis if harmonious with the design and massing of the overall residence.

i. Plate heights are measured from the finished floor level to the top of the wall. If a porch is present, the plate height is measured from the finish floor to the top of the beam. (See Appendix L "Illustrations of Plate Height")

ii. The following percentages are the allowable limits for plate heights above 8'6": (Percentages of plate height are calculated by the linear footage of the perimeter.)
    1) Minimum of 50% of the residence must have plate heights of 8'6" or lower,
    2) Up to 30% of the residence may have a plate height up to 9'6, **
    3) Only 20% of the residence may have a plate height up to 10'6. **

    ** Maximum plate heights may be limited and are considered on a case-by-case basis to assure the massing of the overall residence is good of its kind.

Attached is the current Appendix for plate heights as well additional examples for discussion.

APPENDIX L
ILLUSTRATIONS OF PLATE HEIGHT

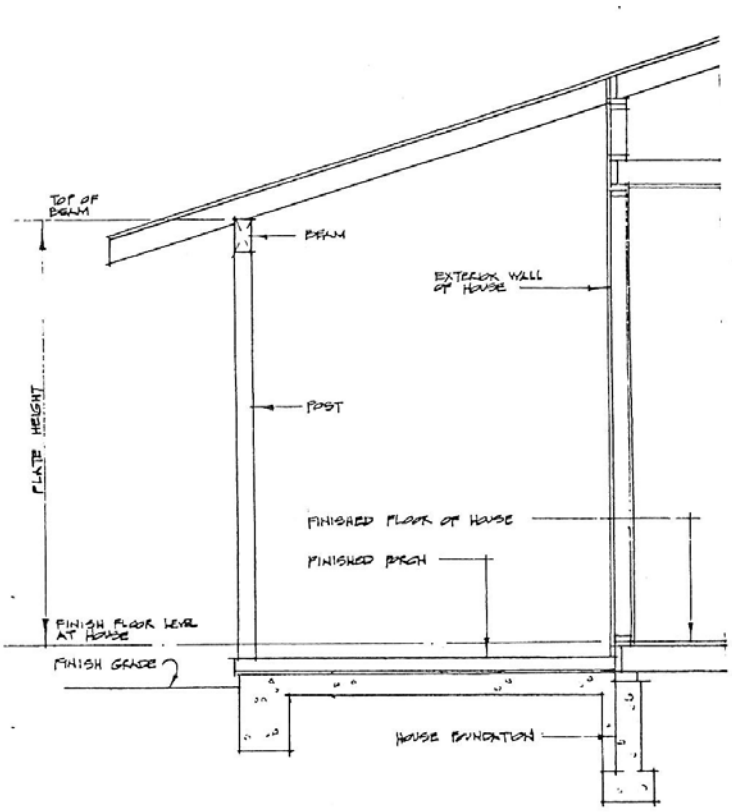
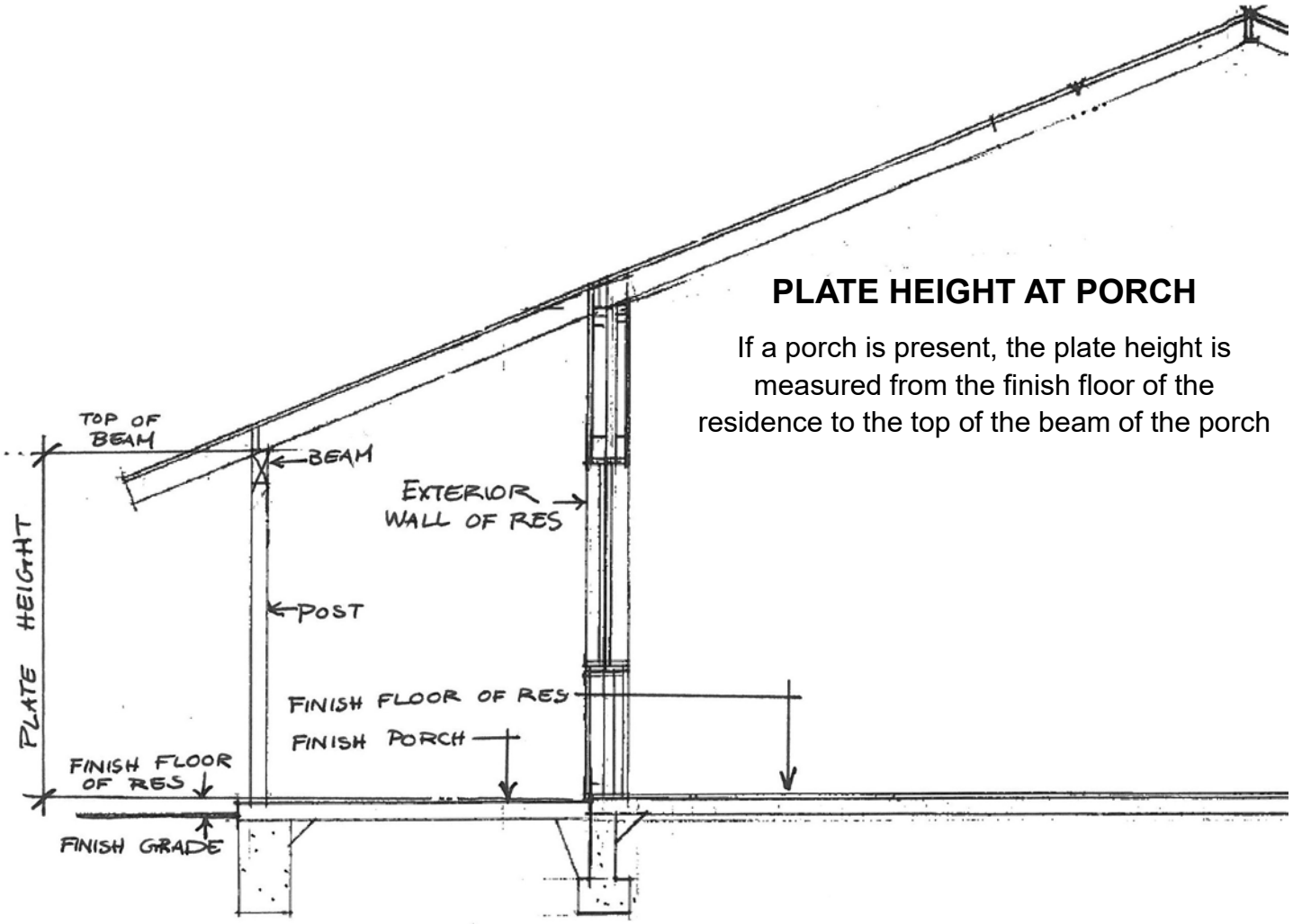


PLATE HEIGHT @ PORCH

EXHIBIT B

PLATE HEIGHT AT PORCH

If a porch is present, the plate height is measured from the finish floor of the residence to the top of the beam of the porch



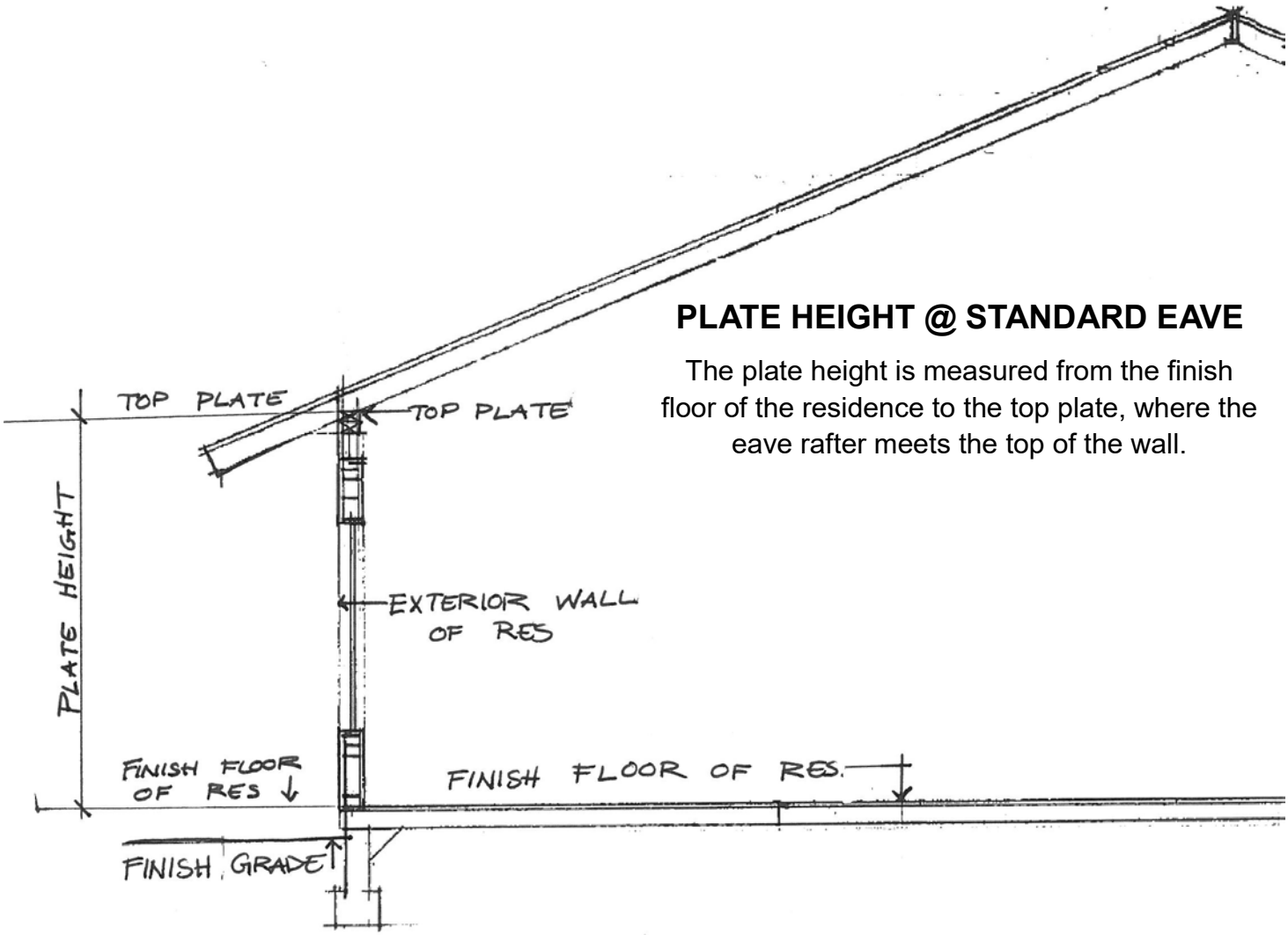


PLATE HEIGHT @ STANDARD EAVE

The plate height is measured from the finish floor of the residence to the top plate, where the eave rafter meets the top of the wall.

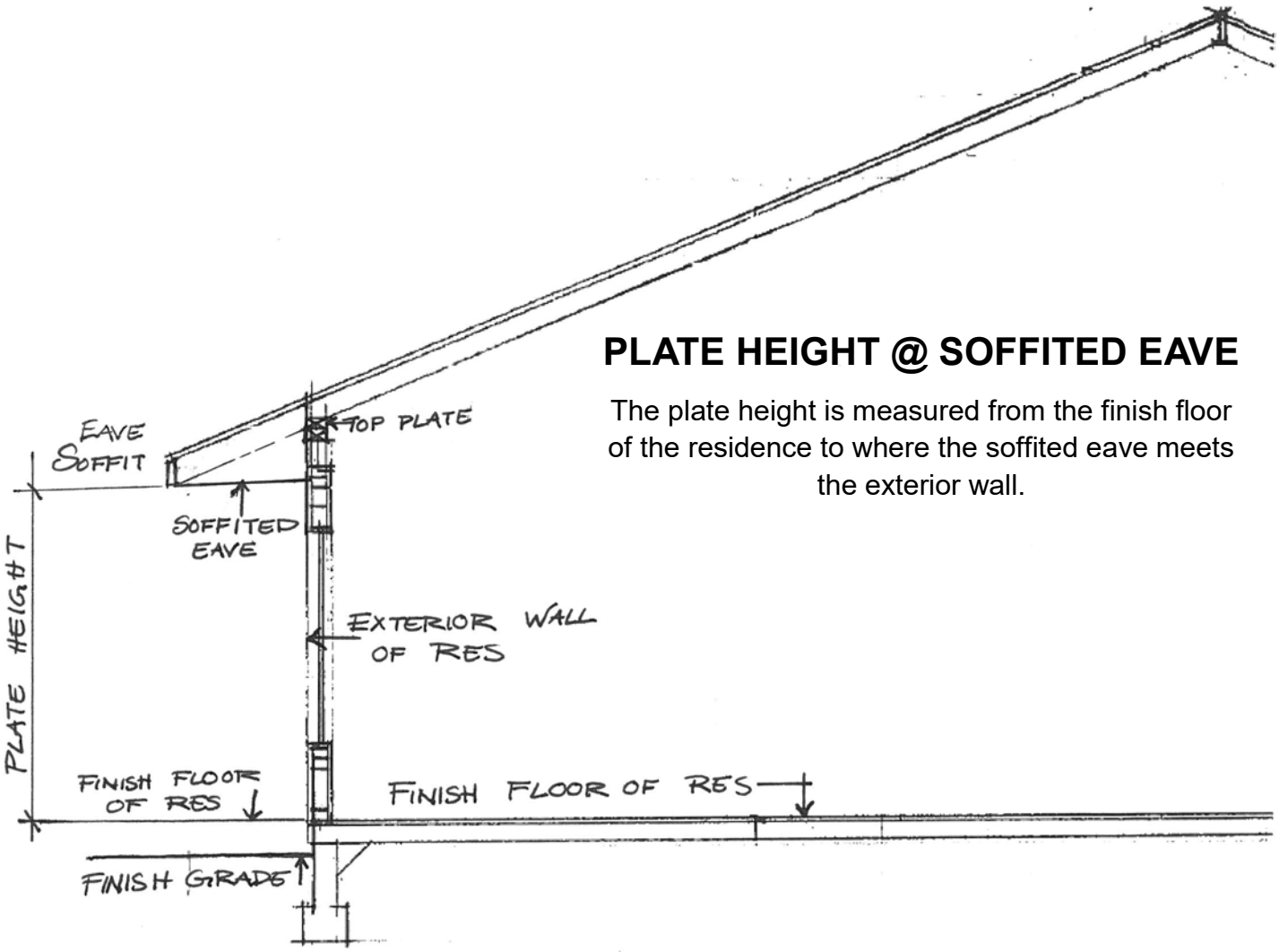


PLATE HEIGHT @ SOFFITED EAVE

The plate height is measured from the finish floor of the residence to where the soffited eave meets the exterior wall.

Agenda Item No.: 10.C
Mtg. Date: 04/15/2025

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

FROM: **LISA EDWARDS, PRINCIPAL PLANNER**

THRU: **KARINA BAÑALES, CITY MANAGER**

SUBJECT: **CONSIDERATION OF AN ORDINANCE AMENDING CHAPTER 17.16 OF THE MUNICIPAL CODE REGARDING THE HEIGHT LIMITS OF SINGLE-FAMILY RESIDENTIAL HOMES, STABLES AND BARNS; AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER SECTION 21080.17 OF THE PUBLIC RESOURCES CODE**

DATE: **April 15, 2025**

BACKGROUND:
On October 15, 2024, Planning Commission Chair Chelf requested that former Director of Planning and Community Services, John Signo, present a report on the City's regulations pertaining to building height limitations within the Rolling Hills Municipal Zoning Code. The Commission tasked Director Signo to conduct further research and to facilitate discussion on the matter. At its March 18, 2025 meeting, the Planning Commission reviewed Staff's report and made a motion to direct Staff to draft a proposed municipal code ordinance amendment that includes a maximum ridge height for homes to 18 feet and a maximum ridge height for barns and stables, not including the cupola or other accessories, to 20 feet (5 -0 vote). At this time, Staff is requesting a recommendation from the Commission to the City Council regarding proposed height limits for structures that are incorporated in the draft resolution and ordinance attached hereto. Once the Commission provides its recommendation, the City Council will conduct a first and second reading of the proposal.

DISCUSSION:
The City is considering the introduction of a new ordinance (Ordinance No. 386) aimed at addressing building heights within the community (Attachment 1). This proposed ordinance seeks to establish clear regulations regarding the maximum allowable height for structures, with the goal of preserving the scenic beauty, natural landscape, and residential character. As the City experiences growth and development, this measure would help ensure that new constructions align with the community's aesthetic values while maintaining harmony with its surroundings. Public feedback and further discussions will play a crucial role in shaping the final version of this ordinance.

Commissioner Discussion
During the last Planning Commission meeting, a discussion addressing the heights of residences and stables were both analyzed in order to establish maximum heights in the Rolling Hills Municipal Code (RHMC). Historically, the Rolling Hills Community Association (RHCA) had been the authority on structural heights for main homes, stables, and barns. Although the Code mentions that the maximum height for any residence is one -story, it does not specify an exact height dimension. Similarly, the allowance of a loft within a barn (maximum 7-foot plate height for wall of loft) is mentioned, but no overall height is specified.

Although the Commission unanimously agreed that the residential height of 18 feet was reasonable, the focus of the discussion was primarily with regard to heights of barns and stables. Commissioners then shared stable heights on their own properties and used a logical calculation that would accommodate the stall areas, tack room/loft area, which landed at a 20-foot height.

Municipal Ordinance No. 386

The amendment to the Rolling Hills Municipal Zoning Code Chapter 17.16, Sections 17.16.060 & 17.16.080 are as follows:

Section 17.16.060 (Lot area and dimensions) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

Development Standard	**Zone District**
	RA-S-1 & RA-S-2
4. Height Limited	One story, no greater than 18' (mezzanines and lofts are not permitted) except for stables and barns which shall be no greater than 20'

Section 17.16.080 (Height limitation) of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in strikethrough, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

The maximum height permitted from finished floor to the peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions:

1. A one-story primary residence is permitted over a basement. For the purpose of this

section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

The following is a review of the Code Sections that address height:

Basements
Basements are located below ground and often not seen. Homes are permitted to have multiple basement levels. Basement walls, except for walls within light wells, may not exceed a height of 5 feet nor an average height of 2-1/2 feet at any point immediately adjacent to the basement exterior (Attachment 3).

Stables & Lofts
Stables are seen as a valuable asset to each property and a valuable component of the City's rural, equestrian character. After research, RHMC has not established a limit for stable height, and in the past five years, the stables are trending larger than in the past. The average height of buildings in Rolling Hills is 17 feet high, with the highest stable being 25 feet (32 feet including a 7-foot cupola) However, many stables in the City have lofts as defined in RHMC Section 17.18.060. These lofts often appear to be second stories, and the plate height for the wall of the loft may not exceed 7 feet. Lofts for a stable are meant to store hay and horse equipment but may also be used as a tack room, provided there are no sleeping quarters (Attachment 4).

Aviaries (Bird Homes)
Aviaries over two hundred square feet may not have a roof peak height that exceeds 16 feet (Attachment 5).

Storage Areas
RHMC Section 17.12.190 defines a storage area as "a space within a building or structure, including attics, used for storing items." A storage area is allowed to be located above or below a story but is not meant to be a livable space and cannot have doors to the exterior, window openings, heating, or air conditioning. A storage area may not exceed 6 feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than 6 feet high at the peak of the ceiling. Staff review plans to ensure staircases are not shown leading to a storage area in the attic (Attachment 6).

ADU
RHMC Chapter 17.28.050 limits detached ADUs created on a lot with an existing or proposed single-family or multifamily dwelling unit that may not exceed 16 feet in height. The height is measured from the existing legal grade or the level of the lowest floor (whichever is lower) to the peak of the structure. An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower (Attachment 7).

Building Heights Report
This report was compiled using building heights approved between 2017 and 2024 (see Attachment 8). The data was analyzed to assess the range of heights for both residences and stables, which varied from 11 to 25 feet. Notably, there has been a recent trend (2023–2024)

of increasing stable heights, with many falling within the 20 to 25-foot range.

ADDITIONAL INFORMATION

RHCA – ADU

The RHCA has building regulations that have restrictions on plate heights and roof pitches. The RHCA Architectural Committee reviews each home on a case-by- case basis to ensure the massing of the overall residence is good of its kind. Some property Deed Restrictions/CC&Rs have a maximum height limit of 25' (Attachment 7).

RHCA- Plate Height

The standard plate height for structures in the RHCA Building Regulations is 8'6", measured from the finished floor level to the top of the wall. If a porch is present, the plate height is measured from the finish floor to the top of the beam at the porch. Residences may have taller plate heights, but the heights must meet the following restrictions: a minimum of 50% of the residence must have a plate height of 8'6" or lower, up to 30% of the residence may have a 9'6" plate height and up to 20% of the residence may have a maximum of 10'6" plate height. The plate height limitations were adopted in 2012 (Attachment 9).

RHCA- Roof Pitches

The standard roof pitch for all structures in 4:12. The Building Regulations allow a minimum pitch of 3:12 for contemporary designs with hip roofs and a maximum 4½:12 pitch traditional designs. The roof pitch is also considered on a case-by-case basis.

Public Comment

No public responses have been received as of the date of this report.

FISCAL IMPACT:

None.

RECOMMENDATION:

Open the public hearing, receive public testimony, close the public hearing, and by motion: Find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17. Adopt a resolution (Attachment 1) recommending that the City Council adopt the proposed ordinance that is attached thereto as Exhibit "A."

ATTACHMENTS:

Attachment 01 - 2025-04_PC_Resolution_ResidentialHeightLimit.pdf
Attachment 02 - 386_HeightLimit_Ordinance_D.pdf
Attachment 03 - PL_SUB_BH_RHMC_Chapter_17.12_Code_Definitions.pdf
Attachment 04 - PL_SUB_BH_RHMC_Section_17.18.060_Stable.pdf
Attachment 05 - PL_SUB_BH_RHMC_Section_17.18.070_Aviaries.pdf
Attachment 06 - PL_SUB_BH_RHMC_Section_17.12.190_Storage.pdf
Attachment 07 -

PL_SUB_BH_RHMC_Chapter17.28_Section17.28.050_GeneralADUandJADURequirements.p
Attachment 08 - PL_SUB_BH_BuildingHeightsReport_Chart.pdf
Attachment 09 - PL_SUB_BH_RHCA_CC_Rs_Building.Heights.pdf
CL_PBN_250326_PH_PC_BuildingHeight_Affidavit.pdf

RESOLUTION NO. 2025-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are limited to one story in height, with few exceptions; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, on October 15, 2024, the Planning Commission requested a report on the City's residential building height regulations to facilitate discussion on the matter; and

WHEREAS, at the March 18, 2025, Planning Commission meeting, City staff presented their report for discussion, whereby the Planning Commission, pursuant to Section 17.50.020 of the Rolling Hills Municipal Code ("RHMC"), directed City staff to draft an ordinance updating the RHMC to impose a height limit on residential buildings; and

WHEREAS, on March 26, 2025, the City gave public notice of the public hearing for Ordinance No. 386 by publishing the required notice in a newspaper of general circulation and posting the notice at City Hall; and

WHEREAS, on April 15, 2025, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning Ordinance No. 386.

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

SECTION 1. Incorporation of Recitals. The Planning Commission hereby finds and determines that the Recitals above are true and correct and incorporated herein.

SECTION 2. CEQA. The Planning Commission finds that the Ordinance is not subject to the California Environmental Quality Act ("CEQA"), pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment, and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment because it involves imposing a maximum building height on residential development and does not propose nor authorize any action that would have the potential to cause a physical change in the environment, directly or indirectly. Therefore, the Ordinance is not subject to CEQA.

SECTION 3. General Plan. Based on the entire record before the Planning Commission, including all written and oral evidence presented, the Planning Commission hereby that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 "*Maintain and enhance the quality of residential neighborhoods in Rolling Hills*," in support of the following policies:

> **Policy 2.1**: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.
>
> **Policy 2.3**: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

SECTION 4. Recommendation. Based on the foregoing recitals and findings, the Planning Commission hereby recommends that the City Council approve and adopt the proposed Ordinance, attached as Exhibit "A" hereto and incorporated herein by reference.

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

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

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2025.

_____
BRAD CHELF, CHAIRPERSON

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

I certify that the foregoing Resolution No. 2025-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, AMENDING CHAPTERS 17.16 AND 17.17 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

was approved and adopted at a regular meeting of the Planning Commission on April 15, 2025, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

And in compliance with the law of California was posted at the following:

Administrative Offices.

_____
CHRISTIAN HORVATH, CITY CLERK

ORDINANCE NO. 386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS AMENDING CHAPTER 17.16 OF TITLE 17 OF THE ROLLING HILLS MUNICIPAL CODE TO AMEND THE RESIDENTIAL HEIGHT LIMIT, AND FINDING THE ORDINANCE TO BE CATEGORICALLY EXEMPT FROM CEQA.

WHEREAS, the City of Rolling Hills, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City is a semi-rural hillside community, characterized by predominantly single-story California ranch-style homes, large parcels with open space, and an abundance of equestrian facilities; and

WHEREAS, one of the unique features of the City is the uniformity of homes throughout the years, which are typically limited to one story in height; and

WHEREAS, in recent years, many homes have been constructed to maximize the building area on the lot, including increased height and a greater amount of grading to prepare many of the steeper properties for a structure; and

WHEREAS, these trends have significantly altered the community's character and affect surrounding properties, creating a high level of concern among residents related to development and design compatibility issues; and

WHEREAS, the City Council desires to preserve and enhance the community's character, particularly as it relates to residential building height; and

WHEREAS, pursuant to the authority granted to the City by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, safety, and welfare; and

WHEREAS, the City Council desires to amend the Rolling Hills Municipal Code to impose height limits on residential developments in the City; and

WHEREAS, on April 15, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report, supporting documents, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, on _____, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, wherein it considered the staff report and supporting documents, Planning Commission's recommendation, public testimony, and all appropriate information submitted with the Ordinance; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

Section 1. Incorporation of Recitals. The recitals above are incorporated by reference and adopted as findings by the City Council.

Section 2. CEQA. The City Council finds that this Ordinance is determined to be categorically exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed Ordinance does not involve physical changes to the environment but rather regulates the height of residential developments. Since it does not result in any direct or indirect physical changes to the environment, there is no possibility that it could have a significant environmental impact.

Section 3. General Plan. The City Council finds that this Ordinance is consistent with the goals and policies of the Rolling Hills General Plan. The proposed Ordinance is consistent with Housing Element Goal 2 "*Maintain and enhance the quality of residential neighborhoods in Rolling Hills*," in support of the following policies:

> **Policy 2.1**: Encourage and assist in the maintenance and improvement of existing homes to maintain optimum standards of housing quality and design.
>
> **Policy 2.3**: Require compatible design to minimize the impact of residential redevelopment on existing residences.

By imposing a height limit on residential development in the City, this Ordinance will ensure future development is compatible with the surrounding neighborhood and environment.

Section 4. The Development Standard table in Section 17.16.060 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

Development Standard	**Zone District**	
	RA-S-1	RA-S-2
4. Height Limitation	One story, no greater than 18' (mezzanines and lofts are not permitted) except for stables and barns which shall be no greater than 20'	

Section 5. Section 17.16.080 of Title 17 of the Rolling Hills Municipal Code is hereby amended, with additions in underline and deletions in ~~strikethrough~~, as follows:

17.16.080 - Height limitation.

A. General Limitation. A building or structure shall have no more than one story, meaning that there shall be no story on top of another, except as specified in subsection (B) below.

The maximum height permitted from floor to the highest peak of the structure shall be no greater than eighteen (18) feet except that the maximum height permitted for stables and barns shall be no greater than twenty (20) feet measured from the floor to the highest peak of the structure, exclusive of accessory architectural features as determined by the City. The maximum height permitted from finished floor of any structure to finished grade is five feet. The difference between the finished grade and the finished floor level across any elevation shall average no more than two and one-half feet, with maximum difference of five feet.

B. Exceptions:

1. A one-story primary residence is permitted over a basement. For the purpose of this section primary residence includes a garage attached to the main residence by a solid wall.
2. Stables may have a loft, subject to the requirements of Chapter 17.18 of this title.
3. A storage area, as defined in Section 17.12.190 "S" may be located above or below a story.

Section 6. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and the documentary evidence presented on the Ordinance..

Section 7. Effective Date. This Ordinance takes effect 30 days following its adoption.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or application of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 10. Custodian of Records: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Rolling Hills City Hall, 2 Portuguese Bend Road, Rolling Hills, California 90274. The Director of Planning and Community Services is the custodian of records for the record of proceedings.

PASSED, APPROVED AND ADOPTED THIS __th DAY OF _____ 2025.

_____
JEFF PIEPER, MAYOR

ATTEST:

_____
CHRISTIAN HORVATH, CITY CLERK

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

DEFINITIONS

17.12.020 "B" words, terms and phrases.

Barn. See "stable."

"Basement" means any floor level below the first story of the primary residence, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein. Except for walls within light wells, basement walls across any elevation may not exceed a height of five feet above finished grade at any point immediately adjacent to the basement exterior, and shall have no greater than an average of two and one-half feet exterior height. Basements shall comply with the Los Angeles County Building Code requirements. Basement well(s) shall be incorporated into the overall design of the building so that it does not give an appearance of a separate story.

"Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

17.12.030 - "C" words, terms and phrases.

Cellar. See "basement."

17.12.120 "L" words, terms and phrases.

"Loft" means an area above a stable utilized for storage of feed and hay, saddles, bridles, other horse equipment and similar equestrian or agricultural related items, or tack room uses, but excludes sleeping quarters.

17.12.160 - "P" words, terms and phrases.

"Plate height" means the height of a building measured from the finished floor level to the top of the wall.

17.12.190 "S" words, terms and phrases.

"Stable" means the same as "barn" and is a building or a portion of a building designed and constructed to shelter permitted domestic animals and store farm implements, hay, grain, equestrian and horticultural related items and equipment. Stable may include agricultural space, loft and tack room space. Stable shall not be a place for human habitation, except for uses specifically permitted in the tack room; it may not be rented out or be used for human sleeping or commercial purposes.

"Storage area" means space within a building or structure, including attics, used for storing of items. It includes spaces located below or above a story and may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Attics and storage areas shall not have doors to the exterior, window openings, heating or air conditioning.

"Storage room, free standing," shall mean an accessory structure used exclusively for storage of household, equestrian, garden and similar items.

"Story" means that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080(B) of this title.

"Structure" means a combination of materials assembled in a form for use, occupancy or ornamentation whether installed on, above or below the surface of land or water and requiring a fixed location or attached to something having a fixed location. Structure shall also include, but not be limited to, fences, retaining walls, covered porches, entryways, porte cochere, latticework, trellises, pilasters, fountains, pools, spas, pool/spa equipment, gazebos, garden walls, decks, and subterranean structures other than basements.

17.18.060 Requirements for stables requiring conditional use permit.

All stables over two hundred square feet shall meet the following requirements:

A. General requirements and uses:

1. The building occupied by a stable shall be designed for rural and agricultural purpose only.

2. Stable structure shall not be permitted in the front yard, and shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line and from the rear property line.

3. Minimum of sixty percent of the entire structure shall be maintained for agricultural space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5).

4. Maximum of forty percent, but not to exceed eight hundred square feet, of the entire structure may be maintained as tack room space as defined in Chapter 17.12 of this title, except as specified in Section 17.18.060(A)(5). Tack room may be detached from the main stable structure.

5. Notwithstanding any other provision of this chapter, an existing stable, legally constructed prior to the effective date of the ordinance from which this chapter derives (August 12, 2010), which has a loft area that is maintained as a tack room and the loft area comprises more than forty percent of the size of the first floor may continue to be maintained provided that the area of the loft used as a tack room does not exceed eight hundred square feet, that no other tack room exists on the property and the remaining of the structure and its uses are in compliance with the remaining sections of this chapter.

6. When calculating the size of the stable, the entire footprint including the loft area shall be included, as measured from the exterior of the walls.

7. If there is more than one stable building on a lot, the tack room space shall be calculated as a percentage of the entire square footage of the structures and such tack room space may only be located in one of the structures; notwithstanding the above, it may not exceed eight hundred square feet.

8. Covered porch shall not be included in the size of the stable for the purpose of calculating the agricultural and tack room space of the stable.

9. Stables shall not be used as sleeping quarters for humans.

10. Stables shall be used for the exclusive purpose of keeping permitted domestic animals and related storage and uses, unless otherwise permitted by this chapter. Commercial uses shall not be permitted.

B. Exterior appearance of stables and areas immediately adjacent thereto:

1. Whether or not the stable is used for keeping permitted domestic animals, the exterior of the stable structure shall continue to appear as a stable.

2. Areas adjacent to the agricultural space entrance/exit of a stable may have a porous, roughened surface but may not be paved. It shall remain such or may be covered with grass or other low growing ground cover during the time when the agricultural space is not used for keeping of horses or other animals.

3. A porous surface (not paved) may be provided by the access to the tack room space of the stable.

4. The surface area of a corral, pen, paddock, turnout or riding ring shall be covered with dirt or sand surface. It shall remain such or be planted with grass or other low growing ground cover during the time when the stable structure is not used for keeping of horses or other animals.

C. Tack Room Space.

1. Tack room shall only be used for activities that impact the senses in a manner similar or less than that of traditional stable activities. Furthermore, all activities that are loud, raucous, annoying, or that produce unusual noises, lighting or other impacts that offend the peace and quiet of persons of ordinary sensibilities and interferes with the comfortable enjoyment of life or property of any neighboring property are prohibited. Such permitted activities shall be deemed to be "passive activities" for the purpose of this chapter.

2. Tack room shall not be used as sleeping quarters for humans.

3. Tack room shall not exceed forty percent of the size of the stable, including the size of the loft, if any, except as specified in Section 17.18.060(A)(5) and may not exceed eight hundred square feet.

4. Tack room may contain furniture, excluding beds.

5. Tack room may have finished floors, walls and ceiling.

6. Tack room may have glazed (glass) window openings.

7. Tack room may have standard size doors.

8. Tack room may have amenities such as air conditioning, heating, electrical and phone outlets.

9. Tack room may have a kitchenette and sanitary facility, including shower, sink and toilet.

10. Building and Safety Department review and building permits shall be required for all modifications.

11. All modifications and retrofitting of the tack room space shall be made in such a manner so that it could be convertible to a tack room, at such time as the structure is to be used for keeping of animals.

12. Tack room may be detached from the main stable structure, however it shall meet all the requirements for a tack room as specified in this section.

D. Agricultural Space Within the Stable.

1. Agricultural space shall be no less than sixty percent of the size of the stable including the size of the loft, if any, except as specified in Section 17.18.060(A)(5). Agricultural space may contain, but not be limited to stalls, wash racks, feed room, hay storage room, grooming area, tools and utilities storage area and other equestrian and agricultural spaces. The agricultural space may be used for storage of vehicles and general household items, but shall have a stable like appearance.

2. Entry doorways to the stalls shall be a minimum of four feet wide and seven and one-half feet high.

3. The exterior doors shall provide the appearance of a stable door.

4. Roll up or overhead doors are prohibited.

5. Ventilation and drainage facilities shall be subject to building code requirements.

6. Safety electrical outlets with covers may be installed, however they shall be located out of horses' reach when the space is used for keeping of horses.

7. Glazed (glass) window openings may be permitted during a time when the stable is not used for keeping of animals, but shall be removable for easy conversion to animal keeping uses.

E. Loft Space within a Stable.

1. Loft may be permitted above a stable structure.

2. Loft may be used and counted as part of the agricultural space or as a tack room space, provided it meets the agricultural or tack room space requirements of Section 17.18.060(C) and (D)).

3. Loft may not be used as a tack room, if another tack room exists within the stable structure or elsewhere on the property.

4. Glazed (glass) window openings shall not be allowed in a loft if a loft is used for storage of hay, feed or other agricultural use. Notwithstanding the above, if the loft is used as other storage or working area or as a tack room, then removable glazed openings may be allowed.

5. The plate height for the wall of the loft shall be no greater than seven feet.

6. If a loft is constructed in such a way that access is provided from the exterior, the area immediately adjacent to the exterior of the loft shall not be paved, but may have a porous surface.

7. The area immediately adjacent to the exterior of the loft shall not be used for parking of vehicles, except for vehicles delivering agricultural goods and equipment.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 324, § 9 (Exh. A, Pts. H, I, K), 8-8-2011; Ord. No. 332, §§ 8C, D, 1-14-2013)

17.18.070 Requirements for aviaries requiring conditional use permit.

All aviaries over two hundred square feet shall meet the following requirements:

1. Shall not be located on lots of less than 3.5 acres, as measured by excluding roadway easements.
2. The roof shall not exceed a peak height of sixteen feet.
3. Shall not be located on a portion of the lot where the slope is greater than 4:1.
4. Shall not be permitted in the front yard or in the rear yard setback, shall be located no less than twenty-five feet from side property line in the RAS-1 zone, no less than thirty-five feet from the side property line in the RAS-2 zone and no less than twenty-five feet from side roadway easement line.
5. Shall be located a minimum of thirty-five feet from any residential structure including attached garage or a guest house, located on the same lot, and a minimum of one hundred feet from a residential structure, including attached garage or a guest house located on adjoining lots.
6. Shall be used for the exclusive purpose of keeping permitted birds and small animals indigenous to the State of California. Commercial uses shall not be permitted.
7. Shall be counted towards structural, total, building pad coverage or disturbed area of the net lot for purposes of Chapter 17.16.
8. May be permitted in addition to the construction of a stable and shall not be counted towards the size of the stable for purposes of this chapter.

(Ord. No. 319, § 22(Exh. A, Pt. A), 7-15-2010; Ord. No. 343, § 8, 6-22-2015)

17.12.190 "S" words, terms and phrases.

"Stable" means the same as "barn" and is a building or a portion of a building designed and constructed to shelter permitted domestic animals and store farm implements, hay, grain, equestrian and horticultural related items and equipment. Stable may include agricultural space, loft and tack room space. Stable shall not be a place for human habitation, except for uses specifically permitted in the tack room; it may not be rented out or be used for human sleeping or commercial purposes.

"Storage area" means space within a building or structure, including attics, used for storing of items. It includes spaces located below or above a story and may not exceed six feet in height at any one point. Attics may have a ceiling that follows the shape and the angle of the roofline, which could be more than six feet high at the peak of the ceiling. Attics and storage areas shall not have doors to the exterior, window openings, heating or air conditioning.

"Storage room, free standing," shall mean an accessory structure used exclusively for storage of household, equestrian, garden and similar items.

"Story" means that portion of a building included between the upper surface of any floor and the ceiling or roof above it. There shall be no story on top of another, except as permitted in Section 17.16.080(B) of this title.

"Structure" means a combination of materials assembled in a form for use, occupancy or ornamentation whether installed on, above or below the surface of land or water and requiring a fixed location or attached to something having a fixed location. Structure shall also include, but not be limited to, fences, retaining walls, covered porches, entryways, porte cochere, latticework, trellises, pilasters, fountains, pools, spas, pool/spa equipment, gazebos, garden walls, decks, and subterranean structures other than basements.

17.28.050 General ADU and JADU requirements.

B. Height.

1. Except as otherwise provided by subsections (B)(2) and (B)(3) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed sixteen feet in height.

2. A detached ADU may be up to eighteen feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of twenty feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

3. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed eighteen feet in height.

4. An ADU that is attached to the primary dwelling may not exceed twenty-five feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (B)(4) may not exceed two stories.

5. For purposes of this subsection (B), height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.

PLATE HEIGHTS
DISCUSSION

Current Regulations:

To help maintain the low rambling nature of ranch architecture, plate heights are limited and strictly enforced. While the recommended plate height for a residence is 8'6", taller plates are allowed on a case-by-case basis if harmonious with the design and massing of the overall residence.

i. Plate heights are measured from the finished floor level to the top of the wall. If a porch is present, the plate height is measured from the finish floor to the top of the beam. (See Appendix L "Illustrations of Plate Height")

ii. The following percentages are the allowable limits for plate heights above 8'6": (Percentages of plate height are calculated by the linear footage of the perimeter.)
    1) Minimum of 50% of the residence must have plate heights of 8'6" or lower,
    2) Up to 30% of the residence may have a plate height up to 9'6, **
    3) Only 20% of the residence may have a plate height up to 10'6. **

    ** Maximum plate heights may be limited and are considered on a case-by-case basis to assure the massing of the overall residence is good of its kind.

Attached is the current Appendix for plate heights as well additional examples for discussion.

APPENDIX L
ILLUSTRATIONS OF PLATE HEIGHT

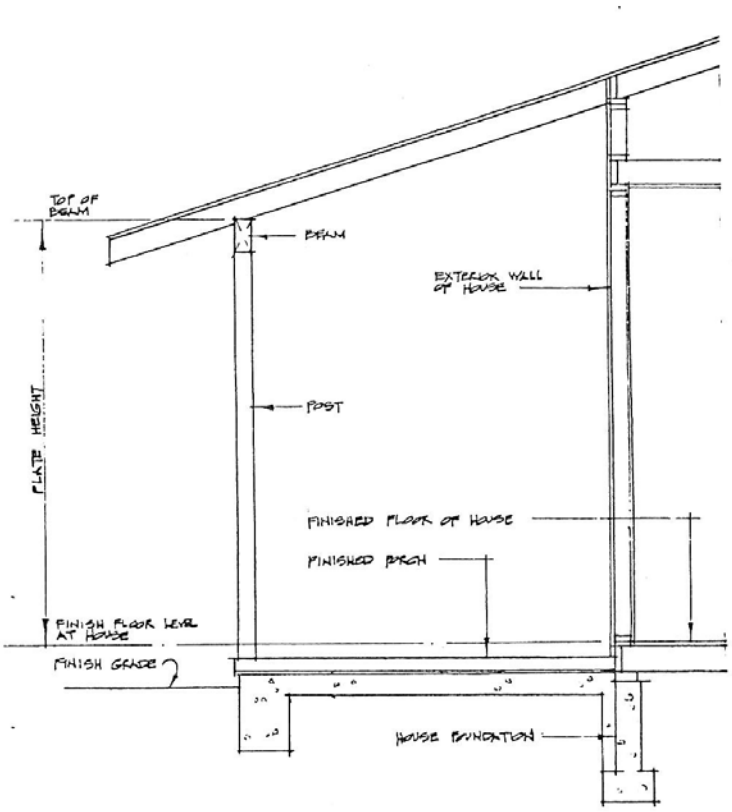
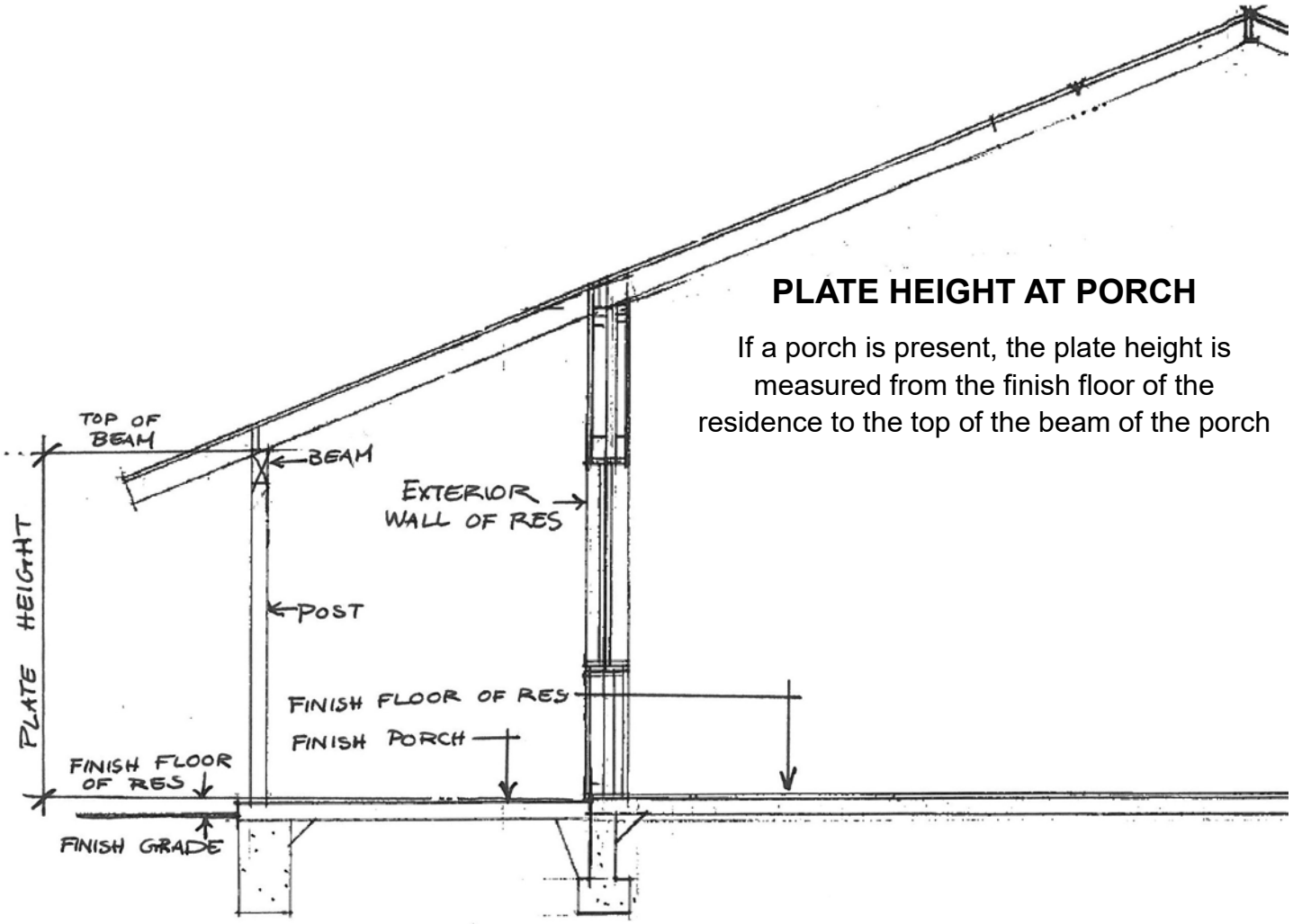


PLATE HEIGHT @ PORCH

EXHIBIT B

PLATE HEIGHT AT PORCH

If a porch is present, the plate height is measured from the finish floor of the residence to the top of the beam of the porch



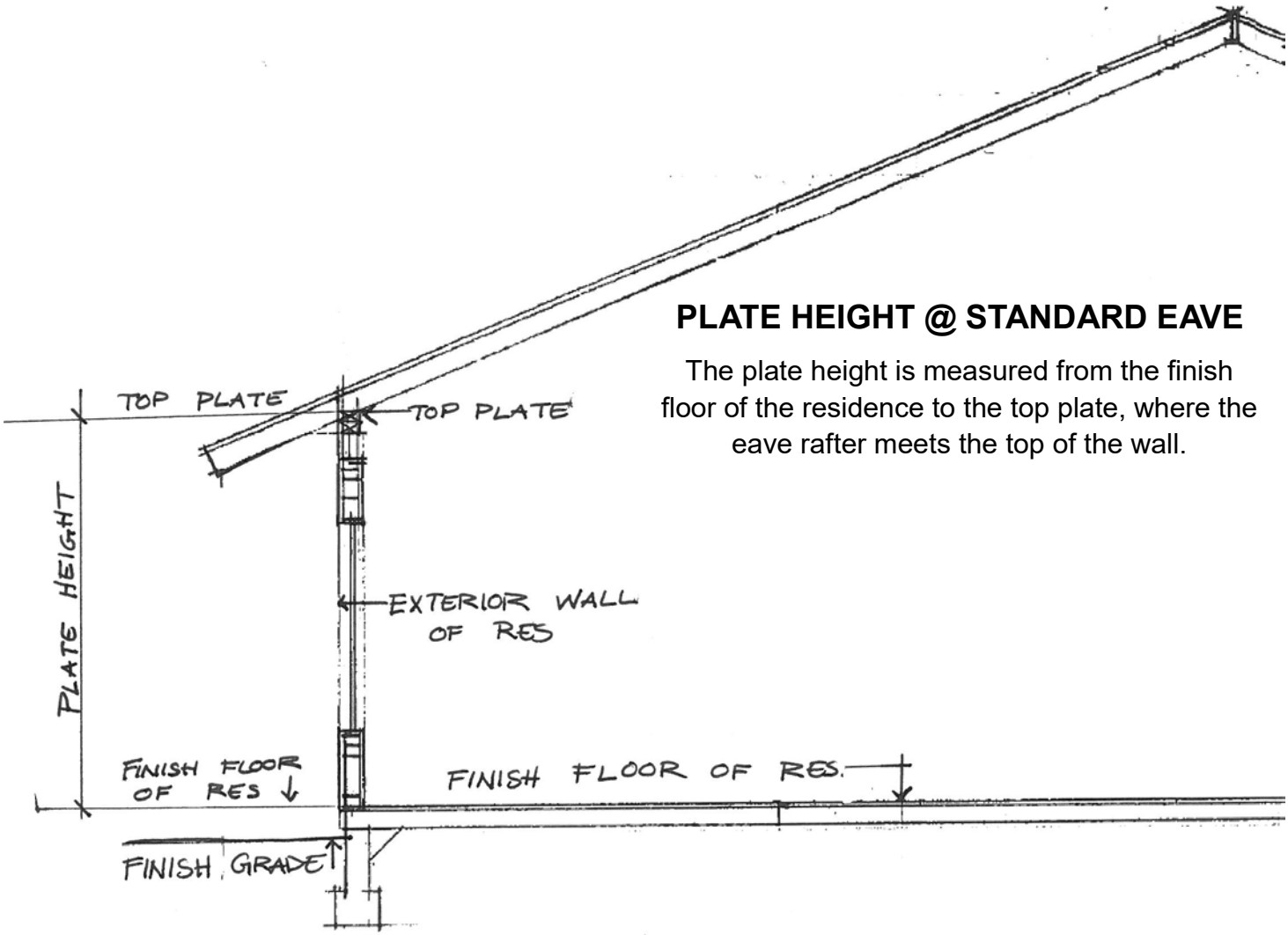


PLATE HEIGHT @ STANDARD EAVE

The plate height is measured from the finish floor of the residence to the top plate, where the eave rafter meets the top of the wall.

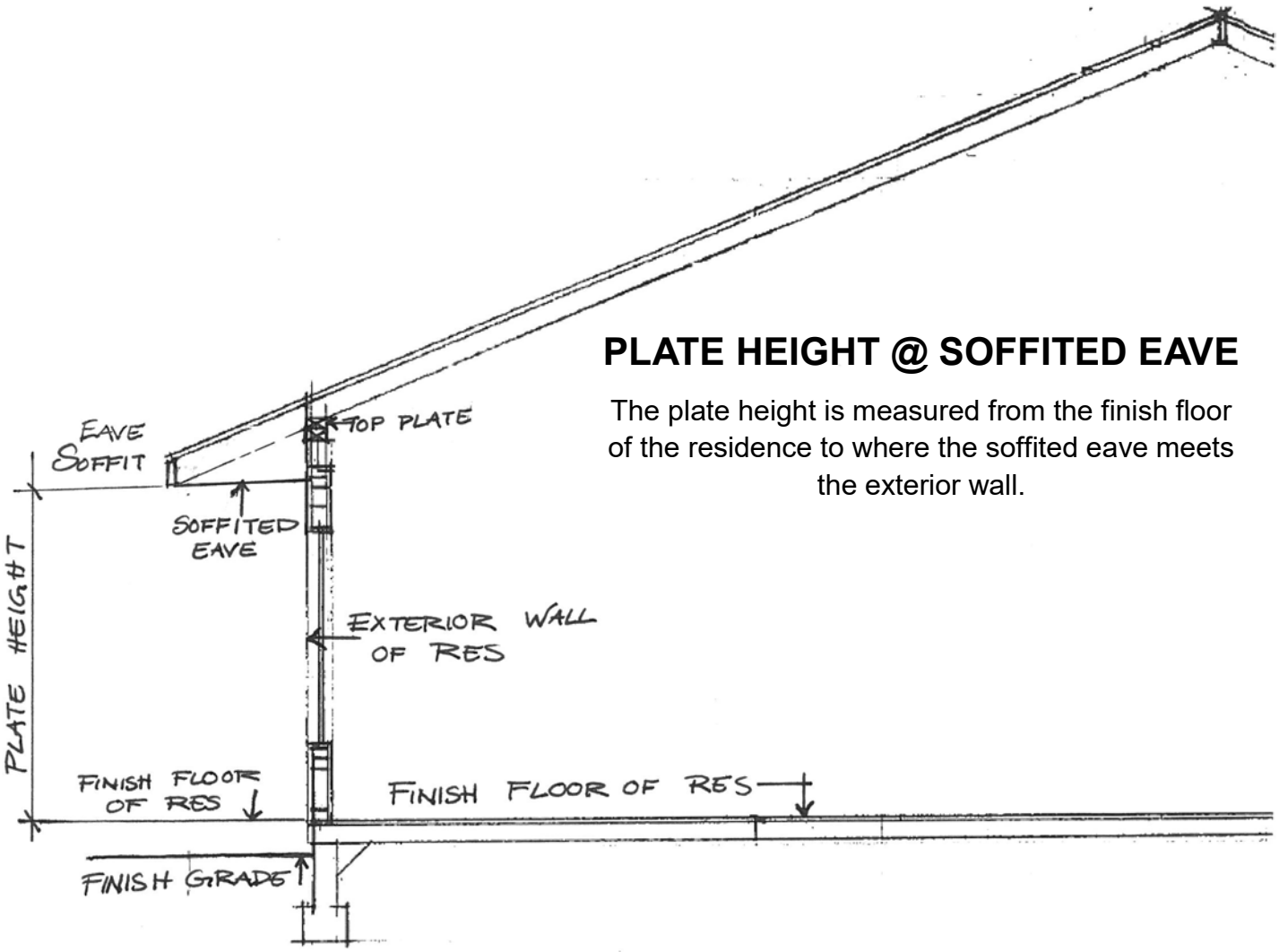


PLATE HEIGHT @ SOFFITED EAVE

The plate height is measured from the finish floor of the residence to where the soffited eave meets the exterior wall.

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Rolling Hills, California 90274

Account Number:	5007827
Ad Order Number:	0011726463
Customer's Reference/PO Number:	
Publication:	Daily Breeze
Publication Dates:	03/26/2025
Total Amount:	$918.32
Payment Amount:	$0.00
Amount Due:	$918.32
Notice ID:	8mxWdV8ywb9uXnnqwaWl
Invoice Text:	NOTICE OF PUBLIC HEARING TO BE HELD BY PLANNING COMMISSION OF THE CITY OF ROLLING HILLS NOTICE IS HEREBY GIVEN – Ordinance 386 is a City initiated Zoning Code Amendment to amend various sections of Title 17 (Zoning Code) of the Rolling Hills Municipal Code. Hearing Date: April 15, 2025 Hearing Time: 6:30p.m. Hearing Location: Rolling Hills Council Chambers 2 Portuguese Bend Road, Rolling Hills, CA 90274 Project Location: Citywide Project Description: Ordinance 386 is a City-initiated Zoning Code Amendment to amend Title 17 (Zoning Code) of the Rolling Hills Municipal Code. The Zoning Code Amendment revises the height limit of single-family residential homes. Ordinance 386 includes revisions to Zoning Code Chapter 17.16 (Residential Agriculture-Suburban (RA-S) Zone) and Chapter 17.17 (Overlay Zoning District-1 (OZD-1)). The Planning Commission's action serves as a recommendation to the City Council. Environmental Documentation: Ordinance 386 is not subject to the California Environmental Quality Act ("CEQA") pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment), and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable

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

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Breeze, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

03/26/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Hermosa Beach, California

On this 26th day of March, 2025.

Signature

*Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Los Angeles, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

NOTICE OF PUBLIC HEARING
TO BE HELD BY PLANNING COMMISSION
OF THE CITY OF ROLLING HILLS

NOTICE IS HEREBY GIVEN – Ordinance 386 is a City initiated Zoning Code Amendment to amend various sections of Title 17 (Zoning Code) of the Rolling Hills Municipal Code.

Hearing Date: April 15, 2025
Hearing Time: 6:30p.m.
Hearing Location: Rolling Hills Council Chambers
2 Portuguese Bend Road, Rolling Hills, CA 90274

Project Location: Citywide
Project Description: Ordinance 386 is a City-initiated Zoning Code Amendment to amend Title 17 (Zoning Code) of the Rolling Hills Municipal Code. The Zoning Code Amendment revises the height limit of single-family residential homes. Ordinance 386 includes revisions to Zoning Code Chapter 17.16 (Residential Agriculture-Suburban (RA-S) Zone) and Chapter 17.17 (Overlay Zoning District-1 (OZD-1)). The Planning Commission's action serves as a recommendation to the City Council.
Environmental Documentation: Ordinance 386 is not subject to the California Environmental Quality Act ("CEQA") pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment), and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment because it involves minor refinements and clarifications to the Zoning Code and do not propose nor authorize any action that would have the potential to cause a physical change in the environment, directly or indirectly. Therefore, the Zoning Code Amendment is not subject to CEQA. All persons either favoring or opposing this proposal are invited to present their views before or at this hearing per the following special notice regarding public participation and comment. It is requested that any supportive documents and/or written comments be submitted prior to the public hearing.
Agenda on the Internet: The meeting Agenda will be available on the City website at https://www.rolling-hills.org/government/agenda/index.php. You can access the document on the Friday, April 11, 2025 before the meeting. The meeting will also be livestreamed on the City's website.
Agenda Document Review: The full Agenda including all back up information will be available at City Hall, 2 Portuguese Bend Road, Rolling Hills, California, on the Friday, April 11, 2025 before the meeting.
Agenda Description: The Agenda descriptions are intended to give notice to members of the public of a general summary of items of business to be transacted or discussed. The listed Recommended Action represents staff's recommendation. The Planning Commission may take any action which it deems to be appropriate on the agenda item and is not limited in any way by the recommended action.
Public Comment prior to meeting: Members of the public may submit email comments to Planning@cityofrh.net . Email comments will be uploaded to the agenda packet and made part of the official public record of the meeting and will not be read at the meeting. To ensure staff reviews all comments prior to the Planning Commission meeting, please submit email comments no later than 5:00 p.m. the day of the meeting.
Public Comment at meeting: Members of the public may provide in-person, verbal comments for any item during the meeting. Those wishing to provide comments will be asked to fill out a speaker card and provide it to the Commission Secretary prior to the commencement of the meeting. Any petition for judicial review of a decision of the Rolling Hills Planning Commission is controlled by the statute of limitations provisions set forth in Section 17.54.070 of the Rolling Hills Municipal Code ("RHMC") and Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. Any action or proceeding to attack, review, set aside, or void any decision of the Rolling Hills Planning Commission is controlled by Chapter 17.54 of the RHMC. Any such action or proceeding that seeks judicial review of, attacks, or seeks to set aside or void any decision of the Rolling Hills Planning Commission shall be limited to those issues raised at the hearing described in this notice or in written correspondence delivered to the Planning Department, at, or prior to, the public hearing described in this notice, and must be commenced within the time limits specified in Chapter 17.54 of the RHMC.
WHO TO CONTACT FOR INFORMATION - For additional information, please contact Stephanie Grant, Assistant Planner, at (310) 377-1521 or via e-mail at sgrant@cityofrh.net
Daily Breeze
Published: 3/26/25

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Account Number:	5007827
Ad Order Number:	0011733082
Customer's Reference/PO Number:	
Publication:	Daily Breeze
Publication Dates:	05/01/2025
Total Amount:	$618.92
Payment Amount:	$0.00
Amount Due:	$618.92
Notice ID:	aDJo7EbSRrk9RxdwVD4m
Invoice Text:	NOTICE OF PUBLIC HEARING TO BE HELD BY CITY COUNCIL OF THE CITY OF ROLLING HILLS NOTICE IS HEREBY GIVEN–Ordinance 386 is a City initiated Zoning Code Amendment to amend sections of Title 17 (Zoning Code) of the Rolling Hills Municipal Code. Hearing Date: May 28, 2025 Hearing Time: 7:00 p.m. Hearing Location: Rolling Hills Council Chambers, 2 Portuguese Bend Road Rolling Hills, CA 90274 Project Location: Citywide Project Description: Ordinance 386 is a City-initiated Zoning Code Amendment to amend Title 17 (Zoning Code) of the Rolling Hills Municipal Code. The Zoning Code Amendment revises the height limit of single-family residential homes. Ordinance 386 includes revisions to Zoning Code Chapter 17.16 (Residential Agriculture-Suburban (RA-S) Zone). On April 15, 2025, the Planning Commission voted to recommend Ordinance 386 to the City Council for approval. Environmental Documentation: Ordinance 386 is not subject to the California Environmental Quality Act ("CEQA") pursuant to the following sections of the State CEQA Guidelines: Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378(a) because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment), and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment). Specifically, the Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the

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PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Breeze, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/01/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Hermosa Beach, California

On this 1st day of May, 2025.

Signature

*Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Los Angeles, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

NOTICE OF PUBLIC HEARING TO BE HELD BY CITY COUNCIL OF THE CITY OF ROLLING HILLS

NOTICE IS HEREBY GIVEN–Ordinance 386 is a City initiated Zoning Code Amendment to amend sections of Title 17 (Zoning Code) of the Rolling Hills Municipal Code.

Hearing Date: May 28, 2025
Hearing Time: 7:00 p.m.
Hearing Location: Rolling Hills Council Chambers, 2 Portuguese Bend Road Rolling Hills, CA 90274

Project Location: Citywide

Project Description: Ordinance 386 is a City-initiated Zoning Code Amendment to amend Title 17 (Zoning Code) of the Rolling Hills Municipal Code. The Zoning Code Amendment revises the height limit of single-family residential homes. Ordinance 386 includes revisions to Zoning Code Chapter 17.16 (Residential Agriculture-Suburban (RA-S) Zone). On April 15, 2025, the Planning Commission voted to recommend Ordinance 386 to the City Council for approval.
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Agenda Availability: The meeting Agenda will be available on the City website at https://www.rolling-hills.org/government/agenda/index.php . Members of the public can access the document on Friday, May 23, 2025 on the City website and in-person at City Hall, 2 Portuguese Bend Road, Rolling Hills, California. The meeting will also be livestreamed on the City website.
Public Comment: Members of the public may submit email comments to cityclerk@cityofrh.net before 3:00 p.m. the day of the meeting. Members of the public may also provide in-person, verbal comments at the meeting.
WHO TO CONTACT FOR INFORMATION - For additional information, please contact Christian Horvath, City Clerk, at (310) 377-1521 or via e-mail at cityclerk@cityofrh.net

Daily Breeze
Published: 5/1/25

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 8.G.
Meeting Date: 7/28/2025

To:	City Council
From:	Christian Horvath, Assistant to the City Manager / City Clerk
Thru:	Karina Bañales, City Manager
Subject:	Designate voting delegate and alternate voting delegate to the League Of California Cities Annual Conference from October 8-10 to be held in Long Beach, CA

Background:
On July 16, 2025, staff received a letter and packet (Attachment A) from the League of California Cities (Cal Cities) requesting the designation of voting delegates and alternates to participate in the League's 2025 Annual Conference scheduled for October 8-10 in Long Beach, California. The Annual Business Meeting is scheduled for Friday, October 10. At this meeting, the Cal Cities membership considers and takes action on resolutions that establish Cal Cities policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate. Each city may appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

For the annual conference held in October 2024, the City Council designated Mayor Pro Tem Dieringer as the voting delegate and Councilmember Wilson as the alternate. For the annual conferences between 2019 and 2023, the same members were designated voting and alternate voting delegates.

Discussion:
Councilmember Dieringer is currently serving as the City Council liaison to the California League of Cities. It is recommended that the City Council re-appoint Councilmember Dieringer as the designated voting delegate and Councilmember Wilson as the alternate voting delegate.

Fiscal Impact:
Voting delegates (or alternates if voting) must register for the Annual conference. They don't need to register for the entire conference; they may register for Friday only. The full conference rate for Member City officials is $725, and the one-day rate is $375.

The proposed Fiscal Year 25-26 budget includes funds for Councilmembers to attend conferences. As of the current agenda posting, the full $7,500 remains in the recently adopted FY25/26 budget. Mayor Pro Tem Dieringer's registration for this year's conference was purchased in June during FY24-25.

Recommendation:
Approve as presented.

Attachments:
1. GV_GVO_250716_LCC_VotingDelegate_InfoPacket

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by September 24, 2025

DATE: Wednesday, July 16, 2025

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Oct. 8-10, 2025
Long Beach Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Oct. 10, the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through the online submission portal by Wed., Sept. 24. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration is open on the Cal Cities website.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' event and meeting policy in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Long Beach Convention Center in Long Beach, will be open at the following times: Wednesday, Oct. 16, 8:00 a.m.-6:00 p.m. and Thursday, Oct. 17, 7:30 a.m.-4:00 p.m. On Friday, Oct. 18, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Wednesday, Sept. 24. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions

Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees

The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions

The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee

The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly

During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 11.A.
Meeting Date: 7/28/2025

To: City Council

From: Robert Samario, Finance Operations Lead Consultant

Thru: Karina Bañales, City Manager

Subject: A Public Hearing to Consider and Adopt Resolution No. 1395 Authorizing Placement of Solid Waste Service Charges Owed to Republic Services Pursuant to its Solid Waste Franchise with the City of Rolling Hills on the Fiscal Year 2025-26 Los Angeles County Auditor-Controller's Office Annual Tax Roll

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Background:
Pursuant to the provisions of Chapter 8.08 of Title 8 of the City of Rolling Hills Municipal Code and Article 4 of Chapter 6 of Part 3 of Division 5 of the California Health and Safety Code, commencing with Section 5470, the City Council is authorized to levy the annual sanitation service charge and to have such charge collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City.

Discussion:
The following is a summary of the services and activities associated with the sanitation charge:

To protect public health and safety, Contractor shall provide and maintain all labor, equipment, material, supplies, supervision, and all other items necessary for the Collection of all Solid Waste, Recyclable Materials, Green Waste, Bulky Items, and Brush generated or accumulated within the City from Residential Premises and City Facilities. The services provided by the Contractor under this Agreement shall be performed in a thorough and professional manner so that all Customers are provided at all times with reliable, courteous, and high-quality Solid Waste Management Services. Contractor shall collect all properly placed Solid Waste, Recyclable Materials, and Organic Waste from the designated collection location of every residential premises in the City twice each week. Each year in spring, and again in the fall, Contractor shall collect an unlimited amount of Bulky Items and Green Waste from the designated collection location. In addition to the semi-annual Bulky Item and Green Waste Collection events, Contractor shall provide Customers with on-call Collection for Bulky Items upon request. Contractor shall collect one (1) Bulky Item per calendar year from each Residential Premises at no charge on an on-call basis. Contractor will provide additional services as outlined in the Agreement for Residential Solid Waste Management Services.

For Fiscal Year 2025-26, the sanitation charge will be $1,503.72 per parcel. The $1,503.72 per parcel was established based on the actual costs to provide refuse services. The enclosed Report contains

detailed information about the annual charge and the charge to be applied to the parcels. The City Council may order the implementation of a City sanitation service charge on the FY 2025-26 property tax rolls by adopting the enclosed Resolution with the attached Report. Council action on the staff recommendation is required in order to place the annual charge on the tax roll. A notice of the July 28, 2025, public hearing was published in the Daily Breeze on July 8, 2025 (Attachment E).

Fiscal Impact:
The anticipated total revenue is approximately $1,055,603 which is included in the 2025-26 Budget.

Recommendation:
Staff recommends that the City Council hold a public hearing and subsequently adopt Resolution No. 1395 placing the sanitation service charge on the annual County of Los Angeles Tax Roll.

Attachments:
1. Attachment A - ResolutionNo1395_FY25-26_AnnualRefuseAssessment
2. Attachment B - CL_AGN_250728_CC_CoRH_ParcelMap_200724_WithRoads
3. Attachment C - CL_AGN_250728_CC_FY25-26_AnnualSanitationReport
4. Attachment D - CL_AGN_250728_CC_FY25-26_TaxRoll
5. Attachment E - CL_PBN_250728_PH_CC_FY25-26_RefuseDirectAssessmentBilling_Affidavit

RESOLUTION NO. 1395

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS CONFIRMING THE LEVYING OF AN ANNUAL SANITATION (GARBAGE AND REFUSE COLLECTION) SERVICE CHARGE FOR FISCAL YEAR 2025-26 PURSUANT TO CHAPTER 8.08 OF TITLE 8 OF THE CITY OF ROLLING HILLS MUNICIPAL CODE AND FINDING THE SAME EXEMPT FROM THE ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Chapter 8.08 of Title 8 of the City of Rolling Hills Municipal Code and Article 4 of Chapter 6 of Part 3 of Division 5 of the California Health and Safety Code, commencing with Section 5470, the City Council is authorized to levy the annual sanitation service charge (the "Charge") and to have such Charge collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City.

SECTION 2. The City Manager prepared and filed a written report containing a description of each parcel of real property within the City to which the Charge is applicable (the “Identified Parcels”) and the amount of the Charge for each such Identified Parcel for fiscal year 2025-2026 in conformity with Section 8.08.230 of the City of Rolling Hills Municipal Code and approved such Report as filed.

SECTION 3. Following notice duly given in accordance with law, the City Council has held a full and fair public hearing regarding the levy and collection of the proposed charge for fiscal year 2025-26. All interested persons were afforded the opportunity to hear and be heard. The City Council considered all oral statements and all written protests made or filed by any interested person. A majority protest does not exist against the annual levy of the sanitation service charge and all oral and written protests to the levy and collection of the proposed charge for fiscal year 2025-26 are hereby overruled by the City Council.

SECTION 4 Based upon its review of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that (i) each parcel in the City benefits from receiving sanitation service (ii) the net amount to be assessed upon each parcel of real property for fiscal year 2025-26 in accordance with the Report is apportioned by a formula and method that fairly distributes the net amount among all assessable parcels in proportion to the estimated benefits received by each parcel, and (iii) no charge is imposed on any parcel that exceeds the reasonable cost of the benefits conferred on that parcel.

SECTION 5. Parcels that are owned or used by any county, city, city and county, special district or any other local governmental entity, the State of California or the United States

shall be charged unless the City demonstrates by clear and convincing evidence that such parcels receive no benefit from the proposed service.

SECTION 6. As set forth in the Report, the annual sanitation service charge is in compliance with the provisions of the City of Rolling Hills Municipal code and Article XIIID of the California Constitution and the City Council has complied with all laws pertaining to the levy of an annual charge pursuant to the City of Rolling Hills Municipal Code and Article XIIID of the California Constitution.

SECTION 7. The annual sanitation service charge is levied without regard to property valuation.

SECTION 8. The City Council hereby finds and determines that the cost of the service that is financed by the annual sanitation service charge for fiscal year 2025-26 is approximately $1,055,603.

SECTION 9. The City Council hereby determines and imposes the annual sanitation service charge for fiscal year 2025-26, at the rates set forth in the Report of $1,503.72 per parcel, which is in compliance with the provisions of the City of Rolling Hills Municipal code and Article XIIID of the California Constitution.

SECTION 10. The adoption of this resolution constitutes the levy of an annual sanitation service charge against parcels of property in the City of Rolling Hills for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

SECTION 11. This action is statutorily exempt from the environmental review requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15378 and Section 15273 of the CEQA Guidelines and Public Resources Code Section 21080(b)(8) because (i) the increase in charges are for the purpose of meeting operational and maintenance expenses of the aforementioned services and (ii) the charges constitute the creation of a funding mechanism/other governmental fiscal activity, which does not involve any commitment to any specific project that may result in potential significant physical impact on the environment.

SECTION 12. The County Auditor of Los Angeles County shall enter on the County Assessment Roll opposite each parcel of land the amount of the annual sanitation service charge, and such charge, and each installment of the charge, shall be collected in the same manner, and shall be subject to the same penalties and priority of lien as, other charges and taxes fixed and collected by, or on behalf of the City. After collection by the County, the net amount of the charge, after deduction of any compensation due the County, shall be paid to the Finance Director.

SECTION 13. The Finance Director shall deposit all money representing charges collected by the County to the credit of the Rolling Hills Refuse Fund.

SECTION 14. The City Clerk is hereby authorized and directed to file the Boundary Diagram and the list of actual Parcel Charges (a listing of the Assessor's Parcel Numbers and the amount to be levied on each parcel) with the County Auditor, together with a certified copy of this Resolution upon its adoption, in addition to any additional information the County Auditor required to collect the charge with the County taxes.

SECTION 15. A certified copy of this resolution and a copy of the Report and the actual Parcel Charges (a listing of the Assessor's Parcel Numbers and the amount to be levied on each parcel) shall be filed in the office of the City Clerk and open to public inspection.

PASSED, APPROVED and ADOPTED this 28th day of July 2025.

_____
Jeff Pieper
Mayor

ATTEST:

_____
Christian Horvath
City Clerk

City of Rolling Hills Parcel Map

Roads
Parcel Boundaries
City Boundaries

N

0 0.2 0.4 Miles

Map created by Christine Lam (CLam2@isd.lacounty.gov)
County of Los Angeles eGIS Group 7/24/2020

ANNUAL SANITATION (GARBAGE AND REFUSE COLLECTION) REPORT

Sanitation Service

The City of Rolling Hills proposes to collect funds to cover the expenses for the sanitation services provided to each property owner within the City. The following is a summary of the services and activities associated with the charges:

- To protect public health and safety, Contactor shall provide and maintain all labor, equipment, material, supplies, supervision and all other items necessary for the Collection of all Solid Waste, Recyclable Materials, Green Waste, Bulky Items, and Brush generated or accumulated within the City from Residential Premises and City Facilities. The services provided by the Contractor under this Agreement shall be performed in a thorough and professional manner so that all Customers are provided at all times with reliable, courteous and high-quality Solid Waste Management Services.

- Contractor shall collect all properly placed Solid Waste, Recyclable Materials and Organic Waste from the designated collection location of every residential premises in the City twice each week.

- Each year on two consecutive Saturdays in April or May, and again on a Saturday in September or October, both as determined by the City, Contractor shall collect an unlimited amount of Bulky Items from the designated collection location.

- In addition to the semi-annual Bulky Item Collection events, Contractor shall provide Customers with on-call Collection for Bulky Items upon request. Contractor shall collect one (1) Bulky Item per calendar year from each Residential Premises at no charge on an on-call basis.

- Contractor will provide additional services as outlined in the Amended and Restated Agreement for Residential Solid Waste Management Services.

The frequency, extent, and/or level of the services identified herein may be modified based on available funding and priorities as determined by the City.

Sanitation Service Charge Calculation

For Fiscal Year 2015-2016, the sanitation charge in the amount of $1,100 per parcel was established. The sanitation charge remained unchanged through fiscal year 2023.

In Fiscal Year 2023-2024, the cost of providing sanitation services increased to $1,432.11 per parcel. The increase from the $1,100 per parcel over the last five fiscal years to $1,432.11 per parcel is based on the direct costs incurred by the City based on the amounts paid to Republic Services for refuse services, which include adjustments for the Consumer Price Index (CPI) and landfill costs. The Franchise Agreement requires that Republic Services annually provide evidence of the CPI adjustment to the City Manager for review and approval.

For fiscal year 2025-26, the annual sanitation charge will increase to $1,503.72 per parcel based on the direct cost of providing the service, which includes a 5% increase from fiscal year 2024-25 pursuant to the City's existing solid waste franchise agreement ("Franchise Agreement") with Republic Services, which provides for inflationary increases in Solid Waste Service rates every July 1 due to the annual percentage increase in the Consumer Price Index for All Urban Consumers: Water and Sewer and Trash Collection Services, U.S. City Average, not seasonally adjusted, as determined by the United States Department of Labor, U.S. Bureau of Labor Statistics ("CPI").

Proposition 218 Considerations:

Proposition 218, which the voters of the State of California passed on November 5, 1996, contains requirements for the imposition of a fee or charge for property related services. Requirements for fees and charges are contained in Section 6 of Article XIII D.

Paragraph (b) describes the requirements for new, existing, or increased fees and charges as follows:

(1) Revenues shall not exceed the funds required to provide the services.
(2) Revenues shall not be used for any other purpose.
(3) The amount of the fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.
(4) No fee or charge may be imposed unless the service is actually used by or immediately available to the owner of the property in question.
(5) No fee or charge shall be imposed for general governmental services, i.e. police, ambulance, library, where the service is available to the public at large in substantially the same manner as it is to the property owners.

This report and recommended charges comply with all five of these requirements:

1. Revenues generated by this charge will not exceed funds required to provide sanitation services and shall not be used for any other purpose, besides what has been described herein.
2. The sanitation charge does not exceed the proportional cost of providing service to the parcels in the City and the charge is for actual use by or immediately available to the owner of the property in question.

Boundary Diagram

The enclosed diagram shows the exterior boundaries of the territory within the City of Rolling Hills subject to the annual sanitation charges, which has the same boundaries of the City of Rolling Hills itself. Parcel identification, the lines and dimensions of each lot, and parcel and subdivision of land within proposed sanitation services boundary described herein are identified and correspond to the Los Angeles County Assessor's Parcel Maps for said parcels as they existed at the time this Report was prepared and shall include all subsequent subdivisions, lot-line adjustments, or parcel changes therein.

Reference is hereby made to the Los Angeles County Assessor's map for a detailed description of the lines and dimensions of each lot and parcel of land within the City of Rolling Hills subject to the proposed annual sanitation service charge to be levied on behalf of the City.

List of Assessor's Parcel Numbers to be levied with the proposed charge amounts:

Parcel Number	Land Use Description	Charge
See Attached	Residential	See Attached

7567001004	1503.72	238.92
7567001006	1503.72	
7567001007	1503.72	
7567001008	1503.72	
7567001010	1503.72	
7567001011	1503.72	
7567001013	1503.72	
7567001014	1503.72	
7567001016	1503.72	
7567001017	1503.72	
7567001018	1503.72	
7567002004	1503.72	
7567002005	1503.72	
7567002006	1503.72	
7567002007	1503.72	
7567002008	1503.72	
7567002009	1503.72	
7567002010	1503.72	
7567002011	1503.72	
7567002012	1503.72	
7567002013	1503.72	
7567002014	1503.72	
7567002015	1503.72	
7567002016	1503.72	
7567002017	1503.72	
7567002018	1503.72	
7567002019	1503.72	
7567002020	1503.72	
7567002021	1503.72	
7567002022	1503.72	
7567002023	1503.72	
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7567002026	1503.72	
7567002027	1503.72	
7567002028	1503.72	
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7567003014	1503.72	
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City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, California 90274

Account Number:	5007827
Ad Order Number:	0011744575
Customer's Reference/PO Number:	
Publication:	Daily Breeze
Publication Dates:	07/08/2025
Total Amount:	$475.53
Payment Amount:	$0.00
Amount Due:	$475.53
Notice ID:	QzMXb7p1yFJ9djsRRFaG
Invoice Text:	NOTICE OF PUBLIC HEARING ON THE ANNUAL SANITATION (GARBAGE AND REFUSE COLLECTION) SERVICE CHARGE AND THE REPORT PREPARED IN CONNECTION WITH THE ANNUAL SANITATION (GARBAGE AND REFUSE COLLECTION) SERVICE CHARGE IN THE CITY OF ROLLING HILLS The City of Rolling Hills annually collects sanitation (garbage and refuse collection) service charges (“sanitation charges”) on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City. NOTICE IS HEREBY GIVEN the City Council of the City of Rolling Hills has caused a written report to be prepared and filed with the City Clerk regarding the City's sanitation charges for fiscal year 2025-2026. Such report contains a description of each parcel of real property receiving sanitation services furnished by the City and the amount of the charge for each parcel for fiscal year 2025-2026 computed in conformity with Chapter 8.08 of Title 8 of the City’s Municipal Code. NOTICE IS HEREBY FURTHER GIVEN that on the 28th day of July 2025 at 7:00 P.M. the City Council of the City of Rolling Hills will hold a public hearing on the above- described report and levy of the annual sanitation charges. The report is on file in the office of the City Clerk, 2 Portuguese Bend Road, California 90274, and available for public inspection. Public Participation: The meeting agenda is available on the City’s website. A live audio of the City Council meeting will be available on the City’s website (http://www.rolling-hills.org/). Both the agenda and live audio can be found here: https://www.rolling-hills.org/government/agenda/index.php [https://www.rolling-hills.org/government/agenda/index.php]. Members of the public

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2615 Pacific Coast Highway #329
Hermosa Beach, California 90254
(310) 543-6635

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

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Daily Breeze, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

07/08/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Hermosa Beach, California

On this 8th day of July, 2025.

Signature

*Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Los Angeles, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

NOTICE OF PUBLIC HEARING ON THE ANNUAL SANITATION (GARBAGE AND REFUSE COLLECTION) SERVICE CHARGE AND THE REPORT PREPARED IN CONNECTION WITH THE ANNUAL SANITATION (GARBAGE AND REFUSE COLLECTION) SERVICE CHARGE IN THE CITY OF ROLLING HILLS

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

For additional information contact the City Clerk at 310-377-1521 or email cityclerk@cityofrh.net.
Daily Breeze
Published: 7/8/25

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 12.A.
Meeting Date: 7/28/2025

To:	City Council
From:	Christian Horvath, Assistant to the City Manager / City Clerk
Thru:	Karina Bañales, City Manager
Subject:	Consider and approve Republic Services field operation expansion of Mother Truck staging site locations

Background:
While staff handle calls or emails daily and coordinate with Republic Services for response and correction, service issues had grown over a five-month period in 2023. As a result, staff held a virtual meeting on Friday, August 25, 2023, with the Operations Supervisor and the Operations Manager to discuss ongoing complaints and operational issues from residents. At the August 28, 2023, City Council meeting, then-Mayor Pro Tem Mirsch requested an agenda item to discuss the numerous resident complaints.

On September 11, 2023, staff presented a similar report to the City Council. A room full of residents showed up, with a handful speaking on behalf of the greater number, outlining ongoing and repetitive issues that had been reported to staff or Councilmembers and, in turn, forwarded to Republic staff. One resident opined that the current routes and staging locations appeared extremely inefficient and offered to have their family business route logistics consultant meet with Republic Services to help re-examine their existing routes and staging procedures. The City Council decided to have the Solid Waste and Recycling Committee continue a more robust discussion of these issues with Republic Services.

On October 3, 2023, the Solid Waste and Recycling Committee met to discuss this same topic. Then Mayor Wilson was absent; however, Mayor Pro Tem Mirsch led a discussion with Republic Services representatives and City Staff regarding concerns and complaints, as well as the desire to expand the Mother Truck sites throughout the city and improve the logistical aspects of trash collection. No action was taken.

From October 2023 to January 2024, City staff worked with the Operations Supervisor(s) and started holding monthly meetings to address ongoing concerns. Staff requested the utilization of existing approved Mother Truck staging locations and/or finding new locations that would be acceptable to Republic Services. Staff requested that Republic Services provide feedback on locations and shift existing sites to test staging sites that have already been approved. Staff also included input from Arty Beckler and Kristen Raig of the Rolling Hills Community Association.

With this strategy in mind, the staff's intent was to ultimately bring new locations to the Traffic Engineer, the Traffic Commission, and the City Council for approval. Staff's goal was to have 8-10 (or more) locations that could be used for Mother Truck staging, thereby minimizing the amount of time a truck spends at any given location during the week. Assuming an eight-location strategy, Republic Services would stage the Mother Truck at one location during the morning and another during the afternoon. Each location would only be used for a maximum of 4 hours, once a week.

On May 22, 2025, this report was presented to the Traffic Commission and approved as presented for recommendation to the City Council.

Discussion:
The Rolling Hills City Council approved 14 Mother Truck staging locations on February 22, 2010, with waste hauler Allied Waste. In 2018, the new waste hauler, Republic Services, and staff communicated about staging locations, and the City Manager noted that only three locations were primarily utilized throughout the week: Georgeff Road, Southfield Drive/Packsaddle Road East, and Portuguese Bend Road (Attachments A and B).

The 2010 approved thirteen staging locations are as follows by area:

Area 1	Area 2	Area 3
• Saddleback Rd. / Roadrunner Rd. • Wagon Lane • Georgeff Rd. • Saddleback Rd. (Between 36 and 42)	• Caballeros Rd./Crest Rd.E • Crest Road E / Eastfield Dr. • Chuckwagon Rd./ Eastfield Dr. • Outrider Rd. / Eastfield Dr. • Southfield Dr./ Packsaddle Dr. E	• Southfield Dr. / Packsaddle Dr. E • Portuguese Bend Rd. S / Ranchero Rd. • Quailridge Rd. N • Buggy Whip Dr. • Johns Canyon Rd.

Considering resident concerns, ongoing operational issues, and the length of time since the previous evaluation of staging sites, City staff, in collaboration with Republic Services' Operations Supervisor, reviewed existing approved staging locations and potential new locations over the past 15 months, in an attempt to minimize impacts on residents in any one area. Testing was done at a variety of sites to determine whether the Mother Trucks and scooters could properly maneuver safely while attempting to avoid causing issues with traveling vehicles. Staff even worked with the Palos Verdes Peninsula Unified School District to use the Rancho Del Mar school site as a potential staging location. Unfortunately, while this was tested, it ultimately did not work for daily recovery.

In both October 2023 and January 2024, the Solid Waste and Recycling Committee met and discussed Mother Truck staging locations. In February 2024, then-Mayor Mirsch conducted "Kitchen Cabinet" meetings with some local residents to discuss trash service concerns, issues, and potential solutions.

On March 12, 2024, staff, along with the RHCA, Republic Services, and then-Mayor Mirsch, visited seven potential new sites for initial evaluation to determine whether the sites might be optimal for Republic Services to test. These included Portuguese Bend Road / Lower Blackwater, Middleridge

South (end of cul-de-sac), Poppy Trail (at Saddleback/Portuguese Bend Road), Crest Road East (near Cal Water site), Bowie Road (between 9 and 12), 52 Portuguese Bend Road (in the west easement), and Roadrunner Road. Six of the sites were found eligible for additional testing by Republic Services. Over the subsequent months of testing, the Republic Services team identified further issues with some sites, which were not recommended for continued use.

As it relates to the additional new locations:
The RHCA recommended that the previously approved Saddleback location(s) not be reconsidered for potential future staging. Concerns expressed included traffic safety concerns with vehicular traffic, winding road on an incline, and less maneuverability for both the Mother Truck and scooters. Moving approximately 200 feet to Roadrunner Road was determined to be safer and provided plenty of room for staging, either within or adjacent to the easement.

Poppy Trail (at Saddleback Road) has a large easement that allows for safe staging without impeding traffic and is centrally located.

The easement across from 52 Portuguese Bend Road South was recommended by then-Mayor Mirsch when the Portuguese Bend Road S. / Ranchero Road location became unavailable. It has a wide easement that allows for safe staging without impeding traffic.

Proposed New Locations, Days, and Time Changes
Ultimately, after utilizing all locations (old and potential new sites), Republic Services operations have determined that the following locations, days, and times consistently work well for weekly servicing, with a 4-hour window for any one location, once a week. Traffic Engineer, Vanessa Munoz, has evaluated the new locations. Her report can be found as Attachment C. New locations are highlighted.

Service	Day	Time	Location
Mixed Service Waste	Monday (AM)	7am-11am	Roadrunner Rd. (approx. 200 ft. north of Saddleback Road)
Green Waste	Monday (PM)	12pm-4pm	Poppy Trail (at Saddleback/PBR)
Mixed Service Waste	Tuesday (AM)	7am-11am	52 Portuguese Bend Rd. S
Mixed Service Waste	Tuesday (AM)	11am-1pm	Outrider Rd. / Eastfield Dr.
Green Waste	Tuesday (PM)	1pm-4pm	Crest Rd. E / Eastfield Dr.
Mixed Service Waste / Green Waste	Wednesday	Open for Recovery Only	Open
Mixed Service Waste	Thursday (AM)	7am-11am	Georgeff Rd.
Green Waste	Thursday (PM)	12pm-4pm	Caballeros / Crest Rd. E
Mixed Service Waste	Friday (AM)	7am-10am	Buggy Whip Dr. / Crest Rd. W
Green Waste	Friday (PM)	10am-4:30pm	Southfield Dr. / Packsaddle Rd. E

Mixed Service Waste / Green Waste	Saturday	Open for Recovery Only	Open

Resident Complaint

In April 2025, staff received one complaint from a resident on Roadrunner Road regarding the Roadrunner location (Attachment D). Staff spoke with the resident numerous times and informed them of both the Traffic Commission meeting and potential City Council meeting item for consideration. Most recently, the resident met with the City Manager on July 21, 2025, to discuss the Roadrunner location. During this meeting, the resident also presented a petition for City Council's consideration signed by adjacent neighbors (Attachment E).

As a result of the complaint, staff again requested additional input from the RHCA, the Traffic Engineer, and the Republic Services Operations Supervisor to explain their perspectives on the use of Saddleback versus the proposed Roadrunner location. In light of the recent comments regarding air pollution, staff also asked Republic Services for additional information:

1. **The RHCA's initial findings are above in the report, but the follow-up response was:** "...reason for not using Saddleback is purely a safety issue. Too many blind curves, nowhere for the scooters to turn around safely, and nowhere for all the trucks to stage for the mother truck."

2. **The Traffic Engineer's professional opinion:** "The newly proposed location on Roadrunner Road offers increased safety for the residents of Rolling Hills by relocating the staging area from Saddleback Road—a heavily traveled route—to the less frequented Roadrunner Road. This change enhances the efficiency of service delivery while significantly reducing impacts on vehicular, pedestrian, and equestrian traffic and improving safety."

3. **The Republic Services Operations Supervisor perspective:** Approximately eighteen months ago, I met with members of the City Council of Rolling Hills to conduct an on-site evaluation of potential staging locations. After thoroughly reviewing multiple options, the site on Roadrunner Road was determined to be the most appropriate and practical location based on three primary criteria. Safety for both residents and operational staff, Proximity and accessibility to customer routes and Year-round feasibility, especially during adverse seasonal conditions.

   Other potential staging areas proved to be unsuitable, particularly during winter due to soft terrain, standing water, and poor structural support for vehicle parking.

   Since March of this year, I have engaged in several conversations with the residents located near the site, regarding their concerns about noise and the presence of the truck near their property. I have made every effort to understand and address their concerns in good faith. I personally visited the staging site on April 15, April 17, and April 22 per the customer's request and once to twice a week to verify the staging locations. I spoke with them multiple times regarding Mother Truck Service and haven't received any other complaints from residents regarding these issues.

   I rotated out vehicles to reduce noise levels, I conducted driver site checks and confirmed that the area was clean, orderly, and compliant and I observed that the noise is minimal and occurs only during a narrow operational window between 7:30 AM and 11:00 AM, when a maximum of five smaller scooter trucks arrive to offload materials at staggered times. It is also worth noting that there is ongoing construction activity near the site which contributes to ambient noise

levels, though no complaints have been received regarding that source. My team and I have made every reasonable accommodation to minimize disruption, but we are constrained by the limited number of authorized staging areas.

Based on our operational needs, safety assessments for the residence and the drivers, and site conditions, Roadrunner Road continues to be the most viable option. I respectfully request the Council's continued support in allowing this location to remain active for staging purposes. We remain committed to upholding community standards and will continue to monitor the site closely for cleanliness, safety, and minimal impact on nearby residents. Please feel free to contact me directly with any questions or if further clarification.

4. Republic Services' response to the concern regarding Air Pollution: The Mother Trucks are Compressed Natural Gas Vehicles (CNG). Republic Services also conducts Opacity Testing on all Scooter vehicles as required by the California Air Resources Board (CARB). Opacity Testing measures the density of exhaust fumes to determine if the engine is working properly and not releasing excessive pollutants.

   CNG-powered heavy vehicles offer several benefits, including reduced emissions, lower fuel costs, and potential government incentives, making them a more sustainable and cost-effective option compared to traditional diesel vehicles. They also offer comparable performance and potentially longer engine life due to cleaner burning characteristics. Environmental Benefits include:
   - **Reduced Emissions:** CNG vehicles significantly reduce harmful emissions, especially nitrogen oxides (NOx) and particulate matter, which contribute to air pollution and respiratory problems.
   - **Lower Greenhouse Gas Emissions:** CNG combustion produces fewer greenhouse gas emissions than diesel, contributing to a smaller carbon footprint and mitigating climate change.
   - **Cleaner Burning:** CNG burns cleaner than diesel, leading to less soot and other pollutants.
   - **Reduced Spills:** Unlike liquid fuels, natural gas dissipates quickly in case of a leak, reducing the risk of spills and environmental contamination.

CONCLUSION
Staff, along with the Solid Waste & Recycling Ad Hoc Committee, have worked to address resident concerns about Republic Services' field operations by collaborating with the service provider, engaging the community (including repeated messaging in the regular and special blue newsletters starting January 2024), and exploring opportunities to expand and optimize Mother Truck staging site locations. The proposed strategy aims to increase the number of approved staging sites, thereby improving collection efficiency and, more importantly, minimizing neighborhood impacts to residents. The testing of locations over the past year has been successful and is working effectively.

Throughout this process, staff remained committed to keeping residents informed and involved, particularly those residing near any proposed new staging locations. Staff recommends approval of the updated staging locations, days, and times as presented.

Fiscal Impact:
None.

Recommendation:

Approve as presented.

Attachments:

1. Attachment A - CL_AGN_100222_CC_Item3H_FrontLoaderStaging_Request_Recs
2. Attachment B - PW_REF_181003_RepublicServices_MotherTruck_StagingLocations
3. Attachment C - CL_AGN_250522_TC_Republic_MotherTruckStaging_EngineersReport
4. Attachment D - CL_AGN_250522_TC_Item11A_PublicComment_Tun_Redacted
5. Attachment E - CL_AGN_250721_CC_Tun_Petition_Redacted

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Agenda Item No.: 3-H
Mtg. Date: 02-22-10

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

FROM: **ANTON DAHLERBRUCH, CITY MANAGER**

SUBJECT: **CONSIDERATION OF A TRAFFIC COMMISSION RECOMMENDATION OF STAGING LOCATIONS FOR THE REFUSE HAULER'S "MOTHER TRUCK".**

DATE: **FEBRUARY 22, 2010**

ATTACHMENTS:

07-07-09 Memo from Traffic Engineer concerning staging locations
03-05-09 Memo from Traffic Engineer concerning staging locations
Summary List of Recommended Staging Locations
Notice Data for Addresses Adjacent to Proposed Staging Locations

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RECOMMENDATION

It is recommended that the City Council approve the Traffic Commission's recommendation of 14 locations for Allied Waste to stage its "mother truck" (front loader) for the collection and transport of solid waste.

BACKGROUND

The City's refuse hauler, Allied Waste, operates through "scouts" that collect refuse at each residence and transports it to a "mother truck" at a central location. The "mother truck" moves throughout each day to different locations in the City that are central to the collection efforts in a particular area the "scouts" are working. Allied Waste states that the "scouts," for optimal operations, should cover an area consisting of 27 to 65 residences. As such, on each day refuse is collected, Allied Waste desires 7 to 8 locations where the "mother truck" can be strategically stationed. The "mother truck" would be (is) in each location for approximately 2 hours.

Over the years, residents have complained about the staging location of the "mother truck" citing issues of noise, emissions, visual impact, leftover debris and leakage with the vehicles. To address the complaints, Allied Waste has reduced and relocated the "mother truck" staging locations to a point where, according to Allied Waste, operations have been impacted. Allied Waste reports that the reduction of staging locations has caused the "scouts" to cover 86 to 126 residences, drive longer from residences to the "mother truck" and, for the "mother truck" to be stationed in one location for extended periods of time. As such, Allied Waste has requested the formal designation of staging locations.

In response to Allied Waste's request, the City's Traffic Engineer and City Manager, on multiple occasions toured the City with Allied Waste representatives to identify locations that served Allied Waste operationally while also addressing the Traffic Engineer's concerns for traffic safety. Fourteen (14) locations were identified that met both parties' interests. Thereafter, at its meetings of March 26, July 23 and September 24, 2009, and its meeting of January 28, 2010, the Traffic Commission considered Allied Waste's request for approval of the 14 locations to stage the "mother truck."

For Traffic Commission meeting on March 26, 2009, notice of the agenda item was mailed to all residents adjacent to proposed staging locations and information about the meeting was included in the City Newsletter. In response, the Traffic Commission received input from residents about the locations at Portuguese Bend Road/Ranchero Road (for visibility); Crest Road East, east of Eastfield Drive (for noise and traffic); and Saddleback Road near Hillside Lane (for impact on horses). As a result, the Allied Waste representative and City Traffic Engineer re-evaluated the three locations for functionality, safety and alternatives.

For the July 23, 2009 Traffic Commission meeting, notice of the agenda item was mailed to the resident from Portuguese Bend Road/Ranchero Road; the residents closest to the proposed staging location at Crest Road East; and the residents from 26 Saddleback Road to Hillside Lane. At the meeting, the Traffic Commission concluded that there was no alternative for the staging locations at Portuguese Bend Road/Ranchero Road and at Crest Road East and both represented the best functional location for Allied Waste, presented no traffic concern to the City Traffic Engineer and was not immediately adjacent to a residential structure (relative to noise). Additionally, it was noted without these staging locations, the impact of "scouts" traveling longer distances and the "mother truck" being stationed in one location longer is greater on the community. In regard to the Crest Road East site, Allied Waste proposed operating on the southside rather than the northside of the roadway. Also, in response to the residents of 76 Eastfield Drive, the Traffic Commission agreed to continue the discussion of this location to September 24.

For the September 24, 2009 Traffic Commission meeting, notice of the agenda item was mailed to 76 Eastfield Drive, and two other residents who had expressed interest on the topic – a resident adjacent to Wagon Lane and a resident on Chuckwagon Road at

Eastfield Drive. At the meeting, the Traffic Commission received input from the resident adjacent to Wagon Lane (32 Portuguese Bend Road) about the emissions generated from the "mother truck" when stationed on Wagon Lane, expressing concern about its health impacts. In response, Allied Waste reported that their vehicles meet the State's emissions requirements and, replacement "mother trucks" would soon be employed that will reduce emissions further. Allied Waste and the Traffic Engineer also stated that there was no operational and safe alternative to this staging location. However, in recognition of the concern, staff was directed to re-consider locations. In regard to the Crest Road East staging location, the residents of 76 Eastfield Drive, who could not attend the meeting, asked that the matter be continued.

For the January 28, 2010 Traffic Commission meeting, notice of the agenda item was mailed to 32 Portuguese Bend Road and 76 Eastfield Drive. With regard to the proposed staging location on Crest Road East, Allied Waste stated that it would be used on an as-needed basis and, when utilized, the "mother truck" would be stationed in a location to minimize the noise impact on the residence. Despite the resident's desire to limit the number of days Allied Waste might use this area, the Traffic Commission supported this site as a staging location.

DISCUSSION

The Traffic Commission has reviewed and supports the 14 locations identified by Allied Waste and the City's Traffic Engineer for staging the "mother truck" for the collection of solid waste. As such, the City Council is requested to consider and approve the Traffic Commission's recommendation per Allied Waste's request.

NOTIFICATION

Notice of this matter before the City Council has been provided to the community through the routine procedure of publishing the agenda in the citywide newsletter as well as through legal posting at City Hall.

CONCLUSION

Allied Waste is fully aware that they must keep their staging sites clear of debris and residue, contain refuse that falls out of their "scouts" and maintain their high quality service. Such conditions, in combination with the topography of the City and service levels desired by the community, leave few options for the method of refuse collection in the City. The "mother truck"/"scout" collection method of refuse collection appears the only functional means of collecting refuse at this time so designated staging locations are necessary.

AD:hl

WILLDAN Engineering

Memorandum

TO: Anton Dahlerbruch, City Manager

FROM: Vanessa Munoz, City Traffic Engineer

DATE: July 7, 2009

SUBJECT: Citywide Allied Waste " Mother Truck" loading stationing areas

This memo is in response to the Traffic Commissioner's request to re-evaluate three (3) staging locations for the Allied Waste "Mother Truck." The locations being re-evaluated are:

- Area 1- Saddleback Road (near Hillside)
- Area 2 - Crest Road E. and Eastfield Drive
- Area 3 - Portuguese Bend South and Ranchero Road

On May 21, 2009, Sam Pena, from Allied Waste, and I went out and re-evaluated the three locations for:

- Visibility for Allied Waste vehicles, other vehicles, pedestrians and equestrians;
- Width of street;
- Traffic volumes;
- Driving distance for each Scout to the "Mother Truck" location;
- Impact to passing traffic at each location.

The Area 1 location of Saddleback Road (near Hillside) was re-evaluated. The main concern expressed by the resident of 3 Hillside Lane was that her horse would get easily scared when the "Mother Truck" parked between the Saddleback easement and the riding fence. The roadway characteristics along Saddleback Road in this particular area of the City allow for the truck to be stationed further north from this location. I recommend the "Mother Truck" be stationed between 36 and 42 Saddleback Road. This location provides visibility for vehicles, equestrian riders and the Allied Waste truck.

The Area 2 location of Crest Road E. and Eastfield was re-evaluated. The main concern was noise and its proximity to the resident's home. The parking of the truck on Eastfield Drive east of Crest Road is an acceptable location; the "Mother Truck" does not impede vehicle visibility and gives the Allied Waste vehicles easy access, the roadway has a low traffic volume and has the least impact to passing traffic. However, to accommodate the concerns of the residents, I recommend the truck be parked on the south side of Eastfield Drive. This should eliminate some of the noise and the truck would not be adjacent to the resident's home.

The Area 3 location of Portuguese Bend South and Ranchero Road was re-evaluated. The main concern was visibility for northbound traffic. The parking of the truck at the present location is an acceptable location. From my field observation the northbound traffic is able to see the truck

when driving up hill. Additionally, since drivers are traveling at low speeds due to the grade on the hill, most drivers have enough time to react and stop if needed. I also evaluated the recommendation of 52 Portuguese Bend Road south as a possible staging location, however the “Mother Truck” cannot park on dirt roads and unless this area gets asphalt it cannot serve as a staging area.

VM:mec (06160)
16878/1002/M02

WILLDAN Engineering

Memorandum

TO: Anton Dahlerbruch, City Manager

FROM: Vanessa Munoz, City Traffic Engineer

DATE: March 5, 2009

SUBJECT: Citywide Allied Waste " Mother Truck" loading stationing areas

This memo is in response to a request from Allied Waste to the City of Rolling Hills for additional locations to station its "Mother Truck" throughout the City during its daily operation. Presently Allied Waste has the City separated into three areas for Monday/Thursday, Tuesday/Friday and Wednesday/Saturday collections and, for efficiency they have requested that each area include five (5) "Mother Truck" locations.

On January 14, 2009, the City Manager, an Allied Waste representative and I visited every location currently utilized to station the "Mother Truck" as well as the newly requested locations. During the field verification, each location was reviewed for safety as well as feasibility. The factors considered for each location were:

1. Visibility for Allied Waste vehicles, other vehicles, pedestrians and equestrians;
2. Width of street;
3. Traffic volumes;
4. Driving distance for each Scout to the "Mother Truck" location;
5. Impact to passing traffic at each location.

The following table details the stationing locations and identifies if the location is currently being used, if it is one of the requested loading areas, and if any current or requested locations are acceptable.

Area 1

Location	Current Stationing Location	Requested as a Stationing Location	Acceptable as a Stationing Location
Saddleback and Road Runner	x		x
Wagon Lane	x		x
Georgeff Road	x		x
Lower Blackwater and Middleridge North		x	
Saddleback Road	x		x

Area 1 consists of five (5) locations with four (4) of them currently utilized and one (1) being requested as an additional loading area. I understand the requested area of Lower Blackwater and Middleridge North used to be utilized as a location to station the "Mother Truck", but presently it is not. Based on my field observation, this location is not recommended due to the proximity to the stop sign, as well as the steep grade on Lower Blackwater. Both of these issues create an unsafe condition for on-coming traffic as well as the "Mother Truck." The existing four (4) loading areas that are currently used are acceptable.

Area 2

Location	Currently Loading Area	Requested as a Loading Area	Acceptable as a Loading Area
Caballeros and Crest		x	x
Crest Road E. and Eastfield		x	x
Chuckwagon and Eastfield	x		x
Outridge and Eastfield	x		x
Southfield and Packsaddle East	x		x

Area 2 consists of five (5) locations with three (3) of them currently utilized and two (2) being requested as additional locations for the "Mother Truck". I understand the requested loading areas of Caballeros and Crest and Crest Road E. and Eastfield were utilized as loading areas, but presently are not. Based on my field observation both of the loading areas requested are acceptable. Additionally the existing three (3) loading areas that are currently used are acceptable.

Area 3

Location	Currently Loading Area	Requested as a Loading Area	Acceptable as a Loading Area
Southfield and Packsaddle East	x		x
Portuguese Bend South and Ranchero	x		x
Quailridge North	x		x
Buggy Whip	x		x
Johns Canyon	x		x

Area 3 consists of five (5) locations with all five (5) of them currently utilized. Based on my field observation, the existing five (5) locations being used are acceptable.

During our field visit, we also discussed the possibility of finding other loading areas by adding asphalt to current dirt pull-out locations within the City that might allow the "Mother Truck" to park and load freely without impeding traffic. However, based on the field observations, further discussion with Allied Waste, and that the City does not own or maintain property serving as roadways, there are no locations where new pavement could be added to accommodate "Mother Truck" locations. Moreover, most dirt pull-out areas were too small to accommodate the "Mother Truck" loading area.

In conclusion, of the existing eleven (11) loading areas and four (4) requested loading areas, I recommend fourteen (14) out of the fifteen (15) be utilized as "Mother Truck" locations for stationing. Exhibit "A" shows the location of staging within each area.

VM
16878/06160/M01

Summary of Citywide "Mother Truck" Staging Locations

Area 1

Location	Current Staging Location	Requested as Staging Location	Recommended
Saddleback Road and Roadrunner Road	X		X
Wagon Lane	X		X
Georgeff Road	X		X
Lower Blackwater Canyon Rd. and Middleridge Lane North		X	
Saddleback Road (between 36 and 42)	X		X

Area 2

Location	Current Staging Location	Requested as Staging Location	Recommended
Caballeros Road and Crest Road East		X	X
Crest Road East and Eastfield Drive		X	X
Chuckwagon Road and Eastfield Drive	X		X
Outrider Road and Eastfield Drive	X		X
Southfield Drive and Packsaddle Road East	X		X

Area 3

Location	Current Staging Location	Requested as Staging Location	Recommended
Southfield Drive and Packsaddle Road East	X		X
Portuguese Bend Road South and Ranchero Rd.	X		X
Qualiridge Road North	X		X

Summary of Citywide "Mother Truck" Staging Locations

Buggy Whip Drive	X		X
Johns Canyon Road	X		X

Notice Data for Addresses Adjacent to Proposed Staging Locations

as of 01/28/10

					DATE NOTICED			
Staging Area	Address	Ctiy	State	Zip	3/20/09	#####	9/18/09	1/22/10
1	1 Georgeff Road	Rolling Hills	CA	90274	X			
1	1 Wagon Lane	Rolling Hills	CA	90274	X	X		
1	3 Hllside Lane	Rolling Hills	CA	90274		X	X	
1	32 Portuguese Bend Rd.	Rolling Hills	CA	90274			X	X
1	35 Saddleback Road	Rolling Hills	CA	90274	X	X	X	
1	36 Saddleback Road	Rolling Hills	CA	90274		X	X	
1	38 Saddleback Road	Rolling Hills	CA	90274		X	X	
1	42 Saddleback Road	Rolling Hills	CA	90274		X	X	
1	67 Saddleback Road	Rolling Hills	CA	90274	X			
2	2 Chuckwagon Road	Rolling Hills	CA	90274	X	X		
2	2 Outrider Road	Rolling Hills	CA	90274	X			
2	34 Creast Road East	Rolling Hills	CA	90274	X			
2	76 Eastfield Drive	Rolling Hills	CA	90274	X	X	X	X
3	12 Johns Canyon Road	Rolling Hills	CA	90274	X			
3	13 Buggy Whip Drive	Rolling Hills	CA	90274	X			
3	2 Ranchero Road	Rolling Hills	CA	90274		X		
3	3 Crest Road West	Rolling Hills	CA	90274	X			
2 & 3	19 Southfield Drive	Rolling Hills	CA	90274	X			

Meeting Material provided by Republic at October 03, 2018 standing monthly mtg.

Approved Citywide "Mother Truck" Staging Locations

Area 1

Location	Approved
Saddleback Road and Roadrunner Road	X
Wagon Lane	X
Georgeff Road	X
Saddleback Road (between 36 and 42)	X

Area 2

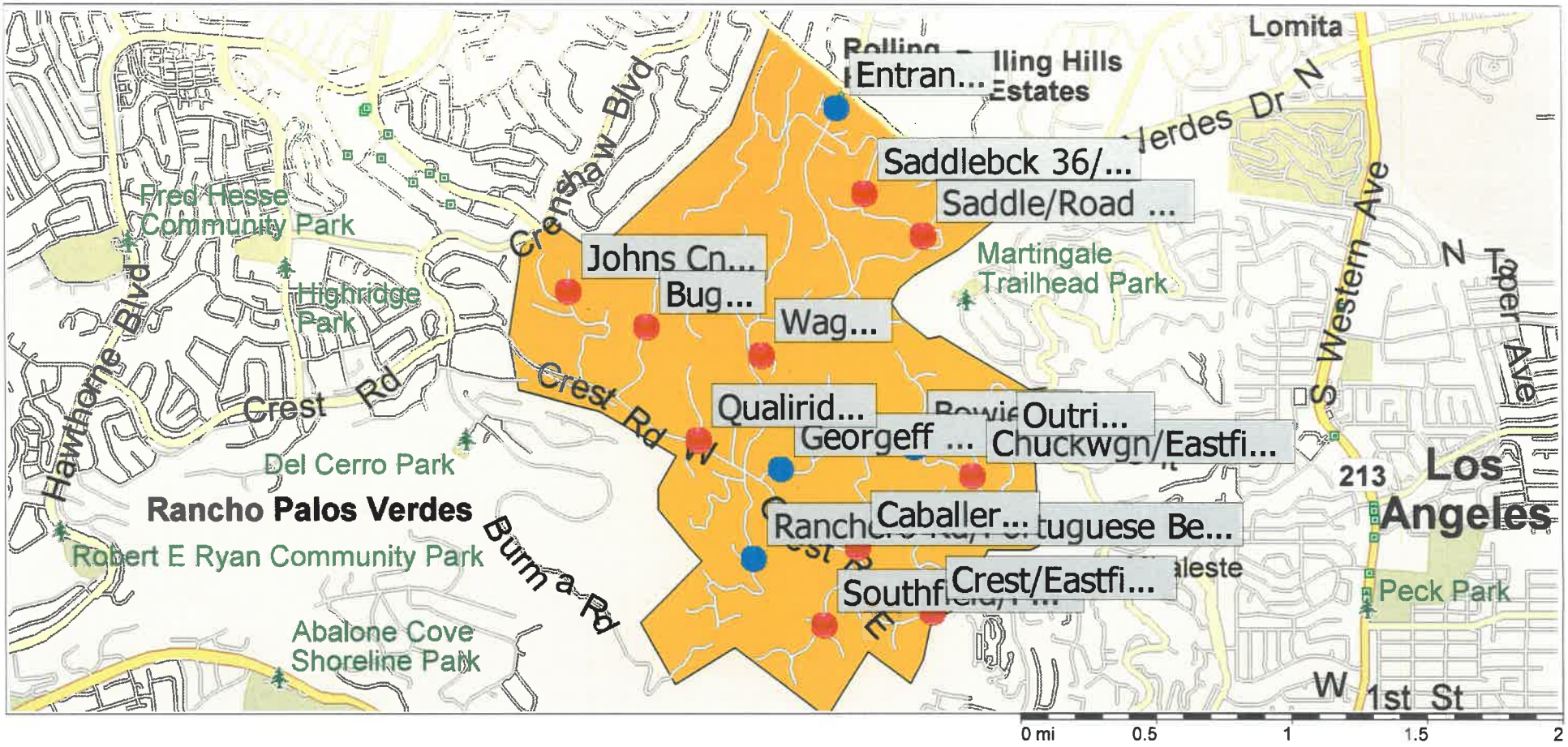
Location	Approved
Caballeros Road and Crest Road East	X
Crest Road East and Eastfield Drive	X
Chuckwagon Road and Eastfield Drive	X
Outrider Road and Eastfield Drive	X
Southfield Drive and Packsaddle Road East	X

Area 3

Location	Approved
Southfield Drive and Packsaddle Road East	X
Portuguese Bend Road South and Ranchero Rd.	X
Qualiridge Road North	X
Buggy Whip Drive	X
Johns Canyon Road	X

Approved by the Rolling Hills City Council 02/22/2010

RHC.2



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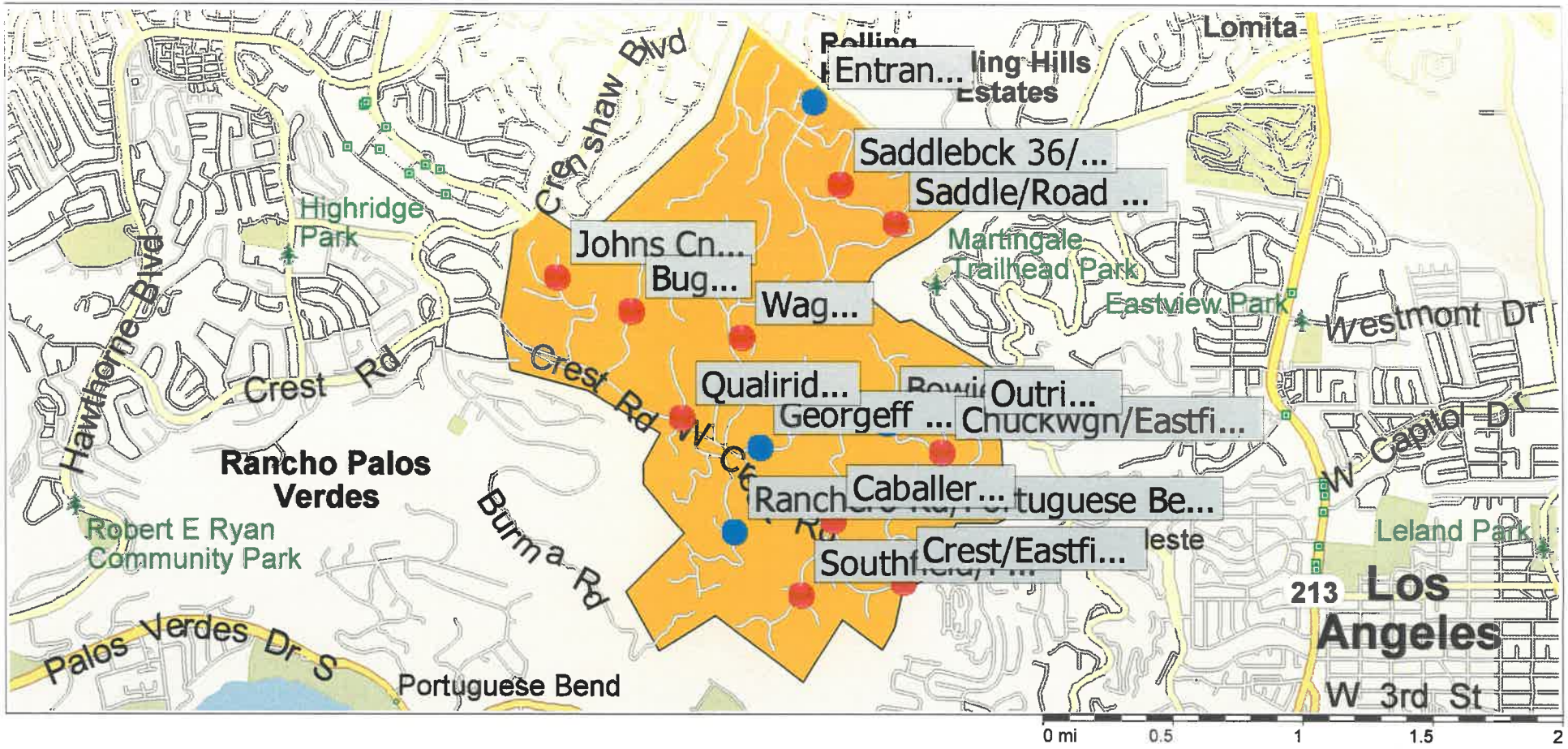

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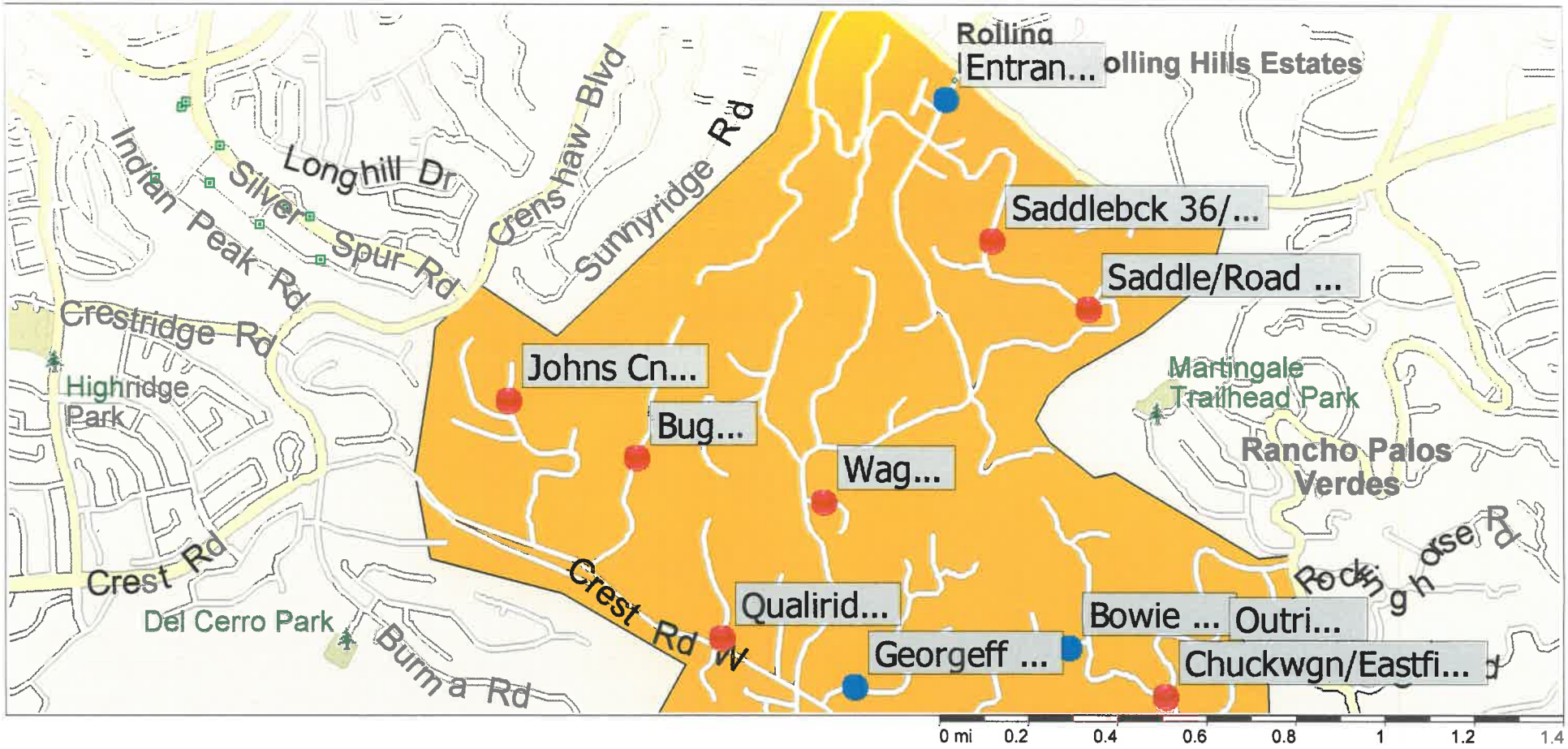

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City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

February 23, 2010

Mr. James Castro
General Manager
Consolidated Disposal Service
14905 S. San Pedro Street
Gardena, CA 90248

Mr. Samuel Peña
Municipal Cities Liaison
Consolidated Disposal Service
14905 S. San Pedro Street
Gardena, CA 90248

Dear Messrs Castro and Peña,

At its meeting of February 22, 2010, the Rolling Hills City Council approved the Traffic Commission's recommendation of 14 locations as staging sites for the "Mother Truck" during solid waste collections. Attached you will find a list of the approved locations.

It is necessary that Allied Waste maintain each staging site in excellent condition, clear of debris and litter. Moreover, we request that operations at each site be mindful of the nearby residences by minimizing, to the fullest extent possible, the noise, driving speed of the "Scouts" and operational time of the "Mother Truck".

If you have any questions with regard to these locations, please do not hesitate to call me.

Sincerely,

Anton Dahlerbruch
City Manager

AD:hl
02-23-10AlliedStagingLocations.doc

Enclosure

c: Mayor and City Council
Vanessa Munoz, Traffic Engineer

Printed on Recycled Paper

City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

Agenda Item No.: 5-A
Mtg. Date: 07-23-09

TO: **MEMBERS OF THE TRAFFIC COMMISSION**

FROM: **ANTON DAHLERBRUCH, CITY MANAGER**

SUBJECT: **STAGING LOCATIONS FOR REFUSE HAULER'S "MOTHER TRUCK"**

DATE: **JULY 23, 2009**

ATTACHMENTS:

07-07-09 Memo from Traffic Engineer concerning staging locations
03-05-09 Memo from Traffic Engineer concerning staging locations
List of addresses adjacent to proposed staging locations
Photos of proposed staging locations
Staging location map

RECOMMENDATION

It is recommended that the Traffic Commission consider Allied Waste's request for designating staging locations and forward its' recommendation to the City Council for approval.

BACKGROUND

The City's refuse hauler, Allied Waste, operates through "scouts" that collect refuse at each residence and transports it to a "mother truck" at a central location. The "mother truck" moves throughout each day to different locations in the City that are central to the collection efforts in a particular area the "scouts" are working.

There are three operational areas of the City for Allied Waste. One area receives refuse collection on Mondays and Thursdays. One area receives refuse collection on Tuesdays and Fridays. One area receives refuse collection on Wednesdays and Saturdays.

Within each area, Allied Waste desires five locations for the "mother truck" to be stationed, waiting for "scouts" to bring refuse. With five locations, the "scouts" cover between 27 and 65 residences.

In two of the three operational areas, because of resident complaints, the number of "mother truck" staging locations has been reduced. In one operational area, it has been reduced to three staging locations; in another operational area, it has been reduced to four staging locations. As such, the "scouts" are servicing 86 to 126 residences, significantly more than their desired 27 to 65 residences. The reduction in "mother truck" staging locations has resulted in "scouts" driving longer between residences and the "mother truck" and, it causes the "mother truck" to be stationed in one location for a longer period of time.

At its meeting of March 26, 2009, the Traffic Commission considered Allied Waste's request for the designation of staging locations and the City Traffic Engineer's evaluation of each location for traffic safety. The Traffic Commission also received input from residents about the locations, specifically in regard to the staging locations identified at Portuguese Bend Road/Ranchero Road (for visibility); Crest Road East, east of Eastfield Drive (for noise and traffic); and Saddleback Road near Hillside Lane (for impact on horses). As a result, the Allied Waste representative and City Traffic Engineer were asked to re-evaluate these three locations for functionality, safety and alternatives and return to the Traffic Commission.

DISCUSSION

The Allied Waste representative and City Traffic Engineer re-evaluated the three staging locations identified by residents at the last Traffic Commission meeting. As the attached report indicates, there is no change recommended for the staging locations at Portuguese Bend Road/Ranchero Road and at Crest Road East, east of Eastfield Drive. Both represent the best functional location for Allied Waste, do not present a traffic concern to the City Traffic Engineer and, are not adjacent to residential structures (relative to noise). Moreover, there is not an effective alternative to these staging locations and, without them, the impact of "scouts" traveling longer distances and the "mother truck" being stationed in one location longer is greater on the community. However, for the Crest Road East site, Allied Waste will operate on the southside rather than the northside of the roadway.

It is proposed that the staging location identified on Saddleback Road near Hillside Lane be located north on Saddleback where it will not be adjacent to a coral, will be between residential structures, where for a period of time, it had been previously stationed, and where there is adequate visibility for passing traffic. The recommended staging location has been identified as being between 36 and 42 Saddleback Road.

Finally, since the last Traffic Commission meeting, a complaint was received from 2 Chuckwagon Road with regard to location of the "mother truck" at Chuckwagon Road

and Eastfield noting the noise was loud in the morning hours. The Traffic Engineer and Allied Waste have been asked to re-evaluate this location prior to the Traffic Commission meeting.

With the updated information contained in this report, the Traffic Commission is asked to review the proposed locations for staging the "mother truck" and recommend the locations to the City Council for approval.

NOTIFICATION

Residents at 1 Wagon Lane, 76 Eastfield Drive and 3 Hillside Lane that previously expressed concern regarding the stating locations and Rolling Hills Community Association have been notified that the Traffic Commission will be hearing this matter by being sent a copy of this staff report. The residents at 2 Chuckwagon Road and 35, 36, 38 and 42 Saddleback Road have also been advised of the Traffic Commission meeting.

CONCLUSION

Allied Waste is fully aware that they must keep their staging sites clear of debris and residue, contain refuse that falls out of their "scouts" and maintain their high quality service. Such conditions, in combination with the topography of the City and service levels desired by the community, leave few options for the method of refuse collection in the City. The "mother truck"/"scout" collection method of refuse collection appears the only functional means of collecting refuse at this time so designated staging locations are necessary.

AD:hl

WILLDAN Engineering

Memorandum

TO: Anton Dahlerbruch, City Manager

FROM: Vanessa Munoz, City Traffic Engineer

DATE: July 7, 2009

SUBJECT: Citywide Allied Waste " Mother Truck" loading stationing areas

This memo is in response to the Traffic Commissioner's request to re-evaluate three (3) staging locations for the Allied Waste "Mother Truck." The locations being re-evaluated are:

- Area 1- Saddleback Road (near Hillside)
- Area 2 - Crest Road E. and Eastfield Drive
- Area 3 - Portuguese Bend South and Ranchero Road

On May 21, 2009, Sam Pena, from Allied Waste, and I went out and re-evaluated the three locations for:

- Visibility for Allied Waste vehicles, other vehicles, pedestrians and equestrians;
- Width of street;
- Traffic volumes;
- Driving distance for each Scout to the "Mother Truck" location;
- Impact to passing traffic at each location.

The Area 1 location of Saddleback Road (near Hillside) was re-evaluated. The main concern expressed by the resident of 3 Hillside Lane was that her horse would get easily scared when the "Mother Truck" parked between the Saddleback easement and the riding fence. The roadway characteristics along Saddleback Road in this particular area of the City allow for the truck to be stationed further north from this location. I recommend the "Mother Truck" be stationed between 36 and 42 Saddleback Road. This location provides visibility for vehicles, equestrian riders and the Allied Waste truck.

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The Area 3 location of Portuguese Bend South and Ranchero Road was re-evaluated. The main concern was visibility for northbound traffic. The parking of the truck at the present location is an acceptable location. From my field observation the northbound traffic is able to see the truck

when driving up hill. Additionally, since drivers are traveling at low speeds due to the grade on the hill, most drivers have enough time to react and stop if needed. I also evaluated the recommendation of 52 Portuguese Bend Road south as a possible staging location, however the "Mother Truck" cannot park on dirt roads and unless this area gets asphalt it cannot serve as a staging area.

VM:mec (06160)
16878/1002/M02

Agenda Item No.: 6-A
Mtg. Date: 01-22-09

TO: **MEMBERS OF THE TRAFFIC COMMISSION**

FROM: **ANTON DAHLERBRUCH, CITY MANAGER**

SUBJECT: **STAGING LOCATIONS FOR REFUSE HAULER'S "MOTHER TRUCK"**

DATE: **JANUARY 22, 2009**

BACKGROUND

The City's refuse hauler, Allied Waste, operates through "scouts" that collect refuse at each residence and transports it to a "mother truck" at a central location. The "mother truck" moves throughout each day to different locations in the City that are central to the collection efforts in a particular area the "scouts" are working.

There are 3 areas of the City. One area receives refuse collection on Mondays and Thursdays. One area receives refuse collection on Tuesdays and Fridays. One area receives refuse collection on Wednesdays and Saturdays. Within each area, Allied Waste desires 5 locations for the "mother truck" to be parked waiting for "scouts" to bring refuse. With 5 locations, the "scouts" cover between 27 and 65 residences.

In two of the three areas, because staging locations have been eliminated, the "mother truck" has only been parking in 3 staging locations (instead of the desired 5 staging locations in each area). As such, the "scouts" serve significantly more than 65 residences from a "mother truck" location (e.g., 86, 119 and 126 from 3 of the 6 locations in the 2 areas). The reduction in "mother truck" staging locations has resulted in "scouts" driving longer between residences and the "mother truck" and, it causes the "mother truck" to be stationed in one location for a longer period of time. If the two areas had 5 staging locations each, instead of the 3 currently within each (in total, 10 instead of 6), the 86, 119 and 126 residences served from 3 individual locations would be divided among 4 additional locations and reduce the number of residences served from each staging location to between 27 and 65.

Four staging locations within the 2 areas have been eliminated due to resident complaints. Residents have complained about the noise and cleanliness of where the "mother truck" has parked.

DISCUSSION

For effective and efficient refuse collection services, Allied Waste has requested 5 locations within each area for staging the "mother truck." In turn, City staff has asked the Traffic Engineer to evaluate and identify where in the City it is safe and practical for Allied Waste to stage. The Traffic Engineer will consider existing and former staging locations as well as any other, new locations that would be acceptable. Her report is due for the next Traffic Commission meeting.

At its' next meeting in March, the Traffic Commission will be asked to review the identified locations for staging the "mother truck" and recommend the locations to the City Council for approval. For the meeting, staff will inform residents of the topic via the City newsletter and send letters to residents adjacent to each proposed staging location.

RECOMMENDATION

No action is recommended at this time. This report is to advise the Traffic Commission of this topic for future discussion. Feedback and suggestions for consideration of this topic are welcome.

AD/
Public:2009 TRAFFIC COMMISSION AGENDAS:01-22-09 TC AGENDA:Mother Truck Staging Locations.doc

Subject: RE: City Council report
Date: Friday, September 7, 2018 3:23:50 PM Pacific Daylight Time
From: Grothaus, Raymond <RGrothaus@republicservices.com>
To: Yolanta Schwartz <ys@cityofrh.net>, Harris, Dawn <DHarris@republicservices.com>
CC: Pacheco, Luis <LPacheco@republicservices.com>, Elaine Jeng (ejeng@Elmonteca.gov) <ejeng@Elmonteca.gov>

Yolanta,
Here are the responses to the questions you provided. Should you need anything else please don't hesitate to reach out.

How many "areas" is the City divided into for trash/green waste pick up?
We run 5 scooter routes each day and service each customer 2x/week. So the city is split up into 5 routes on Monday and 5 routes on Tuesday then repeat that for Thursday/Friday. So we have the city split into 10 unique routes or areas.

What are the days you pick up in each area?

Mon/Thursday and Tuesday/Friday

Do you have a MAP of the areas?
Yes. We will send in a separate email or bring them by City Hall.

Do you pick up trash waste in the morning and greens in the afternoon?
Correct

How many Mother trucks are parked in the city?
One Mother truck

What would be the ideal number of staging locations in each area of service? How many locations in each area you use now?
We believe 4 would be ideal. We are rotating between 3 areas currently.

What are the Staging areas (approx. addresses) you use the most?
Georgeff

Is the Mother truck moved from one location to another location within the area being serviced on any one day; or does it stay in one location for the entire day of pick up from that area?
Yes, only on Georgeff – Monday and Thursday. Tuesday and Friday, the mother truck moves two times.

If the Mother Truck moves to a different location, how do you communicate to your drivers that it moved;
The Drivers know the daily and weekly routine but we communicate by text / phone – cell phone signal is poor in the area
Do the same drivers pick up the morning and afternoon waste?

Yes

How many scouts you have in the City at any one time?
5

How many residences are served by each scout now; what is the ideal number (if you were to have more locations for mother truck)
It is approx. 69 homes/scout truck/day.

What do you find as the obstacles and what are your challenges in doing your job given the nature of the City's service?
The style of service requires manual labor which increases risk and reduces efficiency. The narrow and winding roads can cause hazards for the scooter and mother trucks. We process all the waste removed as recycling so this increases the processing cost of the material.

Ray Grothaus
General Manager

14905 South San Pedro
Gardena, CA 90248
e rgrothaus@republicservices.com
o 310-436-7313 c 325-370-3341
w RepublicServices.com

From: Yolanta Schwartz [mailto:ys@cityofrh.net]
Sent: Thursday, August 30, 2018 9:09 AM
To: Grothaus, Raymond; Harris, Dawn
Cc: Pacheco, Luis
Subject: City Council report

Note that (ys@cityofrh.net) is an external email. Forward unfamiliar emails to infosec.phishing@republicservices.com

Good morning;
The Council asked me for a report on staging of the mother truck, issues of staging, how many places are used for staging (where/what days), etc..In 2009, the City's Traffic Engineer & Traffic Commission together with Allied Manager studied areas for staging and came up with 11 possible areas. Through the years some were eliminated

and some are not used by Republic, bcs of residents asking you to leave, or there reasons. So, the Council would like to re-visit this issue. I'm enclosing the staff report that went to CC in 2010.Apparently there was a short period of time when Allied serviced the City on Wednesday/Saturdays as well.
I need help from you. This will be on the Sept 24 CC meeting, but I need the information ASAP. Depending on how we want to present this to CC, it may be appropriate for someone from Republic to come to the meeting (7:00pm, Monday Sept 24)). Or maybe, once they decide to study the issue further, we'll have you there. For now, they asked for a REPORT on how is the service running/operated/managed and where are the staging areas.
Could you pls answer the following questions;

How many "areas" is the City divided into for trash/green waste pick up?
What are the days you pick up in each area?
Do you have a MAP of the areas?
Do you pick up trash waste in the morning and greens in the afternoon?
How many Mother trucks are parked in the city
What would be the ideal number of staging locations in each area of service? How many locations in each area you use now?
What are the Staging areas (approx. addresses) you use the most
Is the Mother truck moved from one location to another location within the area being serviced on any one day; or does it stay in one location for the entire day of pick up from that area?
If the Mother Truck moves to a different location, how do you communicate to your drivers that it moved;
Do the same drivers pick up the morning and afternoon waste
How many scouts you have in the City at any one time
How many residences are served by each scout now; what is the ideal number (if you were to have more locations for mother truck)
What do you find as the obstacles and what are your challenges in doing your job given the nature of the City's service?
Thank you

Yolanta Schwartz

Interim City Manager
City of Rolling Hills
2 Portuguese Bend Road, Rolling Hills, CA 90274
310 377-1521 F: 310-377-7288

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Subject: Staging locations
Date: Thursday, July 12, 2018 at 1:21:26 PM Pacific Daylight Time
From: Ewa Nikodem_City of Rolling Hills
To: Yolanta Schwartz
BCC: Yvette Hall

Yolanta, please see below and attached

07/23/2009 TC Minutes
OLD BUSINESS

STAGING LOCATIONS FOR REFUSE HAULER'S 'MOTHER TRUCK²

City Manager Dahlerbruch reviewed Allied Waste's operations in the City providing background concerning the requested staging locations for the refuse hauler's Mother Truck. He sated that Allied Waste originally requested fifteen locations for staging the Mother Truck and upon initial review of those sites, the Traffic Engineer recommended 12. He stated that those were presented for consideration at the March 23, 2009 meeting of the Traffic Commission and that based on public testimony received at that meeting staff was directed to further review the staging locations at Portuguese Bend Road/Ranchero Road, Crest Road East/Eastield Drive and Saddleback Road/Hillside Lane.

He also commented on a recent complaint of the staging location at 2 Chuckwagon Road and a concern from the resident at 76 Eastfield Drive requesting that specific location be considered at a later date. Additionally, he stated that another resident express concern regarding the location at Saddleback relative to traffic and staining of the asphault.

City Manager Dahlerbruch stated that upon further review of the Potruguese Bend Road/Ranchero Road location it was confirmed that the location is suitable and there are no feasible options. Additionally, he stated that the Saddleback Road/Hillside Lane location was re-evaluated and it was suggested that it be moved north. Lastly, he stated that concerning the Crest Road East/Eastfield Drive location it is recommended as a feasible stating site and upon review it was suggested that the staging location be moved to the eastbound lane of Crest to alleviate some of the concern, but it has been requested by the resident at the corner of Crest and Eastfield that it be continued until September 24, 2009.

Mel Kausen, 42 Saddleback Road addressed the Commission concerning the stating location on Saddleback Road/Hillside Lane stating that the noise and activity are bothersome. He also stated that it is unsafe and causes traffic problems.

Ed McGrath, 38 Saddleback Road addressed the Commission also concerning the staging location on Saddleback Road/Hillside Lane stating that he feels the location is unsafe and has the potential to cause accidents. He also stated that the noise is bothersome. He suggested if a location is required on Saddleback the most logical place would be at the far end where it intersects with Portuguese Bend. He also stated that the trucks leak fluid causing environmental damage. He presented a photograph showing stains on the asphault.

Carol Hoffman, 3 Hillside Lane addressed the Commission also concerning the staging location on Saddleback Road/Hillside Lane which is next to her riding arena. She stated that it creates an unsafe environment for the horses and makes the arena unusable during the time the truck is there. She presented a photograph showing the staging location in proximity to the riding arena.

Sam Pena, Republic Services (Allied Waste) addressed the Commission stated that Allied's intention is to provide service and get guidance from the community concerning the staging locations. He stated that having more locations would allow the mother trucks to be at a particular location for a shorter period of time.

Chair Hill stated that the discussion will be continued concerning the Saddleback Road/Hillside Lane location and Crest Road East/Eastfield location at the next meeting.

Commissioner Virtue noted that that the suggested location at Saddleback Road/Portuguese Bend Road may not be feasible as the location is not paved.

City Manager Dahlerbruch responded that the stating locations do need to be paved and that is important to have a location in the vicinity of Saddleback Road/Hillside Lane to provide service to the other side of Portuguese Bend Road where is not feasible, from an engineering perspective, to have a staging location.

Vanessa Munoz, City Traffic Engineer stated that the locations were reviewed from a safety point of view and due to the roadway characteristics of the City options are limited.. She stated that based on her review, these locations are the best options based on the City's

characteristics.

Following public comment and discussion, the Traffic Commission directed staff to further review the location on Saddleback Road. Chair Hill stated that Crest Road East/Eastfield Drive and Saddleback Road locations will be considered at the next meeting of the Traffic Commission.

09/24/2009 TC Minutes
OLD BUSINESS

CONTINUED DISCUSSION OF STAGING LOCATIONS FOR REFUSE HAULER'S 'MOTHER TRUCK'

Chairman Hill stated that Traffic Commission would commence discussion of the staging locations of the refuse hauler's mother truck noting that letter was received from Carol Hoffman, 3 Hillside Lane restating her position that she would like to avoid the truck being staged at the location on Saddleback Road near her riding ring citing concern for the safety of the horses and riders. Chairman Hill then asked for further comments from the audience.

Tina Greenberg, 32 Portuguese Bend Road addressed the Traffic Commission stating that she is concerned about the staging location at Wagon Lane which is just above her property. She stated that she is concerned not only about the noise and congestion, but also about the pollution which is what concerns her the most. She stated that they are exposed to approximately 8 hours of pollution each week further suggesting that the staging be fairly distributed throughout the community. Further discussion ensued concerning the number of residences served by the staging site at Wagon Lane and the feasibility of considering other locations.

City Manager Dahlerbruch reviewed Allied Waste's current operations in the City providing background concerning the current staging location. He further stated that the City, along with Allied Waste and the Traffic Engineer, has reviewed alternative sites for safety and feasibility and the Traffic Engineer has not been able to identify any safe locations on Portuguese Bend Road. Mrs. Greenberg suggested an alternative site at the top of Pine Tree Lane or Upper Blackwater.

Chairman Hill then noted that a correspondence was also received from Victor George, 76 Eastfield Drive concerning the staging location at Crest Road East and Eastfield Drive stating that he is unable to attend the meeting today, but requests that the Traffic Commission continue their consideration of this location to a later date so that he may be present. Following brief discussion concerning the feasibility of moving the staging location across the street, consideration of the Crest Road East and Eastfield Drive location was continued to the next meeting of the Traffic Commission.

Recognizing that a representative from Allied Waste had arrived, Chairman Hill asked if Allied is currently working on their equipment relative to pollutants. Sam Pena, Allied Waste addressed the Traffic Commission stating that when the new collection schedule began earlier in the month, the trucks were replaced with newer trucks that have been retrofitted so that they produce fewer emissions.

Discussion then ensued concerning the staging location on the lower portion of Saddleback Road relative to Ms. Hoffman's concern and the concern raised during previous consideration. City Manager Dahlerbruch stated that it is being proposed that the staging site on the lower portion of Saddleback be located between 35 and 42 Saddleback Road. He further stated that the Traffic Engineer has determined that the location is safe to accommodate a staging location and Allied has identified it as a preferable location. He stated that the affected residents were notified that the proposed location would be considered further noting that Allied Waste has addressed the previous concern regarding the staining of the asphalt. Commissioner Black stated that the situation requires cooperation and he does not mind the staging site being located in the vicinity of his property.

Following further discussion, the Traffic Commission recommended approval of the staging location between 36 and 42 Saddleback Road. Staff was directed to review/identify additional staging locations in the vicinity of the Wagon Lane location for consideration at the next meeting. Discussion concerning the staging location at Crest Road East and Eastfield Drive was continued to the next meeting.

01/24/2010 TC Mtg Minutes:
OLD BUSINESS

CONTINUED DISCUSSION OF STAGING LOCATIONS FOR REFUSE HAULER'S 'MOTHER TRUCK'

City Manager Dahlerbruch presented the staff report, providing the background of the Traffic Commission's consideration of the staging locations for the Allied Waste's 'Mother Truck'. He stated that in total 14 locations in 3 different areas were proposed to be used as staging locations and that with the exception of the Crest Road East/Eastfield Drive location, all of the locations have been recommended as acceptable by the Traffic Commission. He stated that before the Commission is a letter from a resident adjacent to the Crest Road East/Eastfield Drive location expressing their concerns regarding that specific location. He stated that the resident met with Allied Waste

and staff on Wednesday to discuss where the truck would be located and to discuss the timeframes during which it would be used. He further stated that Allied Wasted has indicated that they would like that staging location approved for use, but at this time they do not intend to use it and it would be used as a back up if the need arises in the future. He stated that the Traffic Engineer has reviewed the location and feels it meets the criteria to be used as a staging location. The Traffic Commission recommended approval of the staging location at Crest Road East and Eastfield Drive and directed staff to present the summary list of recommended staging locations to the City Council for approval. Hearing no objection, the Chairman so ordered.

Stephanie Culver, 76 Eastfield Drive addressed the Traffic Commission stating that she was encouraged by the meeting that she had with Allied and her hope is that her concerns will be addressed.

Discussion ensued concerning the feasibility of the location, the duration of the truck being located at the location and the fact that Allied is proposing to only use the location as a back up. Following further discussion, the Traffic Commission recommended approval of the staging location at Crest Road East and Eastfield Drive and directed staff to present the summary list of recommended staging locations to the City Council for approval. Hearing no objection, the Chairman so ordered.

Then, on 2/22/2010 the recommendation from the TC was on the Consent Calendar and considered with all other items on Consent. Below are the 2/22/10 CC Minutes:

MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, FEBRUARY 22, 2010
CONSENT CALENDAR
Matters which may be acted upon by the City Council in a single motion. Any Councilmember may request removal of any item from the Consent Calendar causing it to be considered under Council Actions.
A.
Minutes - Regular Meetings of January 25, 2010.
RECOMMENDATION: Approve as presented.
B.
Payment of Bills.
RECOMMENDATION: Approve as presented.
C.
Financial Statement Month of January, 2010.
RECOMMENDATION: Approve as presented.
D.
Allied Recycling Tonnage Report for January 2010.
RECOMMENDATION: Receive and file.
E.
Consideration of approval of the General Services Agreement between the City and the County of Los Angeles and Adoption of Resolution No. 1081 - A Resolution of the City Council of the City of Rolling Hills Adopting the General Services Agreement between the City of Rolling Hills and the County of Los Angeles.
RECOMMENDATION: Approve as presented.
F.
Correspondence from Cox Communications regarding Rate AdjustmentsMarch 1, 2010
RECOMMENDATION: Receive and file.
G.
Consideration of modifications to the City of Rolling Hills Investment Policy and to the City of Rolling Hills Financial, Budget and Debt Policies.
RECOMMENDATION: Approve as presented.
H.
Palos Verdes Peninsula Regional Law Enforcement Committee meeting minutes of November 17, 2009.
RECOMMENDATION: Receive and file.
I.
Fire Code Ad Hoc Committee meeting notes of February 16, 2010.
RECOMMENDATION: Receive and file.
ITEMS FROM THE TRAFFIC COMMISSION
J.
Consideration of Traffic Commission recommendation of Staging Locations for the Refuse Hauler's [3]Mother Truck[2].

RECOMMENDATION: Approve as presented.

K.

Consideration of a request from the South Coast Chapter of the California Native Plant Society for a Garden Tour at 4 Appaloosa Lane and 20 Cinchring Road on Saturday, April 17, 2010.

RECOMMENDATION: Approve as presented.

City Manager Dahlerbruch stated that on item 3B, check number 20961 to Group Delta should be removed from consideration in the request for approval. Councilmember Black asked that item 3G be removed from the Consent Calendar for individual consideration. The Mayor so ordered. Councilmember Hill moved that the City Council approve the remaining items on the consent calendar. Councilmember Lay seconded the motion, which carried unanimously by those Councilmembers in attendance.

Thank you,

Ewa

Ewa Nikodem, Administrative Assistant
City of Rolling Hills, 2 Portuguese Bend Road, Rolling Hills, CA 90274

310-377-1521 Fax: 310-377-7288 www.Rolling-Hills.org

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WILLDAN Engineering

Memorandum

TO: Karina Banales, City Manager

FROM: Vanessa Munoz PE, TE, City Traffic Engineer

DATE: May 14, 2025

SUBJECT: Mother Truck Station Expansion

This memorandum reviews the city's request for recommendations on three proposed new locations for Republic's mother truck staging. The city has evaluated various sites including those approved in 2010 and new sites to determine suitable areas for the mother truck staging and scooter to safely maneuver while minimizing inconvenience to the residents and vehicle conflicts.

The table below shows sites that consistently work for weekly service, which occur once a week for no more than a 4-hour window at each location. Republic is requesting to use the listed sites below:

	Location	Current Staging Location	New Staging Location	Acceptable Staging Location
1	Roadrunner		X	X
2	Poppy Trail (at Saddleback/Portugues Bend Road)		X	X
3	52 Portuguese Bend Rd. S.		X	X
4	Outrider Rd/Eastfield Dr.	X		X
5	Crest Rd. E/Eastfield Dr.	X		X
6	Georgeff Rd.	X		X
7	Caballeros/Crest Rd. E	X		X
8	Buggy Whip Dr/Crest Rd W.	X		X
9	Southfield Dr/Packsaddle Rd. E.	X		X

I evaluated the proposed sites for sight visibility, street width, traffic volumes, driving distance for each scout to the mother truck staging location and impact to passing traffic at each location and concluded all three proposed new sites are acceptable.

April 22, 2025

Robert and Lisa Tun
2 Roadrunner Rd
Rolling Hills, CA 90274

Karina Banales
City Manager of Rolling Hills
2 Portuguese Bend,
Rolling Hills, CA 90274

Re: **Republic Garbage Truck Collection Staging Site at Roadrunner Rd, Rolling Hills**

Ms. Banales,

We strongly object to Republic garbage truck stationed close to our house on Roadrunner Rd. every Monday for over the past six months. This may have been City's temporary arrangement during the street closure due to road construction at Saddleback Rd/Portuguese Bend last year. However, I want the City to understand that our quiet residential area at Roadrunner Rd is not a "neighborhood garbage collection staging area" for Republic's stationed garbage truck (even for four hours on Monday). Such unsanitary, loud garbage collection staging activities at Roadrunner Rd on Monday should be immediately moved to a commercial/industrial site or to its original designated garbage collection staging site prior to Saddleback Road street closure.

Secondly, this unreasonable, non-stop activity of loud decibel noise, which is generated from the hydraulic lifting and dumping of loaded trash bin (unloaded from a pick-up vehicle) into the bed of the rear-loading garbage truck and its compaction of its collected garbage, carries over into our home and neighborhood. This garbage collection staging activity by Republic at this Roadrunner Road driveway has become a serious noise nuisance and disrupts our quiet enjoyment of live and home.

Thirdly, a staging site for unsanitary garbage collection activity is normally conducted in an industrial and environmentally appropriate location. However, to observe first-hand this garbage collection activity staging area by Republic in a quiet, residential Roadrunner Road is a blatant disregard of homeowner's property value. It also ruins the "curb appeal" of Roadrunner Road. Please note that the garbage staging site leaves a section of dirty, unsanitary floor stain build up on the asphalt entrance driveway of Roadrunner Road. This buildup of deep floor stain comes from Republic employee's sweeping of the garbage spill and waste fallen from the garbage truck.

We sincerely respect that the City of Rolling Hills will make immediate arrangement to relocate this temporary unsanitary and noisy garbage collection staging site used by

Republic's parked garbage truck at Roadrunner Road to a "proper and appropriate" industrial/commercial area located within Rolling Hills without any delay. Was there any problem with the original site used prior to the recent temporary street closure of Saddleback Road for road construction?

Your immediate attention to this matter is appreciated.

Truly,

Robert and Lisa Tun
2 Roadrunner Rd,
Rolling Hills, CA 90274
[redacted]

cc: Jeff Pieper, Major
Bea Dieringer, Major Pro Tem
James Black, M.D., Councilmember
Patrick Wilson, Councilmember
Leah Mirsch, Councilmember

ROLLING HILLS RESIDENTS' PETITION LETTER

TO THE CITY COUNCIL OF ROLLING HILLS (MAYOR JEFF PIEPER, MAYOR PRO TEM BEA DIERINGER, COUNCILMEMBER JAMES BLACK, M.D., COUNCIL MEMBER PATRICK WILSON, AND COUNCILMEMBER LEAH MIRSCH); AND

TO THE CITY MANAGER OF ROLLING HILLS (KARINA BANALES):

We, the undersigned residents of Rolling Hills living on the affected Roadrunner Road as well as the nearby affected portions of Saddleback Road, state the following grievances and petition the City Council and City Manager of Rolling Hills for immediate actions to redress the existing and ongoing harm:

WHEREAS, every Monday for several hours from morning to early afternoon, the Republic Services Inc. mother garbage truck has operated at a staging site on Roadrunner Road, causing **NUISANCE SUCH AS EXTREME AND CONSTANT NOISE DISTURBANCE, AIR CONTAMINATION POLLUTION, WIDESPREAD OFFENSIVE ODOR, AND DIFFICULTY IN NAVIGATION**.

THEREFORE, WE DEMAND THE CITY COUNCIL AND THE CITY MANAGER TO IMMEDIATELY DO THE FOLLOWING:

RECEIVED
JUL 21 2025
City of Rolling Hills
By

1. To have the Republic Services Inc. mother garbage truck immediately cease its activity on Monday to use Roadrunner Road as a staging site for the collection of the garbage of the surrounding service area.

2. To have the Republic Services Inc. mother garbage truck staging location on Roadrunner Road every Monday be immediately changed to the original staging spot on Poppy Trail near its intersection with Portuguese Bend Road. The aforesaid original site had not been available as a result of road closure due to road sinkhole repair construction in September, 2024, but now all such repairs have been fully completed and the road closure no longer exists.

3. If the original staging spot is not available or viable, to have the new staging spot be located at a proper and appropriate industrial or commercial site as determined by qualified experts to avoid the creation of a nuisance to the nearby and surrounding landowners.

[*Remainder of the Page Intentionally Left Blank.*]

Signed: [signature]

Name (print): Robert Tun

Address (Street): 2 Roadrunner Rd

Adress (City, State, Zip): Rolling Hills, CA

Tel: [redacted]

Email: [redacted]

Signed: [signature]

Name (print): LISA TUN

Address (Street): 2 Roadrunner

Adress (City, State, Zip): Rolling Hills, CA

Tel: [redacted]

Email: [redacted]

Signed: Sandy Cobb

Name (print): SANDY COBB

Address (Street): 6 Roadrunner Rd

Adress (City, State, Zip): Rolling Hills CA 90274

Tel: [redacted]

Email: [redacted]

Signed: [signature]

Name (print): Cathleen Edelbrock

Address (Street): 45 Saddleback Rd.

Adress (City, State, Zip): Rolling Hills, CA

Tel: [redacted]

Email: [redacted]

Signed: Brian Hamblin Name (print): Brian Hamblin Address (Street): 45 Saddleback Rd Adress (City, State, Zip): Rolling Hills, CA Tel: [redacted] Email: [redacted]	Signed: [illegible] Name (print): Waleed Alotaibi Address (Street): 14 Roadrunner Rd Adress (City, State, Zip): 90274 Tel: [redacted] Email: [redacted]
Signed: _____ Name (print): _____ Address (Street): _____ Adress (City, State, Zip): _____ Tel: _____ Email: _____	Signed: _____ Name (print): _____ Address (Street): _____ Adress (City, State, Zip): _____ Tel: _____ Email: _____

Signed: [signature]	Signed: Traude Gitter
Name (print): Colt Terry	Name (print): TRAUDE GITTER
Address (Street): 72 SADDLEBACK.	Address (Street): 67 Saddleback
Adress (City, State, Zip): RH CA 90274	Adress (City, State, Zip): R.H. 90274
Tel: [redacted]	Tel: [redacted]
Email: [redacted]	Email:
Signed: [signature]	Signed: [signature]
Name (print): Chanel Terry	Name (print): Susan Chung
Address (Street): 72 Saddleback Rd	Address (Street): 11 Roadrunner Rd
Adress (City, State, Zip): RH, CA 90274	Adress (City, State, Zip): RH CA 90274
Tel: [redacted]	Tel: [redacted]
Email: [redacted]	Email: [redacted]

Signed: Elizabeth C Name (print): ELIZABETH LAM Address (Street): 68 SADDLEBACK RD Adress (City, State, Zip): ROLLING HILLS Tel [redacted] Email: [redacted]	Signed: Maurice Lam Name (print): MAURICE LAM Address (Street): 68 SADDLEBACK RD Adress (City, State, Zip): ROLLING HILLS Tel: [redacted] Email: [redacted]
Signed: _____ Name (print): _____ Address (Street): _____ Adress (City, State, Zip): _____ Tel: _____ Email: _____	Signed: _____ Name (print): _____ Address (Street): _____ Adress (City, State, Zip): _____ Tel: _____ Email: _____

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 12.B.
Meeting Date: 7/28/2025

To: City Council

From: Christian Horvath, Assistant to the City Manager / City Clerk

Thru: Karina Bañales, City Manager

Subject: Consideration of awarding a construction contract to Fidelity Builders, Inc. for providing construction services on the Tennis Court ADA Improvement Project in an amount not-to-exceed $783,506.25, Authorize the City Manager to execute the agreement, and finding the project categorically exempt from the California Environmental Quality Act

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Background:
At the June 12, 2023 City Council Meeting, city staff reported on a coordination meeting with the Rolling Hills Community Association (RHCA) held in May 2023. At this meeting, it was communicated that the City's Tennis Courts ADA Improvement Project (TC-ADA) would incorporate the grading and retaining wall to support the RHCA's Cabana improvement/amenities project. This addition to the City's improvement plans was determined based on concerns over the sequence of construction and to facilitate workflow between contractors commissioned by the city and the RHCA. City staff, RHCA, and Bolton Engineering held two subsequent coordination meetings on June 6, 2023, and June 14, 2023, to discuss outstanding items and update all parties.

On June 26, 2023 the City Council directed staff to advertise the TC-ADA for bids and approved the allocation for landscape, irrigation, and lighting plans. The City Council would be provided the opportunity to review the results of the construction bids and ultimately decide whether to award a contract at a later date.

On July 10, 2023, the City Council approved Resolution No. 1344, authorizing a budget amendment to transfer $307,000 from reserves to the Capital Projects Fund for this project.

On July 12, 2023, City staff began the first of many monthly meetings with the RHCA regarding project coordination and the process for further submissions to LACBS.

On July 24, 2023, the City Council was asked to approve RHCA’s conceptual design so they could submit plans to Los Angeles County Building & Safety (LACBS) to begin the permitting process. The Council voted to approve it as presented, noting that it would discuss the proposed firepit when the item comes back in the future.

In August 2023, staff worked on addressing LACBS requirements for Low-Impact Development (LID) standards. The RHCA finalized their plans for submission to LACBS and began preparing to get estimates on their Cabana project.

In October 2023, LACBS acknowledged receipt of resubmittals but did not indicate a timeframe for response. The retaining wall plans were approved.

In November 2023, the RHCA shared plans for the expansion of Tennis Court #1, a proposal for the scope of work, and cost estimates. Staff and the RHCA continued with planning/staging discussions to lead responsibility for the various project components.

In December 2023, as part of the ongoing discussions, the RHCA provided staff with plans, two bids from 2022, and a staff memo that described the tennis club's request and scope of work for the rebuilding and expansion of Court #1. The RHCA agreed to send an overview of their construction program with timelines and key milestones.

In January 2024, staff received approved grading plans from LACBS. RHCA enlisted the services of the Bergman Group to help with construction management, and LACBS began its second round of review on RHCA's cabana

On March 25, 2024, City staff provided a status update to the City Council as outlined in this report.

On April 22, 2024, the City Council unanimously approved assigning the RHCA to lead responsibility for the combined TC- ADA and Cabana projects. The city then took the lead in constructing the subsequent Tennis Court #1 Expansion Project.

At the June 24, 2024, City Council meeting, staff presented that due to financial constraints caused by significant infrastructure repairs requiring immediate attention, the RHCA had reconsidered their approach and requested reverting to the initial concept with the City leading the ADA component of the Tennis Court improvements. To assist with the fiscal impact, the RHCA board had agreed, per lease agreement obligations, to contribute 50% of the associated cost for the TC- ADA. The RHCA board allocated $400,000 and would review and consider additional funding if required. Based on this information, the City Council authorized reallocating funds from the capital account designated for the Tennis Court 1 expansion project back to the TC-ADA.

On August 26, 2024, the City Council approved a contract with the Bergeman Group for Construction Management Services.

On November 6, 2024, staff released a public notice of bid for the Tennis Court Improvement Project, Job No. 2024-01, with a closing date of December 3, 2024. While interested parties attended the mandatory job walk, upon closing, no interested bidders submitted.

On January 14, 2025, staff re-released a public notice of bid for Tennis Court Improvement Project, Job No. 2025-01 Request for Bid. On February 18, 2025, the City received three (3) sealed bids at the 2 pm Bid Closing that totaled from $700,360 to $2,648,138.83.

On April 14, 2025, staff presented the three bids for the City Council's consideration and potential awarding to the lowest responsible bidder. The City Council, in the public interest, rejected all bids and requested staff re-issue the bid again in the hopes that more contractors would participate and lower the bid amount. Staff revised the bid and accompanying breakdown form with the intention of simplifying the process for interested bidders.

On June 23, 2025, this item was brought before the City Council and tabled for the next meeting.

Discussion:
On April 30, 2025, staff re-released a public notice of bid for Tennis Court Improvement Project, Job No. 2025-03 Request for Bid. On May 27, 2025, the City received one (1) sealed bid at the 2 pm Bid Closing as follows:

Bidder	Address	Base Bid Amount
Fidelity Builders, Inc.	1824 Oakwood Ave., Glendale, CA 91208	$713,861.25

Staff validated the bid received (Attachment A) and determined that Fidelity Builders, Inc. is the lowest responsive and responsible bidder. Staff, in discussion with the RHCA, has removed Allowance Item No. 3 from the attached bid breakdown (Attachment B) since landscaping work will not be required as a part of this project. Staff's recommendation is to award the construction contract to Fidelity Builders, Inc. for $713,861.25 (including 2.5% Performance & Payment Bond Costs) and allocate an additional $69,645 as a 10% contingency for a total of $783,506.25.

ENVIRONMENTAL REVIEW
The approval of the construction contract to Fidelity Builders, Inc. is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301 [Class 1]. Class 1 applies to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Here, the project proposes to demolish existing improvements within the project area, grading and site preparation, installation of retaining wall, ADA/site improvements, and install foundation, plumbing and electrical undergrounding for the proposed Cabana building. None of these proposed improvements on the tennis courts and proposed cabana will expand the existing use of this site. Further, none of the exceptions outlined in State CEQA Guidelines section 15300.2 apply. Thus, the project fits within the Class 1 exemption, and no further environmental review is required.

Fiscal Impact:
The total not-to-exceed fee for Fidelity Builder, Inc. is $783,506.25 and includes a 10% contingency.

The City Council currently has a balance of approximately $279,301 appropriated in the Capital Improvement Fund for this project.

In 2024, the City Council approved $103,950 for construction management services, which included a 10% contingency. To date, the City has spent $11,496.50 on pre-construction consultation, leaving a balance for Construction Management / Project Closeout of $92,453.50. Assuming these costs are fully used, the City would have $186,847.50 remaining to execute construction.

As noted in the report's background section, to assist with the fiscal impact and in accordance with the existing lease agreement obligations with the RHCA, their board has agreed to cost-share 50% of the associated project expenses. The RHCA has currently allocated $400,000 towards the ADA component and would review /consider additional funding if required. The RHCA has also agreed to cost-share 50% of the ongoing associated Construction Management costs. A 50% cost-share is $398,432 ($437,980 with contingencies). Staff have prepared a spreadsheet (Attachment D) to illustrate the projected costs and funding mechanisms.

The City Attorney has prepared a Cost Sharing Agreement (Attachment E) between the City and RHCA.

Staff will return with a Budget Amendment Resolution transferring $158,679 from the General Fund Reserves for costs above what is already budgeted or will be provided by the RHCA. The usable portion of the General Fund Reserves balance is approximately $878,000. A transfer to complete the Tennis Court ADA project will leave a balance of $719,321.

Note: The City has approximately $2.65 million in contingency reserves per the City's financial policies.

Recommendation:
Approve as presented.

Attachments:
1. Attachment A - CL_BID_250527_TC_ADA_FidelityBuilders
2. Attachment B - CL_BID_250623_2025-03_TC_ADA_Project_BidBreakdownForm_F_A
3. Attachment C - CA_AGR_250728_FidelityBuildersInc_TC-ADA_2025-03_D
4. Attachment D - CL_BID_250728_2025-03_TC_ADA_Project_Costs_v2
5. Attachment E - CA_AGR_250728_RHCA_TC-ADA_CostSharing_D1

RECEIVED
MAY 27 2025
City of Rolling Hills
by

DETAILED BID BREAKDOWN FORM

Owner: City of Rolling Hills
Project Type: ADA City Project
Contractor:

Bergeman GROUP

ITEM NUMBER	ITEM DESCRIPTION	INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST
GENERAL CONDITIONS						
1	Mobilization / Demobilization: All preparation required to construct the scope of work. Including, but not limited to: **Traffic Control, Exterior Dust Control, Temporary Dust Fence & Protection of Non-Work Areas, Debris Removal, Daily Cleaning & Final Cleaning, Safety, Hoisting, Materials Handling, etc.**	self	1	Lump sum	N/A	$63,840.00
2	Construction Administration: All administrative work required to construct the scope of work. Including, but not limited to: **Construction Permitting, QA/QC, Meetings, Project Management, Project Schedule, 3-Week Look Ahead Schedules, Substantial Completion, and Final Completion Meetings, Submittals, RFIs, etc.** Building Permit Filing and Coordination By Contractor - Complete Contractor Statement and pick up Permit (fees related to permitting to be reimbursed to Contractor by Owner with no markup to Contractor)	self	1	Lump sum	N/A	$13,200.00
					TOTAL: GENERAL CONDITIONS	**$77,040.00**

ITEM NUMBER	ITEM DESCRIPTION	INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST
DEMOLITION / CONSTRUCTION (SITE IMPROVEMENTS)			*Quantities provided are estimated and for bidding purposes only			
1	Demolition/Removals: all existing improvements, utilities, structures within the limits of work shown on plans GR2301100001 necessary to construct the improvements as shown on all plans associated with this project. City requires construction and demolition (C&D) permit for hauling and recycling from third parties and has recycling requirements. The City's franchise waste hauler, Republic Services, will take care of the C&D if they are used.	UBD Inc.	1	Lump sum	N/A	$58,800.00
2	**GRADING:** A) Rough grading needed per Grading plans. B) Install site drainage and erosion controls. C) Fine grading prior to putback commencement.	El Camino	1	Lump sum	N/A	$28,800.00
3	**RETAINING WALL:** A) Install Retaining Wall per Retaining Wall plans - BL2308170004	Hulk	1	Lump sum	N/A	$24,000.00
4	**PAVING:** A) Install new pavement at new ADA Van accessible parking space per Architectural plans. B) Asphalt & Concrete Mix Designs & Batch Testing - For each type of asphalt and concrete to be used on the project, provide proposed mix designs and produce test batches showing compliance with City of Rolling Hills specifications. C) Paint cross walks per Architectural plans.	El Camino	1	Lump sum	N/A	$62,205.00
5	**ADA/SITE IMPROVEMENTS:** A) Install new ADA Van Parking space per plans plans. Striping, signage and painted ISA on pavement included. Refer to detail #17 and 18 on sheet A-602 of the Architectural plans. B) Install new wheel stop at new ADA Van parking space per detail #8 on sheet A-602 of the Architectural plans. C) Install new truncated domes at all ramp landings per detail #15 on sheet A-602 of the Architectural plans. D) Install new ramps and pathways, concrete curbs, retaining wall/retaining curbs, and pavers per plans specs. E) Install new hand rails, nosing and warning strips per details #3, 5, 8 and 15 on sheet A-603 of the Architectural plans. F) Retaining Wall: ADA ramp (From Parking Area) G) Retaining Wall: ADA ramp (Tennis Court Viewing Area) H) Install ADA Lighting I) Landscape: Irrigation line sleeves	El Camino and Hulk	1	Lump sum	N/A	$210,320.00
					TOTAL: GRADING	**$384,125.00**

ITEM NUMBER	ITEM DESCRIPTION	INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST
CABANA (FOUNDATION & SUBSURFACE ONLY)			*Quantities provided are estimated and for bidding purposes only			
1	**FOUNDATION:** A) Install all foundation plan components per plan specs. B) Strip all forms and cleanup once concrete has cured. C) Install all structural framing hardware that is embedded into the foundation for the Cabana and adjacent trellis per approved structural plans.	Hulk	1	Lump sum	N/A	$103,195.00
2	**ROUGH PLUMBING:** A) Installation of all rough plumbing/new utility stubs per specs on plans.	So Cal	1	Lump sum	N/A	$91,600.00

DETAILED BID BREAKDOWN FORM

Owner: City of Rolling Hills
Project Type: ADA City Project
Contractor: _____

ITEM NUMBER	ITEM DESCRIPTION	INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST
3	ROUGH ELECTRICAL: A) Installation of all rough electrical per specs on plans. B) Providing Title 24 specs on all materials used (As necessary)	Integral	1	Lump sum	N/A	$34,490.00
					TOTAL: STRUCTURAL	$229,285.00

PROJECT TOTALS

TOTAL PROJECT CONSTRUCTION COSTS	$690,450.00
Performance & Payment Bond Percentage (%)	2.50%
Performance & Payment Bond Cost ($$)	$17,261.25
Contingency 10%	$69,045.00
TOTAL PROJECT CONSTRUCTION COSTS W/ PERFORMANCE & PAYMENT BONDS WITH CONTINGENCY	$776,756.25
TOTAL WORKING DAYS TO COMPLETE PROJECT	120 days

ALLOWANCES

ITEM NUMBER	ITEM DESCRIPTION	INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST
1	Subgrade compaction testing	El Camino	1	EA	$0.00	$2,400.00
2	Special Inspections as required by City of Rolling Hills.	self	1	EA	$0.00	$3,600.00
3	Existing Landscape repairs and replacements.	Bennett	1	Lump sum	N/A	$90,400.00

TOTAL PROJECT CONSTRUCTION COSTS	$96,400.00
ALLOWANCES Performance & Payment Bond Percentage (%)	2.50%
Performance & Payment Bond Cost ($$) OF ALLOWANCES	$2,410.00
Contingency 10%	$9,640.00
TOTAL ALLOWANCES COSTS W/ PERFORMANCE & PAYMENT BONDS AND CONTINGENCY	$108,450.00

GRAND TOTAL

GRAND TOTAL PROJECT CONSTRUCTION COSTS W/ ALTERNATES, ALLOWANCES AND PERFORMANCE & PAYMENT BONDS WITH CONTINGENCY	$885,206.25

RECEIVED

MAY 27 2025

City of Rolling Hills

by _____

PROPOSAL

Date: May 26th, 2025

Tennis Court ADA Improvement Project, Job No. 2025-03

TO THE CITY OF ROLLING HILLS, ROLLING HILLS, CALIFORNIA

Pursuant to the foregoing Notice to Contractors, the undersigned bidder herewith submits a proposal on the bidding form or forms attached hereto and made a part hereof, and binds himself on award by the City of Rolling Hills under this proposal to execute in accordance with such award a contract, of which this proposal and the said Notice to Contractors, Instructions to Bidders, Specifications, and drawings shall be a part, and to furnish the bond or bonds required by the Specifications. The attached Notice to Contractors, Instructions to Bidders, Specifications, and drawings are made a part of this proposal and all provisions thereof are hereby accepted.

The bidder acknowledges that the Instructions to Bidders provides, among other things, that the Contract shall be terminated and the bid bond forfeited if the contractor fails to provide the applicable insurance certificates and bonds within the time set forth in Section 21 of the Instructions to Bidders.

The bidder further agrees that, in case of his/her default in executing the required contract and the required bond or bonds, or furnishing the required insurance, the money payable under the bid bond accompanying his proposal shall be applied by the City towards payment of the damage to the City on account of such default, as provided in the specifications.

(CORPORATE SEAL OR NOTARIAL ACKNOWLEDGEMENTS OF SIGNATURE - IF PARTNERSHIP OR PROPRIETORSHIP)

Firm Fidelity Builders, Inc.

By _____

(Signature)

Name/Title Narek Halabian, VP

Address 1824 Oakwood Ave.

Zip Glendale, CA 91208

Phone (818) 679-8059

E-mail: cityclerk@cityofrh.net

Nature of firm (corporation, partnership, etc.) and names of individual members of the firm, or names and titles of officers of the corporation.

Kyork Halablian - President
Narek Halablian - VP

C - Corporation

Corporation organized under the laws of the State of: CA

BIDDERS PROPOSAL

Name of Bidder: Fidelity Builders, Inc. The undersigned, having examined the proposed Contract Documents titled:

Tennis Court ADA Improvement Project, Job No. 2025-03

and having visited the site and examined the conditions affecting the work, hereby proposes and agrees to furnish all labor, materials, equipment, and appliances, and to perform operations necessary to complete the work as required by said proposed Contract Documents as itemized below:

PROJECT BID SCHEDULE - SEE AND COMPLETE SEPARATE EXCEL FILE

BASE BID (INCLUDING ALLOWANCES):

eight hundred eighty five thousand two hundred six dollars and twenty five cents ($ 885,206.25)

Base Bid Total Sum in Words Base Bid — Total Sum in Figures

The City reserves the right to request the unit price of some or all contract items.

Fidelity Builders, Inc. — Name of Bidder

10% — Amount of Certified Check/Bidder's Bond

18241 Oakwood Ave. Glendale CA 91208 — Address

Developers Surety & Indemnity Co. — Name of Bonding Company

The price shall include all State, Federal, and other taxes applicable to the project, and shall be a firm offer for a period of Ninety (90) days after the date of bid opening.

Bid Items:

1. General Conditions

   Mobilization / Demobilization: All preparation required to construct the scope of work. Including, but not limited to:
   Traffic Control, Exterior Dust Control, Temporary Dust Fence & Protection of Non-Work Areas, Debris Removal, Daily Cleaning & Final Cleaning, Safety, Hoisting, Materials Handling, etc.

   Construction Administration:
   All administrative work required to construct the scope of work. Including, but not limited to: Construction Permitting, QA/QC, Meetings, Project Management, Project Schedule, 3-Week Look Ahead Schedules, Substantial Completion, and Final Completion Meetings, Submittals, RFIs, etc.

   Building Permit Filing and Coordination By Contractor - Complete Contractor Statement and pick up Permit (fees related to permitting to be reimbursed to Contractor by Owner with no markup to Contractor)

2. Demolition / Construction (Site Improvements)

   Demolition/Removals:
   All existing improvements, utilities, structures within the limits of work shown on plans GR2301100001 necessary to construct the improvements as shown on all plans associated with this project. City requires construction and demolition (C&D) permit for hauling and recycling from third parties and has recycling requirements. The City's franchise waste hauler, Republic Services, will take care of the C&D if they are used.

   Grading:
   Preparation of the soil for the new construction and putback. This defines all grading (rough and fine) with appropriate fill amounts including drainage and erosion controls as noted on the Grading plans.

   Retaining Wall:
   Install RetainIng Wall per Retaining Wall plans - BL2308170004

   Paving
   General paving at the parking area to align with existing city street. This includes paint striping for the ADA street improvements as well as new crosswalks per the Architectural plans. Contractors must provide all mix design and batch testing for the asphalt to ensure compliance with the specifications.

   ADA Improvements / Site Improvements:
   All work improvements to comply with the Americans with Disabilities Act shown on the Grading, Architectural and Landscape plans, not limited to the following:
   a. All work required to install the ADA improvements as shown on approved Grading and Drainage Plans.
   b. Site ADA details on the approved Architectural Plans including new ADA parking Stall signage, striping, and wheel stop per details 17, 18, 8 on Sheet A-602; Stair

and Ramp handrails, Stair Nosing, and Stair Warning Striping/Nosing per details 3, 8, 5, and 10 on Sheet A-603.

c. The lighting as shown on the Landscape Improvement Plans, Sheets LL-1, LL-2, and LL-3

d. All work required to install the improvements as shown on approved Retaining Wall Plans and the Landscape Improvement Plans LI-1. The retaining wall scope includes two types of retaining walls: ramp retaining walls and planter retaining walls. The landscape plans show new "sleeves" for the new plantings and for future installation of a landscape irrigation system beneath the Tennis Court ADA hardscape improvements.

3. Cabana Foundation & Subsurface Only

Foundation
All work required for installation of foundation for the future Cabana Building. Construction of the foundation for the future Cabana in accordance with the approved structural plans and necessary plumbing and electrical embed connections per both Electrical and Plumbing plans.

Rough Plumbing
Installation of all Plumbing scope noted in the Plumbing drawings including all new utility stubs, all rough plumbing water and wastewater piping beneath Cabana Foundation and Slab as shown on Plumbing Plans P-3, P-4, and P-4.1. Install 1" water service from POC to Cabana as shown on Plumbing Plan P-2. Install 3" wastewater line from Cabana to existing Septic Tank as shown on Plumbing Plan P-2.

Rough Electrical
Installation of all Electrical scope noted in the Electrical drawings pertaining to providing future electrical service to the future Cabana facility. Includes new conduit from power source ("MS") to future Cabana Electrical Panel ("A") as shown on Electrical Plans E-2 and E-4.

4. Allowances
Contractors will supply additional bid numbers for additional subgrade compaction testing and any special inspections required by the City of Rolling Hills. Additional allowances for additional Architectural services related to the ADA improvements and any existing landscape repairs required during the grading and backfill site construction.

BID BOND

Bond No. : N/A **KNOW ALL PERSONS BY THESE PRESENTS** that:

WHEREAS the City of Rolling Hills, California ("City"), has issued an invitation for bids for the work described as follows:

Tennis Court ADA Improvement Project, Job No. 2025-03

WHEREAS Fidelity Builders, Inc.

1824 Oakwood Ave. Glendale, CA 91208
(Name and address of bidder)

("Principal"), desires to submit a bid to City or the work.

WHEREAS, bidders are required, under the terms of the Section 20170 of the California Public Contract Code, to furnish a form of bidder's security with their bid.

NOW, THEREFORE, we, the undersigned Principal, and Developers Surety and Indemnity Company

800 Superior Avenue E., 21st Floor, Cleveland, OH 44114
(Name and address of Surety)

("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the City in the penal sum of TEN PERCENT (10%) of the Total Amount Bid ~~Dollars ($----------)~~, being not less than ten percent (10%) of the total bid price, including alternate, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bound Principal is awarded a contract for the work by the City and, within the time and in the manner required by the bidding specifications, enters into the written form of contract included with bidding specifications, furnishes the required bonds, one to guarantee faithful performance and the other to guarantee payment for labor and materials, and furnishes the required insurance coverage, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

In case suit is brought upon this bond, Surety further agrees to pay all court costs incurred by the City in the suit and reasonable attorneys' fees in an amount fixed by the court.

IN WITNESS WHEREOF, this instrument has been duly executed by Principal and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: May 23, 2025

"Principal" Company Name:	"Surety" Company Name
Fidelity Builders, Inc.	Developers Surety and Indemnity Company
By:	By:
Name: Narek Y. Halablian	Name: Edward N. Hackett
Its: Vice President	Its: Attorney-in-Fact
By:	By: carly matlock
Name: Kyork Halablian	Name: Carly Matlock
Its: President	Its: Witness

(Seal) (Seal)

Note: This bond must be dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On May 27, 2025 before me, Elen Shakhgeldyan, Notary Public
(insert name and title of the officer)

personally appeared Narek Yeghia K Halabian ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ELEN SHAKHGELDYAN
Notary Public - California
Los Angeles County
Commission # 2494869
My Comm. Expires Jul 18, 2028

Signature _____ (Seal)

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On MAY 23 2025 before me, Carly P. Matlock, Notary Public,
(here insert name and title of the officer)

personally appeared Edward N. Hackett

,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies),~~ and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s),~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CARLY P. MATLOCK
COMM. #2423661
Notary Public - California
Orange County
My Comm. Expires Oct. 27, 2026

Signature Carly Matlock (Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Fidelity Builders, Inc. Bid Bond,

containing 2 pages, and dated MAY 23 2025.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☒ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

© Copyright 2007-2021 Notary Rotary, PO Box 41400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101772. Please contact your Authorized Reseller to purchase copies of this form.

POWER OF ATTORNEY FOR
COREPOINTE INSURANCE COMPANY
DEVELOPERS SURETY AND INDEMNITY COMPANY
59 Maiden Lane, 43rd Floor, New York, NY 10038
(212) 220-7120

KNOW ALL BY THESE PRESENTS that, except as expressly limited herein, COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY, do hereby make, constitute and appoint:

Brendan Hackett and Edward Hackett, of Laguna Beach, CA

as its true and lawful Attorney-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said companies, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said company could do, but reserving to each of said company full power of substitution and revocation, and all of the acts of said Attorney-in-Fact, pursuant to these presents, are hereby ratified and confirmed. This Power of Attorney is effective September 20, 2024 and shall expire on December 31, 2025.

This Power of Attorney is granted and is signed under and by authority of the following resolutions adopted by the Board of Directors of COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY (collectively, "Company") on February 10, 2023.

RESOLVED, that Sam Zaza, President, Surety Underwriting, James Bell, Vice President, Surety Underwriting, and Craig Dawson, Executive Underwriter, Surety, each an employee of AmTrust North America, Inc., an affiliate of the Company (the "Authorized Signors"), are hereby authorized to execute a Power of Attorney, qualifying attorney(s)-in-fact named in the Power of Attorney to execute, on behalf of the Company, bonds, undertakings and contracts of suretyship, or other suretyship obligations; and that the Secretary or any Assistant Secretary of the Company be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney.

RESOLVED, that the signature of any one of the Authorized Signors and the Secretary or any Assistant Secretary of the Company, and the seal of the Company must be affixed to any such Power of Attorney, and any such signature or seal may be affixed by facsimile, and such Power of Attorney shall be valid and binding upon the Company when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY have caused these presents to be signed by the Authorized Signor and attested by their Secretary or Assistant Secretary this March 27, 2023.

By: Sam Zaza

Printed Name: Sam Zaza

Title: President, Surety Underwriting

COREPOINTE INSURANCE COMPANY CORPORATE SEAL DELAWARE

DEVELOPERS SURETY AND INDEMNITY COMPANY INCORPORATED 1936 CALIFORNIA

ACKNOWLEDGEMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California COUNTY OF Orange

On this 27 day of March, 2023, before me, Hoang-Quyen Phu Pham, personally appeared Sam Zaza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that they executed the same in their authorized capacity, and that by the signature on the instrument the entities upon behalf which the person acted, executed this instrument.

I certify, under penalty of perjury, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Hoang Quyen Pham

HOANG-QUYEN P. PHAM
Notary Public - California
Orange County
Commission # 2432970
My Comm. Expires Dec 31, 2026

CORPORATE CERTIFICATION

The undersigned, the Secretary or Assistant Secretary of COREPOINTE INSURANCE COMPANY and DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby certify that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in this Power of Attorney are in force as of the date of this Certification.

This Certification is executed in the City of Cleveland, Ohio, this March 19, 2023.

DocuSigned by:
By: Barry W. Moses
6B6415E7ADE548C...

Barry W. Moses, Assistant Secretary

POA No. N/A

Ed. 0323

Signed and sealed this 23rd day of May, 2025

No. 4606-0

STATE OF CALIFORNIA

DEPARTMENT OF INSURANCE

SAN FRANCISCO

Amended

Certificate of Authority

THIS IS TO CERTIFY *that, pursuant to the Insurance Code of the State of California,*

Developers Surety and Indemnity Company

of California, organized under the laws of California, subject to its Articles of Incorporation or other fundamental organizational documents, is hereby authorized to transact within this State, subject to all provisions of this Certificate, the following classes of insurance:

Fire, Marine, Surety, Disability, Plate Glass, Liability, Workers' Compensation, Common Carrier Liability, Boiler and Machinery, Burglary, Credit, Sprinkler, Team and Vehicle, Automobile, Aircraft, Legal, and Miscellaneous

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE *is expressly conditioned upon the holder hereof now and hereafter being in full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made under authority of the laws of the State of California as long as such laws or requirements are in effect and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.*

IN WITNESS WHEREOF, *effective as of the 1st day of November, 2017, I have set my hand and caused my official seal to be affixed this 1st day of November, 2017.*

Dave Jones
Insurance Commissioner

By

Valerie Sarfaty
for Joel Laucher
Chief Deputy

NOTICE:
Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Insurance Code section 701 and will be grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the conditions contained herein.

Name of Bidder Fidelity Builders, Inc.

THE BIDDER SHALL COMPLETE THE FOLLOWING STATEMENTS:

1. The bidder has been engaged in the contracting business, under the present business name, for 11 years.

2. Experience in work of a nature similar to that covered in the Proposal extends over a period of 20 years.

3. The bidder, as a contractor, has never failed to satisfactorily complete a contract awarded to him, except as follows (Name any and all exceptions and reasons therefore):

4. Contractor's License Number, State of California 998850 Class B

5. Contractor's License Expiration Date 11/30/26

6. Department of Industrial Relations (DIR) Registration Number 1000715424

7. The following contracts have been satisfactorily completed in the last three years for the persons, firm, or authority indicated; and to whom reference is made. (Name five contracts and include the total contract amount as well as the original bid amount for each contract.)

	YEAR	TYPE OF WORK	FINAL CONTRACT AMOUNT	ORIGINAL CONTRACT AMOUNT	LOCATION AND FOR WHOM PERFORMED
A	2024	T.I.	$450,000	$427,000	City of Fontana
B	2024	T.I.	$685,000	$637,000	Port of Hueneme
C	2023	T.I.	$200,000	$187,000	Newport Mesa USD
D	2022	T.I.	$1,700,000	$1,700,000	Nissan Corp., Buena Park
E	2022	T.I.	$1,300,000	$1,300,000	Nissan of Puente Hills

8. The following persons may be contacted for information concerning the contract work listed above (list a reference for each contract named).

	NAME	TITLE	ADDRESS	TELEPHONE
A	Armando Martinez	PM	Fontana, CA	(909) 350-6660
B	Rodrigo Zaragoza	PM	Port Hueneme, CA	(805) 754-1618
C	Leo Hernandez	PM	Costa Mesa, CA	(949) 903-8825
D	Ekrem Uzman	Architect	Miami, FL	(954) 907-2052
E				

9. Reference is hereby made to the following bank or banks as to the financial responsibility of the bidder:

Bank Bank of America Branch 2320 Honolulu Ave. Montrose, CA 91020

Bank _____ Branch _____

Bank _____ Branch _____

10. Reference is hereby made to the following surety company or companies as to the financial responsibility and general reliability of the bidder:

Surety Company Developers Surety & Indemnity Company Phone (949) 263-3300

Surety Company _____ Phone _____

11. Following is a list of plant and equipment that is owned by the bidder and is definitely available for use on the proposed project:

QUANTITY	NAME, TYPE, AND CAPACITY	CONDITION	LOCATION

(Attach additional sheets as necessary)

12. All of the above statements as to experience, financial qualifications, and available plant and equipment are submitted in conjunction with the proposal, as a part thereof, and the truthfulness and accuracy of the information is guaranteed by the bidder.

Signature of Bidder _____

Name/Title: Narek Halabian VP

DESIGNATION OF SUBCONTRACTORS

NAME OF BIDDER Fidelity Builders, Inc.

In compliance with the provisions of the Subletting and Subcontracting Fair Practices Act (Division 2, Part 1), Chapter 4 of the Public Contract Code of the State of California, and any amendments thereof), each bidder shall set forth below:

1. The name and location of the place of business of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work or improvement, or a subcontractor licensed in the State of California who, under subcontract to the Contractor, specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent of the Contractor's total bid.

2. The portion and estimated dollar amount of the work which will be done by each subcontractor. The Contractor shall list only one subcontractor for each portion as is defined by the Contractor in his bid.

Please type or legibly print (attach additional sheets as necessary).

Name of Subcontractor	City	Portion	Estimated $ Amount
Name: UBD Inc. License No. 1040819 License Class C21 DIR Registration No. 1001095130	North Hollywood, CA	Demolition	$47,000
Name: El Camino Asphalt Corp. License No. 799983 License Class C12 DIR Registration No. 1000026445	Orange, CA	Asphalt/ Grading	$48,000
Name: Integral Electrical Engineering License No. 976899 License Class C-10 DIR Registration No. 1000005073	Glendale, CA	Electrical	$35,000
Name: SoCal Sewer & Water License No. 1029948 License Class C36 DIR Registration No. 1000060493	Long Beach, CA	Plumbing	$90,000
Name: Hulk Enterprises License No. 301390 License Class B DIR Registration No. 1000023046	Yorba Linda, CA	Concrete	$325,000
Name: No Limit Fence Company License No. 1043317 License Class C13 DIR Registration No. 1000062759	Huntington Beach, CA	Handrails	$18,000

Bennett Landscape
479003, C27
1000006863 Landscaping $77,000

Circumvention by the Contractor of the requirement under Section 4104 of the Public Contract Code to list his subcontractors, by the device of listing another contractor who will in turn sublet portions constituting the majority of the work covered by this contract, shall be considered a violation of Division 2, Part 1, Chapter 4 of the Public Contract Code and shall subject the Contractor to the penalties set forth in Sections 4110 and 4111 of the Public Contract Code.

If the Contractor fails to specify a subcontractor or if the Contractor specifies more than one subcontractor for the same portion for work to be performed under the contract in excess of one-half of one percent of the Contractor's total bid, he agrees that he/she is fully qualified to perform that portion himself/herself, and that he/she shall perform that portion himself/herself. If after award of contract, the Contractor subcontracts, except as provided for in Sections 4107 or 4109 of the Public Contract Code, any such portion of the work, the Contractor shall be subject to the penalties named in Section 4111 of the Public Contract Code.

The Contractor shall not:

A. Substitute any person as subcontractor in place of the subcontractor listed in the original bid, except that the City may, except as otherwise provided in Section 4107.5 of the Public Contract Code, consent to the substitution of another person as subcontractor:

    1. When the subcontractor listed in the bid, after having had a reasonable opportunity to do so, fails or refuses to execute a written contract, based upon the general terms, conditions, plans and specifications for the project involved or the terms of such contractor's written bid, is presented to him/her by the Contractor, or
    2. When the listed subcontractor becomes bankrupt or insolvent, or
    3. When the listed subcontractor fails or refuses to perform his/her subcontract, or
    4. When the listed subcontractor fails or refuses to meet the bond requirements of the Contractor as set forth in Section 43108 of the Public Contract Code, or
    5. When the Contractor demonstrates to the City, subject to the further provisions set forth in Section 4107.5 of the Public Contract Code, that the name of the subcontractor was listed as the result of an inadvertent clerical error, or
    6. When the listed subcontractor is not licensed pursuant to the Contractors License Law, or
    7. When the City determines that the work performed by the listed subcontractor is substantially unsatisfactory and not in substantial accordance with the plans and specifications, or that the subcontractor is substantially delaying or disrupting the progress of the work.

B. Permit any subcontract to be voluntarily assigned or transferred or allow it to be performed by anyone other than the original subcontractor listed in the original bid, without the consent of the City.
C. Other than in the performance of "change orders" causing changes or deviations from the original contract, sublet or subcontract any portion of the work in excess of one-half

of one percent of the Contractor's total bid as to which his original bid did not designate a subcontractor.

Prior to approval of a Contractor's request for a subcontractor substitution, the City will give notice in writing to the listed subcontractor of the Contractor's request to substitute and of the reason for the request. The notice will be served by certified or registered mail to the last known address of the subcontractor. The listed subcontractor who has been so notified shall have five working days within which to transmit to the City written objections to the substitution. Failure to file these written objections shall constitute the listed subcontractor's consent to the substitution.

If written objections are filed, the City will give notice in writing of at least five working days to the listed subcontractor of a hearing by the City on the Contractor's request for substitution.

The Contractor, as a condition to asserting a claim of inadvertent clerical error in the listing of a subcontractor, shall within two working days after the time of the bid opening by the City, give written notice to the City and copies of such notice to both the subcontractor he claims to have listed in error and the intended subcontractor who had bid to the Contractor prior to the bid opening.

Subletting or subcontracting of any portion of the work in excess of one-half of one percent of the Contractor's total bid as to which no subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the City setting forth the facts constituting the emergency or necessity.

If the Contractor violates any of the provisions of Division 2, Part 1, Chapter 4 of the Public Contract Code or any amendments thereof, the Contractor violates his contract and the City may exercise the option, in its own discretion, of (1) canceling its contract, or (2) assessing the Contractor a penalty in an amount not more than ten percent of the amount of the subcontract involved, and this penalty shall be deposited in the fund out of which the prime contract is awarded. In any proceedings under Section 4110 of the Public Contract Code the Contractor shall be entitled to a public hearing and to five days' notice of the time and place thereof.

Contractor's Affidavit of Non-collusion

STATE OF CALIFORNIA)
) **SS**
COUNTY OF LOS ANGELES)

Narek Y. Halabian being first duly sworn, deposes and says:

1. That he/she is the Vice President (Title of office if a corporation: "sole owner," "Partner," or other proper title) of Fidelity Builders, Inc., hereinafter called "Contractor", who has submitted to the City of Rolling Hills a proposal for the construction of **Tennis Court ADA Improvement Project, Job No. 2025-03**;

2. That said proposal is genuine; that the same is not sham; that all statements of fact therein are true;

3. That such proposal was not made in the interest or behalf of any person, partnership, company, association, organization, or corporation not named or disclosed.

4. That the Contractor did not, directly or indirectly induce, solicit or agree with anyone else to submit a false or sham bid, to refrain from bidding, or withdraw his/her bid, to raise or fix the bid price of the Contractor price or of anyone else, or to raise or fix any overhead profit, or cost element of the Contractor's price or the price of anyone else; and did not attempt to induce action prejudicial to the interest of the City of Rolling Hills, or of any other bidder, or anyone else interested in the proposed contract;

5. That the Contractor has not in any manner sought by collusion to secure for himself/herself an advantage over any other bidders or induce action prejudicial to the interests of the City of Rolling Hills or of any other bidder, or anyone else interested in the proposed contract;

6. That the Contractor has not accepted any bid from any subcontractor or material man through any bid depository, the bylaws, rules or regulations, of which prohibit or prevent the Contractor from considering any bid from any subcontractor or material man, which is not processed through said bid depository, or which prevent any subcontractor or material man from bidding to any Contractor who does not use facilities of or accept bids from or through such bid depository;

7. That the Contractor has not been debarred from participation in any state or federal public works project.

8. That the Contractor did not, directly or indirectly, submit the Contractor's bid price or any breakdown thereof, or the contents thereof, or divulge information or data relative thereto

to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any individual or group of individuals, except to the City of Rolling Hills, or to any person or persons who have partnership or other financial interest with said Contractor in his business.

Dated this 27th day of May 2025

Fidelity Builders, Inc. Contractor

Signature

Narek Halablian, Vice-President Name/Title

SUBSCRIBED AND SWORN TO BEFORE ME

ON 05/27/2025

Notary Public in and for the County of Los Angeles, State of California

All Attached certificate.
Elen Shakhpeldyan, Notary Public

Place Notary Seal Above

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 27 day of May, 20 25,
by Narek Yeghia K Holabian

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

ELEN SHAKHGELDYAN
Notary Public - California
Los Angeles County
Commission # 2494869
My Comm. Expires Jul 18, 2028

(Seal)

Pre-Bid Site Inspection Certification

Tennis Court ADA Improvement Project, Job No. 2025-03

The bidder hereby certifies that he or she and his or her Subcontractors have inspected the work site of the above project, and have fully acquainted themselves with all conditions and matters which might in any way affect the work, time of completion or the cost thereof. The bidder also certifies he or she has observed the designated Contractor Work Areas and access routes.

BIDDER:

Company Name: Fidelity Builders, Inc.

Signature: _____

Name/Title: Narek Halabian, VP

Date: 5/26/25

BIDDER'S INSPECTORS:

Name: Kyork Halabian

Title: President

Date of Inspection: 5/7/25

Name: _____

Title: _____

Date of Inspection: _____

Workers' Compensation Certificate

Tennis Court ADA Improvement Project, Job No. 2025-03

The bidder hereby certifies that he or she is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and will comply with such provisions before commencing the performance of any work on the above project.

BIDDER:

Company Name: Fidelity Builders, Inc.

Signature: [signature]

Name/Title: Narek Halabian, VP

Date: 5/26/25

DETAILED BID BREAKDOWN FORM

Owner: City of Rolling Hills
Project Type: ADA City Project
Contractor: _____

www.bergemangroup.com

ITEM NUMBER	ITEM DESCRIPTION	INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST
GENERAL CONDITIONS						
1	Mobilization / Demobilization: All preparation required to construct the scope of work. Including, but not limited to: **Traffic Control, Exterior Dust Control, Temporary Dust Fence & Protection of Non-Work Areas, Debris Removal, Daily Cleaning & Final Cleaning, Safety, Hoisting, Materials Handling, etc.**	Fidelity Builders Inc	1	Lump sum	N/A	$63,840.00
2	Construction Administration: All administrative work required to construct the scope of work. Including, but not limited to: **Construction Permitting, QA/QC, Meetings, Project Management, Project Schedule, 3-Week Look Ahead Schedules, Substantial Completion, and Final Completion Meetings, Submittals, RFIs, etc.** Building Permit Filing and Coordination By Contractor - Complete Contractor Statement and pick up Permit (fees related to permitting to be reimbursed to Contractor by Owner with no markup to Contractor)	Fidelity Builders Inc	1	Lump sum	N/A	$13,200.00
				TOTAL: GENERAL CONDITIONS		**$77,040.00**

DEMOLITION / CONSTRUCTION (SITE IMPROVEMENTS)						*Quantities provided are estimated and for bidding purposes only
ITEM NUMBER	**ITEM DESCRIPTION**	**INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR**	**QUANTITY**	**UNIT OF MEASURE**	**UNIT COST**	**TOTAL COST**
1	Demolition/Removals: all existing improvements, utilities, structures within the limits of work shown on plans GR2301100001 necessary to construct the improvements as shown on all plans associated with this project. City requires construction and demolition (C&D) permit for hauling and recycling from third parties and has recycling requirements. The City's franchise waste hauler, Republic Services, will take care of the C&D if they are used.	UBD Inc.	1	Lump sum	N/A	$58,800.00
2	**GRADING:** **A)** Rough grading needed per Grading plans. **B)** Install site drainage and erosion controls. **C)** Fine grading prior to putback commencement.	El Camino Aphalt Corp.	1	Lump sum	N/A	$28,800.00
3	**RETAINING WALL:** **A)** Install RetainIng Wall per Retaining Wall plans - BL2308170004	Hulk Enterprises	1	Lump sum	N/A	$24,000.00
4	**PAVING:** **A)** Install new pavement at new ADA Van accessible parking space per Architectural plans. **B)** Asphalt & Concrete Mix Designs & Batch Testing - For each type of asphalt and concrete to be used on the project, provide proposed mix designs and produce test batches showing compliance with City of Rolling Hills specifications. **C)** Paint cross wallks per Architectural plans.	El Camino Aphalt Corp.	1	Lump sum	N/A	$62,205.00
5	**ADA/SITE IMPROVEMENTS:** **A)** Install new ADA Van Parking space per plans plans. Striping, signage and painted ISA on pavement included. Refer to detail #17 and 18 on sheet A-602 of the Architectural plans. **B)** Install new wheel stop at new ADA Van parking space per detail #8 on sheet A-602 of the Architectural plans. **C)** Install new truncated domes at all ramp landings per detail #15 on sheet A-602 of the Architectural plans. **D)** Install new ramps and pathways, concrete curbs, retaining wall/retaining curbs, and pavers per plans specs. **E)** Install new hand rails, nosing and warning strips per details #3, 5, 8 and 15 on sheet A-603 of the Architectural plans. **F)** Retaining Wall: ADA ramp (From Parking Area) **G)** Retaining Wall: ADA ramp (Tennis Court Viewing Area) **H)** Install ADA Lighting **I)** Landscape: Irrigation line sleeves	El Camino Aphalt Corp. / Hulk Enterprises	1	Lump sum	N/A	$210,320.00
				TOTAL: GRADING		**$384,125.00**

DETAILED BID BREAKDOWN FORM

Owner: City of Rolling Hills
Project Type: ADA City Project
Contractor: _____

Bergeman GROUP
www.bergemangroup.com

ITEM NUMBER	ITEM DESCRIPTION	INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST
CABANA (FOUNDATION & SUBSURFACE ONLY)			***Quantities provided are estimated and for bidding purposes only**			
ITEM NUMBER	**ITEM DESCRIPTION**	**INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR**	**QUANTITY**	**UNIT OF MEASURE**	**UNIT COST**	**TOTAL COST**
1	**FOUNDATION:** **A)** Install all foundation plan components per plan specs. **B)** Strip all forms and cleanup once concrete has cured. **C)** Install all structural framing hardware that is embedded into the foundation for the Cabana and adjacent trellis per approved structural plans.	Hulk Enterprises	1	Lump sum	N/A	$103,195.00
2	**ROUGH PLUMBING:** **A)** Installation of all rough plumbing/new utility stubs per specs on plans.	SoCal Sewer & Water	1	Lump sum	N/A	$91,600.00
3	**ROUGH ELECTRICAL:** **A)** Installation of all rough electrical per specs on plans. **B)** Providing Title 24 specs on all materials used (As necessary)	Integral Electrical Engineering	1	Lump sum	N/A	$34,490.00
					TOTAL: STRUCTURAL	**$229,285.00**

PROJECT TOTALS	
TOTAL PROJECT CONSTRUCTION COSTS	**$690,450.00**
Performance & Payment Bond Percentage (%)	2.50%
Performance & Payment Bond Cost ($$)	$17,261.25
Contingency 10%	$69,045.00
TOTAL PROJECT CONSTRUCTION COSTS W/ PERFORMANCE & PAYMENT BONDS WITH CONTINGENCY	**$776,756.25**
TOTAL WORKING DAYS TO COMPLETE PROJECT	**120 days**

ALLOWANCES

ITEM NUMBER	ITEM DESCRIPTION	INDICATE "SELF-PERFORMED" OR NAME SUBCONTRACTOR	QUANTITY	UNIT OF MEASURE	UNIT COST	TOTAL COST
1	Subgrade compaction testing	El Camino Aphalt Corp.	1	EA	$0.00	$2,400.00
2	Special Inspections as required by City of Rolling Hills.	Fidelity Builders Inc	1	EA	$0.00	$3,600.00
~~3~~	~~Existing Landscape repairs and replacements.~~	~~Bennett Landscape~~	~~1~~	~~Lump sum~~	~~N/A~~	~~$0.00~~
				TOTAL PROJECT CONSTRUCTION COSTS		**$6,000.00**
				ALLOWANCES Performance & Payment Bond Percentage (%)		2.50%
				Performance & Payment Bond Cost ($$) OF **ALLOWANCES**		$150.00
				Contingency 10%		$600.00
				TOTAL ALLOWANCES COSTS W/ PERFORMANCE & PAYMENT BONDS AND CONTINGENCY		$6,750.00

GRAND TOTAL	
GRAND TOTAL PROJECT CONSTRUCTION COSTS W/ ALTERNATES, ALLOWANCES AND PERFORMANCE & PAYMENT BONDS WITH CONTINGENCY	$783,506.25

CONTRACT AGREEMENT

This Construction Agreement ("Agreement") is made and entered into as of the date executed by the Mayor and attested to by the City Clerk, by and between Fidelity Builders, Inc. (hereinafter referred to as "CONTRACTOR") and the City of Rolling Hills, California, a municipal corporation (hereinafter referred to as "CITY").

R E C I T A L S

A. Pursuant to the Notice Inviting Sealed Bids for Tennis Court ADA Improvement Project No. 2025-03 (Project"), bids were received, publicly opened, and declared on the date specified in the notice; and

B. On July 28, 2025, City's City Council declared CONTRACTOR to be the lowest responsible bidder and accepted the bid of CONTRACTOR; and

C. The City Council has authorized the Mayor to execute a written contract with CONTRACTOR for furnishing labor, equipment and material for the No. 2025-03, Tennis Court ADA Improvement Project in the City of Rolling Hills.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants herein contained, it is agreed:

1. GENERAL SCOPE OF WORK: CITY agrees to engage CONTRACTOR and CONTRACTOR agrees to furnish all necessary labor, tools, materials, for the Project in the City of Rolling Hills. The work shall be performed in accordance with the Plans and Specifications dated April 30, 2025 (the "Specifications") on file in the office of the City Clerk and in accordance with bid prices set forth in CONTRACTOR'S Bid Proposal and in accordance with the instructions of the City.

2. INCORPORATED DOCUMENTS TO BE CONSIDERED COMPLEMENTARY: The contract documents for the aforesaid project shall consist of all the documents and exhibits in the Request for Bid and all referenced specifications, details, standard drawings, and appendices; together with this Agreement and all required bonds, insurance certificates, permits, notices and affidavits; and also, including any and all addenda or supplemental agreements clarifying, amending, or extending the work contemplated as may be required to insure its completion in an acceptable manner. All of the provisions of said contract documents are made a part hereof as though fully set forth herein. This contract is intended to require a complete and finished piece of work and anything necessary to complete the work properly and in accordance with the law and lawful governmental regulations shall be performed by CONTRACTOR whether set out specifically in the contract or not. Should it be ascertained that any inconsistency exists between the aforesaid documents and this written agreement, the provisions of this Agreement shall govern. Collectively, these contract documents constitute the complete agreement

between CITY and CONTRACTOR and supersede any previous agreements or understandings.

3. COMPENSATION: CONTRACTOR agrees to receive and accept the prices set forth in its Bid Proposal of seven hundred eighty-three thousand, five hundred and six dollars and twenty-five cents ($783,506.25) as full compensation (inclusive of a 10% contingency fee) for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

4. TIME OF PERFORMANCE: CONTRACTOR agrees to complete the work within 120 working days from the date of the notice to proceed. By signing this Agreement, CONTRACTOR represents to CITY that the contract time is reasonable for completion of the work and that CONTRACTOR will complete such work within the contract time.

5. LIQUIDATED DAMAGES: In accordance with Government Code section 53069.85, it is agreed that CONTRACTOR will pay to CITY the sum of be $1000/day for each and every calendar day of delay beyond the time prescribed in the Contract Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event this is not paid, CONTRACTOR agrees CITY may deduct that amount from any money due or that may become due CONTRACTOR under the Contract. This Article does not exclude recovery of other damages specified in the Contract Documents.

6. SUBSTITUTION OF SECURITIES: Pursuant to section 22300 of the Public Contract Code of the State of California, CONTRACTOR may request CITY to make retention payments directly to an escrow agent or may substitute securities for any money withheld by CITY to ensure performance under the contract. At the request and expense of CONTRACTOR, securities equivalent to the amount withheld shall be deposited with CITY or with a state or federally chartered bank as the escrow agent who shall return such securities to CONTRACTOR upon satisfactory completion of the contract. Deposit of securities with an escrow agent shall be subject to a written agreement substantially in the form provided in section 22300 of the Public Contract Code.

7. PREVAILING WAGES AND CALIFORNIA LABOR LAWS.

Pursuant to Labor Code §§ 1720 *et seq.*, and as specified in 8 California Code of Regulations § 16000 (“Prevailing Wage Laws”), CONTRACTOR must pay its

workers prevailing wages. It is CONTRACTOR's responsibility to interpret and implement any prevailing wage requirements, and CONTRACTOR agrees to pay any penalty or civil damages resulting from a violation of the prevailing wage laws. CONTRACTOR shall defend, indemnify and hold the CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. CONTRACTOR and any subcontractor shall forfeit a penalty of up to $200 per calendar day or portion thereof for each worker paid less than the prevailing wage rates.

In accordance with Labor Code § 1773.2, copies of the prevailing rate of per diem wages are available upon request from CITY's Engineering Division or the website for State of California Prevailing wage determination at http://www.dir.ca.gov/DLSR/PWD. CONTRACTOR must post a copy of the prevailing rate of per diem wages at the job site.

CITY directs CONTRACTOR's attention to Labor Code §§ 1777.5, 1777.6 and 3098 concerning the employment of apprentices by CONTRACTOR or any subcontractor.

Labor Code § 1777.5 requires CONTRACTOR or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the apprenticeship program in that trade for a certificate of approval. The certificate must also fix the ratio of apprentices to journeymen that will be used in the performance of the contract. The ratio of apprentices to journeymen in such cases will not be less than one to five except:

When employment in the area of coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days before the request for certificate, or

When the number of apprentices in training in the area exceeds a ratio of one to five, or

When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis state-wide or locally, or

Assignment of an apprentice to any work performed under a public works contract would create a condition that would jeopardize his or her life or the life, safety, or property of fellow employees or the public at large, or the specific task to which the apprentice is to be assigned is of a nature that training cannot be provided by a journeyman.

When CONTRACTOR provides evidence that CONTRACTOR employs registered apprentices on all of his contracts on an annual average of not less than one apprentice to eight journeymen.

CONTRACTOR is required to make contributions to funds established for the administration of apprenticeship programs if CONTRACTOR employs registered apprentices or journeymen in any apprenticeable trade on such contracts and if other contractors on the public works site are making such contributions.

CONTRACTOR and any subcontractor must comply with Labor Code §§ 1777.5 and 1777.6 in the employment of apprentices.

Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations, ex-officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

The CONTRACTOR or any subcontractor that is determined by the Labor Commissioner to have knowingly violated Section 1777.5 shall forfeit as a civil penalty an amount not exceeding $100 for each full calendar day of noncompliance, or such greater amount as provided by law.

CONTRACTOR and each subcontractor shall keep an accurate payroll record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the public work. The payroll records shall be certified and shall be available for inspection at all reasonable hours at the principal office of CONTRACTOR in the manner provided in Labor Code section 1776. In the event of noncompliance with the requirements of this section, CONTRACTOR shall have 10 days in which to comply subsequent to receipt of written notice specifying in what respects such CONTRACTOR must comply with this section. Should noncompliance still be evident after such 10-day period, CONTRACTOR shall, as a penalty to CITY, forfeit not more than $100.00 for each calendar day or portion thereof, for each worker, until strict compliance is effectuated. The amount of the forfeiture is to be determined by the Labor Commissioner. A contractor who is found to have violated the provisions of law regarding wages on Public Works with the intent to defraud shall be ineligible to bid on Public Works contracts for a period of one to three years as determined by the Labor Commissioner. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, such penalties shall be withheld from progress payments then due. The responsibility for compliance with this section is on CONTRACTOR. The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

Any ineligible contractor or subcontractor pursuant to Labor Code Sections 1777.1 and 1777.7 may not perform work on this Project.

By executing this Contract, CONTRACTOR verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subcontractors and sub-subcontractors to comply with the same.

8. LEGAL HOURS OF WORK: Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this contract, and CONTRACTOR and any subcontractor under it shall comply with and be governed by the laws of the State of California having to do with working hours set forth in Division 2, Part 7, Chapter 1, Article 3 of the Labor Code of the State of California as amended.

   CONTRACTOR shall forfeit, as a penalty to City, twenty-five dollars ($25.00) for each laborer, workman or mechanic employed in the execution of the contract, by him or any subcontractor under it, upon any of the work hereinbefore mentioned, for each calendar day during which the laborer, worker or mechanic is required or permitted to labor more than eight (8) hours in any one calendar day or 40 hours in any one calendar week in violation of the Labor Code.

9. PUBLIC WORKS CONTRACTOR REGISTRATION: Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations (DIR). No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the DIR to perform public work. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

10. LABOR COMPLIANCE AND STOP ORDERS: This Project is subject to compliance monitoring and enforcement by the DIR. It shall be CONTRACTOR's sole responsibility to evaluate and pay the cost of complying with all labor compliance requirements under this Contract and applicable law. Any stop orders issued by the DIR against CONTRACTOR or any subcontractor that affect CONTRACTOR's performance of Work, including any delay, shall be CONTRACTOR's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered CONTRACTOR caused delay subject to any applicable liquidated damages and shall not be compensable by the CITY. CONTRACTOR shall defend, indemnify and hold CITY, its officials, officers,

employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against CONTRACTOR or any subcontractor.

11. DEBARMENT OF CONTRACTORS AND SUBCONTRACTORS: Contractors or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any contract on a public works project entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money that is paid, or may have been paid to a debarred subcontractor by a contractor on the Project shall be returned to the CITY. CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.

12. LABOR/EMPLOYMENT SAFETY: CONTRACTOR shall comply with all applicable laws and regulations of the federal, state, and local government, including Cal/OSHA requirements and requirements for verification of employees' legal right to work in the United States

    CONTRACTOR shall maintain emergency first aid treatment for its employees which complies with the Federal Occupational Safety and Health Act of 1970 (29 U.S.C. § 651 *et seq*.), and California Code of Regulations, Title 8, Industrial Relations Division 1, Department of Industrial Relations, Chapter 4. CONTRACTOR shall ensure the availability of emergency medical services for its employees in accordance with California Code of Regulations, Title 8, Section 1512.

    CONTRACTOR shall submit the Illness and Injury Prevention Program and a Project site specific safety program to CITY prior to beginning Work at the Project site. CONTRACTOR shall maintain a confined space program that meets or exceeds the CITY Standards. CONTRACTOR shall adhere to CITY's lock out tag out program

13. TRAVEL AND SUBSISTENCE PAY: CONTRACTOR agrees to pay travel and subsistence pay to each worker needed to execute the work required by this Agreement as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed in accordance with Labor Code Section 1773.8.

14. CONTRACTOR'S LIABILITY: The City of Rolling Hills and its officers, agents and employees ("Indemnitees") shall not be answerable or accountable in any manner for any loss or damage that may happen to the work or any part thereof, or for any of the materials or other things used or employed in performing the work; or for injury or damage to any person or persons, either workers or employees of CONTRACTOR, of its subcontractors or the public, or for damage to adjoining or

other property from any cause whatsoever arising out of or in connection with the performance of the work. CONTRACTOR shall be responsible for any damage or injury to any person or property resulting from defects or obstructions or from any cause whatsoever.

To the fullest extent permitted by law, CONTRACTOR will indemnify Indemnities against and will hold and save Indemnitees harmless from any and all actions, claims, damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision, or other organization arising out of or in connection with the work, operation, or activities of CONTRACTOR, its agents, employees, subcontractors or invitees provided for herein, whether or not there is concurrent passive negligence on the part of City. In connection therewith:

a. CONTRACTOR will defend any action or actions filed in connection with any such claims, damages, penalties, obligations or liabilities and will pay all costs and expenses, including attorneys' fees, expert fees and costs incurred in connection therewith.

b. CONTRACTOR will promptly pay any judgment rendered against CONTRACTOR or Indemnitees covering such claims, damages, penalties, obligations and liabilities arising out of or in connection with such work, operations or activities of CONTRACTOR hereunder, and CONTRACTOR agrees to save and hold the Indemnitees harmless therefrom.

c. In the event Indemnitees are made a party to any action or proceeding filed or prosecuted against CONTRACTOR for damages or other claims arising out of or in connection with the work, operation or activities hereunder, CONTRACTOR agrees to pay to Indemnitees and any all costs and expenses incurred by Indemnitees in such action or proceeding together with reasonable attorneys' fees.

Contractor's obligations under this section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnitee. However, without affecting the rights of City under any provision of this agreement, to the extent required by Civil Code section 2782, Contractor shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

So much of the money due to CONTRACTOR under and by virtue of the contract as shall be considered necessary by City may be retained by City until disposition has been made of such actions or claims for damages as aforesaid.

It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California. This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law.

This indemnity is effective without reference to the existence or applicability of any insurance coverage which may have been required under this Agreement or any additional insured endorsements which may extend to Indemnitees.

CONTRACTOR, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to activities or operations performed by or on behalf of the CONTRACTOR regardless of any prior, concurrent, or subsequent passive negligence by the Indemnitees.

15. THIRD PARTY CLAIMS. In accordance with Public Contract Code § 9201, CITY will promptly inform CONTRACTOR regarding third-party claims against CONTRACTOR, but in no event later than ten (10) business days after CITY receives such claims. Such notification will be in writing and forwarded in accordance with the “Notice” section of this Agreement. As more specifically detailed in the contract documents, CONTRACTOR agrees to indemnify and defend the City against any third-party claim.

16. WORKERS COMPENSATION: In accordance with California Labor Code Sections 1860 and 3700, CONTRACTOR and each of its subcontractors will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, CONTRACTOR, by signing this contract, certifies as follows: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

17. INSURANCE: CONTRACTOR shall procure and maintain for the duration of the Agreement, and for 1 year thereafter, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the CONTRACTOR, its agents, representatives, employees, or subcontractors.

a. Minimum Scope and Limit of Insurance. Coverage shall be at least as broad as:

   i. Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $5,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

   ii. Automobile Liability: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than $5,000,000 per accident for bodily injury and property damage.

   iii. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than $1,000,000 per accident for bodily injury or disease.

   iv. Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

   v. Professional Liability (if Design/Build), with limits no less than $2,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

   vi. Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate.

   vii. If the contractor maintains broader coverage and/or higher limits than the minimums shown above, the CITY requires and shall be entitled to the broader coverage and/or the higher limits maintained by CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

b. Self-Insured Retentions. Self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, either: the CONTRACTOR shall obtain coverage to reduce or eliminate such self-insured retentions as respects the CITY, its officers, officials, employees, and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or CITY.

c. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

i. The CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of the CONTRACTOR. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR's insurance (at least as broad as ISO Form CG 20 10, CG 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

ii. For any claims related to this project, the CONTRACTOR's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the CITY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.

iii. Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the CITY.

d. Builder's Risk (Course of Construction) Insurance.

i. CONTRACTOR may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall name the CITY as a loss payee as their interest may appear.

ii. If the Project does not involve new or major reconstruction, at the option of the CITY, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion or adjustment to existing buildings, structures, processes, machinery, and equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the Work, including during transit, installation, and testing at the CITY's site.

e. Claims Made Policies. If any coverage required is written on a claims-made coverage form:

i. The retroactive date must be shown, and this date must be before the execution date of the contract or the beginning of contract work.

ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.

iii. If coverage is cancelled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective, or start of work date, the CONTRACTOR must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.

iv. A copy of the claims reporting requirements must be submitted to the CITY for review.

v. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

f. Acceptability of Insurers. Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A: VII, unless otherwise acceptable to the CITY.

g. Waiver of Subrogation. CONTRACTOR hereby agrees to waive rights of subrogation which any insurer of CONTRACTOR may acquire from CONTRACTOR by virtue of the payment of any loss. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the CITY for all work performed by the CONTRACTOR, its employees, agents and subcontractors.

h. Verification of Coverage. CONTRACTOR shall furnish the CITY with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to CITY before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR's obligation to provide them. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

i. Subcontractors. CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, and CONTRACTOR shall ensure that CITY is an additional insured on insurance required from subcontractors. For CGL coverage, subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13.

j. Special Risks or Circumstances. CITY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

18. ASSIGNMENT: This contract is not assignable nor the performance of either party's duties delegable without the prior written consent of the other party. Any attempted or purported assignment or delegation of any of the rights of obligations of either party without the prior written consent of the other shall be void and of no force and effect.

19. INDEPENDENT CONTRACTOR: CONTRACTOR is and shall at all times remain as to the CITY, a wholly independent contractor. Neither the CITY nor any of its agents shall have control of the conduct of CONTRACTOR or any of CONTRACTOR'S employees, except as herein set forth. CONTRACTOR shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of CITY.

20. TAXES: CONTRACTOR is responsible for paying all retail sales and use, transportation, export, import, special or other taxes and duties applicable to, and assessable against any work, materials, equipment, services, processes and operations incidental to or involved in this contract. CONTRACTOR is responsible for ascertaining and arranging to pay them. The prices established in the contract shall include compensation for any taxes CONTRACTOR is required to pay by laws and regulations in effect at the bid opening date.

21. LICENSES: CONTRACTOR represents and warrants to CITY that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of CONTRACTOR to practice its profession. CONTRACTOR represents and warrants to CITY that CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance, and approvals which are legally required of CONTRACTOR to practice its profession.

    Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within five (5) years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within ten (10) years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.

22. RECORDS: CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to this Agreement and such other records as may be deemed necessary by CITY or any authorized representative, and will be retained for four years after the expiration of this Agreement. All such records shall be made available for inspection or audit by CITY at any time during regular business hours.

23. SEVERABILITY: If any portion of these contract documents are declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will

be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.

24. WHOLE AGREEMENT: This Agreement supersedes any and all other agreements either oral or written, between the parties and contains all of the covenants and agreements between the parties pertaining to the work of improvements described herein. Each party to this contract acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statements or promise not contained in this contract shall not be valid or binding. Any modifications of this contract will be effective only if signed by the party to be charged.

25. AUTHORITY: CONTRACTOR affirms that the signatures, titles, and seals set forth hereinafter in execution of this Agreement represent all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest herein. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party. This Agreement may be modified by written amendment. CITY's city manager may execute any such amendment on CITY's behalf.

26. NOTICES: All notices permitted or required under this Agreement shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose. Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address.

CITY OF ROLLING HILLS
2 Portuguese Bend Rd.
Rolling Hills, CA 90274

Attention: Christian Horvath, Project Manager

CONTRACTOR:

Fidelity Builders, Inc.
1824 Oakwood Ave.
Glendale, CA 91208

Attention: Narek Halablian

27. DISPUTES: Effective January 1, 1991, Section 20104 et seq., of the California Public Contract Code prescribes a process utilizing informal conferences, non-binding judicial supervised mediation, and judicial arbitration to resolve disputes on construction claims of $375,000 or less. Effective January 1, 2017, Section 9204 of the Public Contract Code prescribes a process for negotiation and mediation to resolve disputes on construction claims. The intent of this Section is to implement Sections 20104 et seq. and Section 9204 of the California Public Contract Code. This Section shall be construed to be consistent with said statutes.

Claims: For purposes of this Section, "Claim" means a separate demand by CONTRACTOR, after a change order duly requested in accordance with the terms of this Contract has been denied by the CITY, for (A) a time extension, (B) payment of money or damages arising from Work done by or on behalf of CONTRACTOR pursuant to the Contract, or (C) an amount the payment of which is disputed by the CITY. A "Claim" does not include any demand for payment for which CONTRACTOR has failed to provide notice, request a change order, or otherwise failed to follow any procedures contained in the Contract Documents. Claims governed by this Section may not be filed unless and until CONTRACTOR completes all procedures for giving notice of delay or change and for the requesting of a time extension or change order, including but not necessarily limited to the change order procedures contained herein, and CONTRACTOR's request for a change has been denied in whole or in part. Claims governed by this Section must be filed no later than fourteen (14) days after a request for change has been denied in whole or in part or after any other event giving rise to the Claim. The Claim shall be submitted in writing to the CITY and shall include on its first page the following in 16 point capital font: "THIS IS A CLAIM." Furthermore, the claim shall include the documents necessary to substantiate the claim. Nothing in this Section is intended to extend the time limit or supersede notice requirements otherwise provided by contract for the filing of claims, including all requirements pertaining to compensation or payment for extra Work, disputed Work, and/or changed conditions. Failure to follow such contractual requirements shall bar any claims or subsequent lawsuits for compensation or payment thereon.

Supporting Documentation: The CONTRACTOR shall submit all claims in the following format:

Summary of claim merit and price, reference Contract Document provisions pursuant to which the claim is made

List of documents relating to claim:

Specifications
Drawings
Clarifications (Requests for Information)
Schedules
Other

Chronology of events and correspondence

Analysis of claim merit

Analysis of claim cost

Time impact analysis in CPM format

If CONTRACTOR's claim is based in whole or in part on an allegation of errors or omissions in the Drawings or Specifications for the Project, CONTRACTOR shall provide a summary of the percentage of the claim subject to design errors or omissions and shall obtain a certificate of merit in support of the claim of design errors and omissions.

Cover letter and certification of validity of the claim, including any claims from subcontractors of any tier, in accordance with Government Code section 12650 *et seq*.

City's Response. Upon receipt of a claim pursuant to this Section, CITY shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide CONTRACTOR a written statement identifying what portion of the claim is disputed and what portion is undisputed. Any payment due on an undisputed portion of the claim will be processed and made within 60 days after the public entity issues its written statement.

If CITY needs approval from its governing body to provide the CONTRACTOR a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, CITY shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide CONTRACTOR a written statement identifying the disputed portion and the undisputed portion.

Within 30 days of receipt of a claim, CITY may request in writing additional documentation supporting the claim or relating to defenses or claims CITY may have against the CONTRACTOR. If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of CITY and the CONTRACTOR.

CITY's written response to the claim, as further documented, shall be submitted to CONTRACTOR within 30 days (if the claim is less than $50,000, within 15 days) after receipt of the further documentation, or within a period of time no greater than that taken by CONTRACTOR in producing the additional information or requested documentation, whichever is greater.

Meet and Confer. If the CONTRACTOR disputes CITY's written response, or CITY fails to respond within the time prescribed, the CONTRACTOR may so notify CITY, in writing, either within 15 days of receipt of CITY's response or within 15 days of CITY's failure to

respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand, CITY shall schedule a meet and confer conference within 30 days for settlement of the dispute.

Mediation. Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, CITY shall provide the CONTRACTOR a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after CITY issues its written statement. Any disputed portion of the claim, as identified by CONTRACTOR in writing, shall be submitted to nonbinding mediation, with CITY and CONTRACTOR sharing the associated costs equally. CITY and CONTRACTOR shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing unless the parties agree to select a mediator at a later time.

If the Parties cannot agree upon a mediator, each Party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each Party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator.

For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the Parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

Unless otherwise agreed to by CITY and CONTRACTOR in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

The mediation shall be held no earlier than the date CONTRACTOR completes the Work or the date that CONTRACTOR last performs Work, whichever is earlier. All unresolved claims shall be considered jointly in a single mediation unless a new unrelated claim arises after mediation is completed.

Procedures After Mediation. If following the mediation, the claim or any portion remains in dispute, CONTRACTOR must file a claim pursuant to Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time CONTRACTOR submits his or her written claim pursuant to subdivision (a) until the time the claim is denied, including any period of time utilized by the meet and confer conference or mediation.

Civil Actions. The following procedures are established for all civil actions filed to resolve claims subject to this Section:

Within 60 days, but no earlier than 30 days, following the filing or responsive pleadings, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both parties or unless mediation was held prior to commencement of the action in accordance with Public Contract Code section 9204 and the terms of these procedures. The mediation process shall provide for the selection within 15 days by both parties of a disinterested third person as mediator, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court.

If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1114.11 of that code. The Civil Discovery Act of 1986 (Article 3 (commencing with Section 2016) of Chapter 3 of Title 3 of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, (A) arbitrators shall, when possible, be experienced in construction law, and (B) any party appealing an arbitration award who does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, also pay the attorney's fees on appeal of the other party.

Government Code Claims. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, CONTRACTOR must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the CITY. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by CONTRACTOR. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, CONTRACTOR shall be barred from bringing and maintaining a valid lawsuit against the CITY. A Government Code claim must be filed no earlier than the date the work is completed or the date CONTRACTOR last performs work on the Project, whichever occurs first. A Government Code claim shall be inclusive of all unresolved claims unless a new unrelated claim arises after the Government Code claim is submitted.

Non-Waiver. CITY's failure to respond to a claim from CONTRACTOR within the time periods described in this Section or to otherwise meet the time requirements of this Section shall result in the claim being deemed rejected in its entirety. CITY's failure to respond shall not waive CITY's rights to any subsequent procedures for the resolution of disputed claims.

28. NON-DISCRIMINATION: Contractor represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the State or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. A violation of this section exposes CONTRACTOR to the penalties provided for in Labor Code Section 1735.

29. TERMINATION: This Contract may be terminated by CITY at any time, either with or without cause, by giving CONTRACTOR three (3) days advance written notice. In the event of termination by CITY for any reason other than the fault of CONTRACTOR, CITY shall pay CONTRACTOR for all Work performed up to that time as provided herein. In the event of breach of the Contract by Contractor, CITY may terminate the Contract immediately without notice, may reduce payment to CONTRACTOR in the amount necessary to offset CITY's resulting damages, and may pursue any other available recourse against CONTRACTOR. CONTRACTOR may not terminate this Contract except for cause. In the event this Contract is terminated in whole or in part as provided, CITY may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated. Further, if this Contract is terminated as provided, CITY may require CONTRACTOR to provide all finished or unfinished documents, data, diagrams, drawings, materials or other matter prepared or built by CONTRACTOR in connection with its performance of this Contract.

30. ANTI-TRUST CLAIMS: This provision shall be operative if this Contract Agreement is applicable to California Public Contract Code Section 7103.5. In entering into this Contract Agreement to supply goods, services or materials, Contractor hereby offers and agrees to assign to the Agency all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2, commencing with Section 16700, of Part 2 of Division 7 of the Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Contract Agreement. This assignment shall be made and become effective at the time the Agency tender final payment to Contractor, without further acknowledgment by the Parties.

31. NO THIRD-PARTY BENEFICIARY: This Contract and every provision herein is for the exclusive benefit of the Contractor and the City and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the Contractor's or the City's obligations under this Contract.

32. TIME IS OF ESSENCE: Time is of the essence for each and every provision of the Contract Documents.

33. FORCE MAJEURE: If CONTRACTOR is delayed in the performance or progress of the work by a Force Majeure Event, then the CONTRACTOR shall be entitled

to a time extension, as provided in the contract documents, when the work stopped is on the critical path and shall not be charged liquidated damages. Such a non-compensable adjustment shall be CONTRACTOR's sole and exclusive remedy for such delays and the CONTRACTOR will not receive an adjustment to the contract price or any other compensation. Contractor must submit a timely request in accordance with the requirements of the contract documents. A Force Majeure Event shall mean an event that materially affects a party's performance and is one or more of the following: (1) Acts of God or other natural disasters occurring at the project site; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the work); (4) pandemics, epidemics or quarantine restrictions; and (5) strikes and other organized labor action occurring at the project site and the effects thereof on the work, only to the extent such strikes and other organized labor action are beyond the control of CONTRACTOR and its subcontractors, of every tier, and to the extent the effects thereof cannot be avoided by use of replacement workers. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of the City in its capacity as a municipal authority.

34. PROVISIONS REQUIRED BY LAW AND CONTRACTOR COMPLIANCE: Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including, but not limited to, the provisions of the California Labor Code and California Public Contract Code which are applicable to this Work.

35. ACCEPTANCE OF FACSIMILE SIGNATURES: The Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract will be considered signed when the signature of a party is delivered by facsimile transmission. Such facsimile signature will be treated in all respects as having the same effect as an original signature.

36. GOVERNING LAW: This Agreement shall be governed by the laws of the State of California, and exclusive venue for any action involving this Contract will be in Los Angeles County.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement with all the formalities required by law on the respective dates set forth opposite their signatures.

State of California
CONTRACTOR'S License No. _____

CONTRACTOR

_____

_____

_____ By:_____
Date TITLE

CITY OF ROLLING HILLS, CALIFORNIA

_____ By: _____
Date JEFF PIEPER, MAYOR

ATTEST:

_____ By: _____
Date CHRISTIAN HORVATH, CITY CLERK

CONTRACTOR'S Business Phone 818-679-8059

Emergency Phone at which CONTRACTOR can be reached at any time:

(____)_____

APPROVED AS TO FORM:

_____
NICOLAS PAPAJOHN, CITY ATTORNEY

Date

AGREEMENT OF INDEMNIFICATION
AND HOLD HARMLESS AND WAIVER OF SUBROGATION AND CONTRIBUTION

TENNIS COURT ADA IMPROVEMENT PROJECT
PROJECT NO. 2025-03

Contract/Agreement/License/Permit No. or description:_____

_____

Indemnitor(s) (list all names):

To the fullest extent permitted by law, Indemnitor hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City of Rolling Hills and its respective elected officials, officers, attorneys, agents, employees, volunteers, successors, and assigns (collectively "Indemnitees") from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith (collectively "Liabilities"), arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to any act, failure to act, error, or omission of Indemnitor or any of its officers, agents, servants, employees, subcontractors, materialmen, suppliers or their officers, agents, servants or employees, arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to the above-referenced contract, agreement, license, or permit (the "Agreement") or the performance or failure to perform any term, provision, covenant, or condition of the Agreement, including this indemnity provision. This indemnity provision is effective regardless of any prior, concurrent, or subsequent active or passive negligence by Indemnitees and shall operate to fully indemnify Indemnitees against any such negligence. This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law. Payment is not required as a condition precedent to an Indemnitee's right to recover under this indemnity provision, and an entry of judgment against an Indemnitee shall be conclusive in favor of the Indemnitee's right to recover under this indemnity provision. Indemnitor shall pay Indemnitees for any attorney fees and costs incurred in enforcing this indemnification provision. Notwithstanding the foregoing, nothing in this instrument shall be construed to encompass (a) Indemnitees' sole negligence or willful misconduct to the limited extent that the underlying Agreement is subject to Civil Code 2782(a), or (b) the contracting public agency's active negligence to the limited extent that the underlying Agreement is subject to Civil Code 2782(b). This indemnity is effective without reference to the existence or applicability of any insurance coverages which may have been required under the Agreement or any additional insured endorsements which may extend to Indemnitees.

Indemnitor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to

activities or operations performed by or on behalf of the Indemnitor regardless of any prior, concurrent, or subsequent active or passive negligence by the Indemnitees. Accountants, attorneys, or other professionals employed by Indemnitor to defend Indemnitees shall be selected by Indemnitees.

In the event there is more than one person or entity named in the Agreement as an Indemnitor, then all obligations, liabilities, covenants and conditions under this instrument shall be joint and several.

“Indemnitor”

Name_____ Name _____

By:_____ By:_____

TC-ADA Project Funding (rounded)

	All Costs	10% Contingency	ConstructionTotal including contingencies	Pre-Con Amount* Paid by City to date	Construction Balance including contingencies
Fidelity Builders	$713,861	$69,645	$783,506	$0	$783,506
Bergeman Group	$94,500	$9,450	$103,950	$11,497	$92,454
Richie-Bray	$7,000			$7,000	
Alan Palermo	$9,203			$9,203	
Totals	**$824,564**	**$79,095**	**$887,456**	**$27,699**	**$875,960**

				50% Construction Cost-share without contingencies	50% Construction Cost-share including contingencies
RHCA				$398,432	$437,980

	50% Construction Cost-share including contingencies	Current CIP Allocation (2023)	Pre-Con Expended to date*	Remaining CIP Project Funds	Shortfall Requiring General Fund Reserve contribution
City	$437,980	$307,000	$27,699	$279,301	**$158,679**

*** Note:** remaining CIP amount is inclusive of Bergeman pre-con costs to date, Richie-Bray pre-con costs of $7,000 and Alan Palermo pre-con costs of $9,202.50 through recent Bid process

CITY OF ROLLING HILLS

COST SHARING AGREEMENT

This Cost Sharing Agreement ("Agreement") is made and executed as of this 28th day of July, 2025, by and between the City of Rolling Hills ("City"), a municipal corporation, and Rolling Hills Community Association of Rancho Palos Verdes ("RHCA"), a California non-profit corporation. City and RHCA are sometimes referred to herein individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, City's tennis courts, located at Portuguese Bend Road and Palos Verdes Drive North ("Tennis Courts"), are operated and managed by RHCA pursuant to a Lease Agreement between City and RHCA, dated May 14, 2018 ("Lease"); and

WHEREAS, repairs need to be made to the Tennis Courts, including demolition of certain existing improvements, grading and site plan preparation, installation of a retaining wall, ADA/site improvements, and installing foundation, plumbing and electrical for future use ("Project"); and

WHEREAS, after public notice, City received a bid for the Project from Fidelity Builders, Inc. to perform the Project work for a base bid amount of $713,861.25; and

WHEREAS, on July 28, 2025, the City Council awarded the construction contract to Fidelity Builders, Inc. as the lowest responsive and responsible bidder; and

WHEREAS, the RHCA board has agreed to contribute 50% of the Project cost, consistent with prior board action and the terms of Section 9(a)(vi) of the Lease; and

WHEREAS, the Parties desire to memorialize their understanding of the cost sharing arrangement for completion of the Project.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the Parties hereto agree as follows:

AGREEMENT

1. Incorporation of Recitals

The above recitals are true and correct and are incorporated herein.

DRAFT

2. Scope of Work

The Scope of Work for the Project is provided for in more detail in the Contractor's Agreement, attached hereto as Exhibit "A" and incorporated herein by reference.

3. Project Costs

The Total Project Costs shall be shared equally by the Parties, consistent with Section 9(a)(vi) of the Rolling Hills Lease Agreement, dated May 14, 2018. As a result, fifty percent (50%) of costs for the Project are to be paid for by City and fifty percent (50%) of costs are to be paid for by RHCA. The current total cost for the Project is *estimated* to be Seven Hundred Thirteen Thousand, Eight Hundred Sixty-One Dollars and Twenty-Five Cents ($713,861.25.) plus an additional Eighty-Three Thousand and Three Dollars ($83,003.00) for the Bergeman Group's Construction Management Services.

a) Proportional Share

Based on the total estimated project costs and the parties' understanding of cost-sharing, City shall be responsible for approximately Three Hundred Ninety-Eight Thousand Four Hundred Thirty-Two Dollars ($398,432) of the Project costs, while RHCA shall be responsible for approximately Three Hundred Ninety-Eight Thousand Four Hundred Thirty-Two Dollars ($398,432).

b) RHCA Payment of Costs

RHCA shall pay City Three Hundred Ninety-Eight Thousand Four Hundred Thirty-Two Dollars ($398,432) within ten (10) days of written demand from City. In the event that the actual costs of the Project exceed the anticipated costs set forth above, RHCA shall be responsible for payment of 50% of the increased actual costs. Payment for the increased costs shall be made within ten (10) days of written demand from City supported by an invoice or change order identifying the increased costs. Payment collected from RHCA and not expended during the term of the Agreement shall be refunded to RHCA.

4. Term and Termination.

This Agreement shall become effective as of the day and year first above written and shall remain operative and effective until the Project has been completed, accepted, and paid for. This Agreement may be terminated at any time upon mutual consent of the Parties. This Agreement may also be terminated by either Party after 30-day written notice by certified mail, deemed complete on the third business day following deposit with the United States Postal Service:

If to City:
Rolling Hills City Hall
2 Portuguese Bend Road
Rolling Hills, CA 90274

DRAFT

Attn: Karina Bañales, City Manager

If to RCHA:
Rolling Hills Community Association
1 Portuguese Bend Road
Rolling Hills, CA 90274
Attn: Kristen Raig

5. Agreement to Cooperate.

The Parties agree to mutually cooperate in order to help ensure that the Project is successfully completed.

6. General Provisions

(a) Representations and Warranties. The Parties and signatories each represent and warrant that the individuals signing below are duly authorized to bind their respective principals to the terms of this Agreement. The individuals signing below also represent and warrant that they have obtained all necessary approvals and have the authority to bind their respective principals to the terms of this Agreement. In the event that any of the representations and/or warranties herein are breached or any of the representations and/or warranties contained in this subparagraph prove false, the breaching/misrepresenting Party hereby agrees to defend, indemnify, and hold the other Party harmless from all damages, loss, liability, costs, and attorneys' fees resulting from said breach/misrepresentation.

(b) Assignment. This Agreement may not be assigned by any Party, either in whole or in part, without prior written consent of the other Parties.

(c) Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

(d) Binding Effect of Agreement. The terms, conditions, and provisions of this Agreement are binding upon, and shall inure to the benefit of, all Parties and to their executors, administrators, heirs, successors, assigns, predecessors, transferees, representatives, principals, agents, officers, directors, and employees.

(e) Further Acts. The Parties shall perform any acts and execute any documents consistent with the terms and conditions of this Agreement that may be needed, desired, or required to effectuate the terms, conditions, and provisions hereof.

(f) Arbitration. The Parties agree that any claim, dispute or controversy arising out of, or relating to, this Agreement, or the breach thereof, shall be resolved through final and binding arbitration administered by the American Arbitration Association ("AAA") in accordance with AAA's applicable arbitration rules, and judgment on the award rendered

DRAFT

by the arbitrator(s) may be entered in any Los Angeles County court having jurisdiction thereof.

(g) Attorneys' Fees. In the event any claim is brought upon this Agreement to enforce its terms, each Party shall be responsible for its own attorneys' fees and costs.

(h) Consultation with Legal Counsel. The Parties represent that they have consulted legal counsel prior to the execution of this Agreement and have executed this Agreement with full knowledge of its meaning and effect.

(i) Entire Agreement. This Agreement constitutes the entire and only agreement between the Parties with reference to the subject matter herein and supersedes any prior agreement, oral or written, with respect thereto.

(j) Drafting of Agreement. This Agreement shall not be construed in favor of, or against, any party by reason of the extent to which any party or its counsel participated in the drafting of this Agreement.

(k) Not a Joint Venture or Joint Powers Authority. The Parties intend by this Agreement to establish only an agreement for provision of reimbursement and apportionment of costs for the Project, and do not intend to create a joint powers agency, partnership, joint venture, or joint enterprise of any kind.

(l) Waiver, Modification, Amendment. No provision of this Agreement may be waived unless in writing and signed by both Parties hereto. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein. This Agreement may be modified or amended only by a written agreement executed by both of the Parties hereto.

(m) Electronically Transmitted Signatures; Electronic Signatures. A manually signed copy of this Agreement which is transmitted by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Agreement for all purposes. This Agreement may be signed using an electronic signature.

(n) Counterparts. This Agreement may be executed in separate counterparts, the whole of which shall constitute a binding agreement. Facsimile signatures and email/PDF signatures, when received, shall have the same force and effect as original signatures.

WHEREFORE, the undersigned, having read the foregoing Agreement and fully understanding and agreeing to its terms, hereby execute this Agreement and make it effective as of the day and year first above written.

DRAFT

THE CITY OF ROLLING HILLS	ROLLING HILLS COMMUNITY ASSOCIATION
By	By
Karina Bañales City Manager	Kristen Raig Manager
Date	Date
APPROVED AS TO FORM:	APPROVED AS TO FORM:
By	By

DRAFT

EXHIBIT "A"

CONTRACTOR'S AGREEMENT

DRAFT

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 12.C.
Meeting Date: 7/28/2025

To: City Council

From: Samantha Crew, Management Analyst

Thru: Karina Bañales, City Manager

Subject: Authorize the City Manager to Sign a Letter of Support for the Palos Verdes Peninsula Mass Care and Evacuation Plan Grant Application

---

Background:
The four cities of the Palos Verdes Peninsula, Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes, and Palos Verdes Estates, face a variety of significant hazard risks. Over half of the Peninsula lies within a moderate, high, or very high Fire Hazard Severity Zone, and the area is impacted by active earthquake fault lines and ongoing land movement. These risks are further intensified by limited ingress/egress routes, equestrian communities, and a higher-than-average population of older adults.

The Palos Verdes Peninsula (PVP) cities are once again joining forces to enhance regional emergency preparedness. A Peninsula-wide Evacuation and Mass Care Plan has been identified as a strategic goal for 2026 by the Peninsula Public Safety Committee, in recognition of the need for a coordinated approach to large-scale emergency response. After researching funding opportunities to support the development of the plan, a potential grant through Cal Fire has been identified. The City of Rancho Palos Verdes, serving as the lead agency, will be submitting the formal grant application and is requesting participation from the City of Rolling Hills in this collaborative effort.

Discussion:
The Palos Verdes Peninsula Mass Care and Evacuation Plan will provide clear protocols for public information, evacuation and repopulation procedures, safe refuge areas, mass care and shelter operations, and coordination across jurisdictions. It will also identify vulnerable populations, evaluate evacuation route limitations, and explore mitigation strategies to strengthen community readiness.

As outlined in the draft letter of support (Attachment A), the plan aims to reduce the time required during an emergency to reach consensus on critical issues and will serve as a critical planning tool for all four cities. The final deliverables include a formal plan, stakeholder and community engagement, and a Peninsula-wide exercise to test the plan's effectiveness. To date, the City of Rolling Hills Estates has submitted a letter of support (Attachment B) for the project, which is attached to this report for reference.

Importantly, Rancho Palos Verdes staff have clarified that no local funding match is required to participate. Instead, in-kind staff time dedicated to participating in the planning process would serve as the City's contribution.

The development of a coordinated Mass Care and Evacuation Plan for the Peninsula addresses a critical need and supports the City’s ongoing efforts to enhance emergency preparedness.

Staff recommends that the City Council authorize the City Manager to sign the letter of support for this collaborative initiative and to participate in the development of the plan if funding is awarded.

Fiscal Impact:
None

Recommendation:
Approve as presented.

Attachments:
1. CL_AGN_250728_CC_LetterofSupportEvacPlan
2. CL_AGN_250728_CC_RollingHillsEstatesLetterofSupport
3. CL_AGN_250728_CALFIRE_Scope of Work_RegionalEvacPlanGrant

City of Rolling Hills INCORPORATED JANUARY 24, 1957

2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

July 23, 2025

California Climate Investments
1001 I St.
Sacramento, CA, 95814

Subject: Support Letter for the Palos Verdes Peninsula Mass Care and Evacuation Plan grant application

To whom it may concern:

On behalf of the City of Rolling Hills, please accept this letter of support for the City of Rancho Palos Verdes' grant application for the Palos Verdes Peninsula Mass Care and Evacuation Plan.

The Palos Verdes Peninsula faces numerous hazard risks, with over half of the Peninsula located in a moderate, high, or very high Fire Hazard Severity Zone, multiple earthquake fault lines threatening the region, and ongoing land movement severely damaging homes, roads, and infrastructure, including a vital evacuation route for the Peninsula, Palos Verdes Drive South. These risks are exasperated by limited egress/ingress routes on the Peninsula, several equine communities hosting dozens to hundreds of horses, and a high percentage of the population that is aged 65 and over as compared with the national average.

The Palos Verdes Peninsula Mass Care and Evacuation Plan (Plan) will ensure that the four cities on the Peninsula — Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, and Rolling Hills Estates — are ready to respond in coordination with one another and their regional partners to an emergency that requires evacuations and/or mass care and shelter operations. The Plan will help reduce the time required during an emergency to reach consensus on issues such as public alerts and information, sharing of resources, and response operations, by addressing these issues before an emergency takes place, providing coordination protocols; clearly defining roles and responsibilities; and mapping vulnerabilities and resources in the area. Further, the Plan will help the cities identify potential mitigation strategies to address vulnerabilities and evacuation route limitations. Finally, the functional

exercise and subsequent training opportunities included in this project will further improve Peninsula-wide collaboration and city staff response capabilities.

The four Peninsula cities work well together but all have limited staff and budgets that make it difficult to develop a Peninsula Mass Care and Evacuation Plan in house. The funds from the wildfire prevention program grant will allow the cities to hire a consultant to write and exercise the Plan in a timely manner. Having this coordination complete before an emergency occurs ensures a quick, efficient and coordinated response that will positively impact public safety for the 67,000 residents, 46,000 workers, and countless visitors to the Peninsula.

Thank you for your time and consideration.

Sincerely,

CITY MANAGER

City of
Rolling Hills Estates

Debby Stegura
Mayor

Frank V. Zerunyan
Mayor Pro Tem

Pam Brown Schachter
Council Member

Britt Huff
Council Member

Velveth Schmitz
Council Member

July 22, 2025

California Climate Investments
1001 I St.
Sacramento, CA, 95814

Subject: Support Letter for the Palos Verdes Peninsula Mass Care and Evacuation Plan grant application

To whom it may concern:

On behalf of the City of Rolling Hills Estates, please accept this letter of support for the City of Rancho Palos Verdes' grant application for the Palos Verdes Peninsula Mass Care and Evacuation Plan.

The Palos Verdes Peninsula faces numerous hazard risks, with over half of the Peninsula located in a moderate, high, or very high Fire Hazard Severity Zone, multiple earthquake fault lines threatening the region, and ongoing land movement severely damaging homes, roads, and infrastructure, including a vital evacuation route for the Peninsula, Palos Verdes Drive South. These risks are exasperated by limited egress/ingress routes on the Peninsula, several equine communities hosting dozens to hundreds of horses, and a high percentage of the population that is aged 65 and over as compared with the national average.

The Palos Verdes Peninsula Mass Care and Evacuation Plan (Plan) will ensure that the four cities on the Peninsula — Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, and Rolling Hills Estates — are ready to respond in coordination with one another and their regional partners to an emergency that requires evacuations and/or mass care and shelter operations. The Plan will help reduce the time required during an emergency to reach consensus on issues such as public alerts and information, sharing of resources, and response operations, by addressing these issues before an emergency takes place, providing coordination protocols; clearly defining roles and responsibilities; and mapping vulnerabilities and resources in the area. Further, the Plan will help the cities identify potential mitigation strategies to address vulnerabilities and evacuation route limitations. Finally, the functional exercise and subsequent training opportunities included in this project will further improve Peninsula-wide collaboration and city staff response capabilities.

The four Peninsula cities work well together but all have limited staff and budgets that make it difficult to develop a Peninsula Mass Care and Evacuation Plan in house. The funds from the wildfire prevention program grant will allow the cities to hire a consultant to write and exercise the Plan in a timely manner. Having this coordination complete before an emergency occurs ensures a quick, efficient and coordinated response that will positively impact public safety for the 67,000 residents, 46,000 workers, and countless visitors to the Peninsula.

Thank you for your time and consideration.

Sincerely,

Greg Grammer
City Manager

Scope of Work

Project Name: Palos Verdes Peninsula Mass Care and Evacuation Plan

Project Tracking Number: 25-WP-78922274

Project Description: The four Palos Verdes Peninsula Cities of Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills and Rolling Hills Estates are seeking to develop a Mass Care and Evacuation Plan to enable a fully integrated~~, pre-planned,~~ coordinated, and mutually agreed upon emergency evacuation and mass care and shelter plan. For this project a consultant will be hired to work with the four cities and their stakeholders to develop the plan. The plan will include guidance on coordination and communication between the cities, response agencies, stakeholders, and community during emergency requiring evacuations and/or mass care and shelter ~~services~~operations, such as a wildfire or earthquake. This will include a clear coordination protocol for public information and joint messaging templates, a description of each involved organization's roles and responsibilities, and solidification of the processes and protocols for evacuation, repopulation, safe refuge, and mass care and shelter operations. Finally, the plan will outline city, peninsula, and regional resources that can support mass care and/or evacuation efforts, including transit, feeding, sanitation, and sheltering services, refuge areas, temporary evacuation points, emergency facilities, animal care, and communication tools. As part of this planning effort, areas of vulnerability and potential mitigation strategies for evacuation route limitations will be examined, along with identification of transportation and facility needs, including additional support for those requiring assistance evacuating themselves and/or large animals. Public engagement will occur throughout the plan development both as a source of input and public education; this outreach should include installation of street signs clearly indicating zone locations and directions to the nearest designated Safe Refuge Area and Temporary Evacuation Point. The project will conclude with a peninsula wide emergency exercise, testing the plan, ~~and~~ finalization/approval by all four city councils.

Primary Activity Type: Wildfire Prevention Planning

Describe the geographic scope of the project, including the communities that will benefit, and an estimate of the number of structures within the project area.

The Palos Verdes Peninsula has a unique physiography, formed over millions of years of submerging and lifting from the Pacific Ocean. Once an island, the Peninsula is nine miles wide

by four miles deep, now rises above the Los Angeles Basin, with the highest elevation at 1480 feet. The terrain of much of the planning area is rolling hills, steep slopes, canyons, and coastal bluffs. Several active park sites and an extensive amount of preserved natural open space and passive parkland, particularly along the Peninsula's coastline, provide the majority of recreational resources for residents. The Palos Verdes Peninsula is made up of four cities: Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes, and Palos Verdes Estates as well as the unincorporated community of Westfield/Academy Hill. The Palos Verdes Peninsula is bounded on the north by Torrance, on the south and west by the Pacific Ocean; and on the east by Lomita and San Pedro (Los Angeles). The Palos Verdes Peninsula has a total population of about 67,067 (PVE 13,434, RPV 42,030, RH 1,513, RHE 8,169 and the unincorporated areas of the Peninsula 1,921) The Palos Verdes Peninsula includes an area of approximately 17.78 square miles (PVE 4.77 sq mi RPV 13.6 sq mi, RH 3.0 sq mi and RHE 4.18 sq mi). The Peninsula has about 25,000 housing units (-PVE 5,017, RPV 16,497, RHE 3184, RH 700). There are also 21 ~~school~~schools on the peninsula, 4 city halls, 2 college campuses, a salvation army campus, 3 library facilities, 6 LA County Fire Department Stations, and 1 police station (PVEPD has their own police department, while the other 3 cities contract with the County Sherriff's Department, with the station housed in the City of Lomita)~~, and 6 LA County Fire Department Stations~~.

Describe how the project will assess the risks to residents, structures and prioritize projects to reduce this risk over time.

As part of the peninsula Mass Care and Shelter Plan, the hired consultant will review potential vulnerabilities within the area, including the access and functional limitations of residents and transportation and evacuation route limitations. The plan will provide procedures for helping address vulnerabilities and recommend additional mitigation projects to strengthen evacuation and mass care capabilities for the whole community. This plan will also examine the vulnerability and capacity of structures within the area to understand potential mass care and shelter needs and identify structures that could be used as Safe Refuge Areas, Emergency Facilities, and Temporary Evacuation Areas.

Does the proposed plan add or build upon previous wildfire prevention planning efforts in the general project area?

The Mass Care and Evacuation Plan, builds off the Peninsula wide Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) ~~(in development with the projected completion being March 2026)~~, which examines hazard risk and mitigation strategies for all hazards on the peninsula. and the Emergency Operations Plan (EOP) for each of the four cities, which provides the basic guidelines and procedures for all hazard city emergency management. The Mass Care and Evacuation Plan will build off the MJHMP's hazard risk identification and

mitigation strategies, and expand on EOP basic procedures focusing on mass care and evacuation operations.

Identify a diverse group of key stakeholders, including local, state, and federal officials where appropriate, to collaborate with during the planning process. Discuss how the project proponent plans to engage with these targeted stakeholders.

The plan will include departments and city management from all four cities on the Palos Verdes Peninsula, the Palos Verdes Estates Police Department, the Los Angeles County Sheriff's Department, The Los Angeles County Fire Department, various County of Los Angeles Departments (Office of Emergency Services, Public Works, Social Services, Animal Care and Control, etc.) the American Red Cross, local utility companies (SCE, SCG, Cal Water, etc.), local community groups and organizations (PVP CERT, RPV EPC, RPV CHOA, PVE Cares, etc.), California Department of Transportation, PVPUSD, Palos Verdes Library District, local assisted living facilities, ~~multi unit~~multi-unit properties, Area G DMAC and neighboring cities, and any other stakeholders that are identified throughout the plan development.

Describe the pathways for community involvement that will be incorporated in the planning process.

The plan development will include community engagement throughout the process. Updates will be provided at city council meetings at the commencement of the plan development. Once the initial plan draft is developed and stakeholder feedback is incorporated, the consultant will conduct community meetings to gather input on the plan in person, along with sharing a virtual copy of the plan draft for feedback on the cities' websites, social media, newsletters, reports, and listservs, through Alert South Bay and the PVP Ready website (currently used to push the know your zone campaign), through local media, including RPVtv and local newspapers, via Bulletin Boards and banners, and at local community meetings and events (ex. HOA meetings, EPC meetings, Peninsula Prep Expo, etc.). When the plan is finalized, additional community outreach will be conducted to educate residents about the plan and their role in disaster readiness, using the same communication methods listed above.

Discuss the location of the project in relation to areas of moderate, high, or very high fire hazard severity zone as identified by the latest Fire and Resource Assessment Program maps. *

With its many steep canyons and open scrub-covered hillsides, the Palos Verdes Peninsula area has always been vulnerable to the hazards associated with brush fires. About half of the peninsula is designated as a very high fire hazard severity zone; with all 4 cities having

at least a segment of their community in the medium, high, and very high fire hazard severity zone classifications.

Describe the geographic proximity of the project to structures at risk to damage from wildfire in the WUI. *

Due to the peninsula relative isolation from the rest of Los Angeles County cities, it is not considered part of the wildland urban interface; though its isolation intensifies the need for evacuation and mass care planning.

Does the project include any matching funds from other funding sources or any in-kind contributions that are expected to extend the impact of the proposed project? *

The four peninsula cities will provide staff liaisons to support the plan development and will seek to create mitigation and readiness projects identified through the plan (ex. street signage, strengthening of Safe Refuge Areas, etc.). Further, emergency management staff in the cities will work together to update the plan every 5 years and as ~~needed~~needed, due to new data and lessons learned from ~~recenter~~ emergencies and exercises.

Describe plans for external communications during the life of the project to keep the effected community informed about the goals, objectives and progress of the project. Activities such as planned press releases, project signage, community meetings, and field tours are encouraged. *

Community meetings, the cities' websites, social media, newsletters, reports, and listservs, Alert South Bay, the PVP Ready website, interviews and press releases through local media, Bulletin Boards and banners, and discussions at local community meetings and events (ex. HOA, EPC, & City Council Meetings , Peninsula Prep Expo, etc.) will all be used throughout the plan development process to keep the community informed, educate them about emergency evacuations and mass care operations, and gather community input.

Describe any plans to maintain the project after the grant period has ended. *

The plan will be updated every 5 years by the four cities and as needed when new data is presented and/or after exercises and real emergencies.

Does the proposed project work with other organizations or agencies to address fire hazard reduction at the landscape level? *

While the plan doesn't directly work to reduce fire hazard at the landscape level; the plan will identify and recommend projects to help reduce fire hazard, including those at the landscape level.

Discuss the anticipated timeline for the project. Make sure to take seasonal restrictions into account. *

Upon award of the grant (goal to begin work in 2026) the project will take between 12 and 16 months to complete.

Verify the expected timeframes to complete the project will fall under the required completion dates depending on the source of the funds awarded. *

The project will be complete before the deadline of February 15, 2029.

Using bullets, list the milestones that will be used to measure the progress of the project. *

- RFP for Consultant
- Hire Consultant
- Develop Core Planning Team and larger stakeholder list
- Create a Plan Template and meeting timeline
- First Community Meeting
- Write First Draft with core planning team
- Stakeholder engagement
- Complete Second Draft using stakeholder feedback
- Second Community Meeting to gather community feedback
- Create exercise and modify plan based on feedback
- Test Plan through exercise
- Complete third plan draft and send for final review by core planning team
- Finalize Plan and send to city council for approval
- Publish approved plan

Using bullets, list the measurable outcomes (i.e. project deliverables) that will be used to measure the project's success. *

- Completion of a peninsula wide Mass Care and Evacuation Plan
- Completion of a peninsula wide Evacuation and Mass Care Operations Exercise
- ~~Hosting of~~Hosting at least 3 community meetings
- Engagement of at least 10 regional stakeholders in plan development

If applicable, how will the requirements of the California Environmental Quality Act (CEQA) be met? *

Not Applicable

List any existing forest or land management plans; Conservation Easements; Covenant, Conditions & Restrictions (CC&R's); matters related to zoning; use restrictions, or other factors that can or will limit the wildfire prevention proposed activity? *

None

Describe any previous experience the project proponent has with similar projects. Include a list of recent past projects the proponent has successfully completed if applicable. Project applicant or manager having no previous experience with similar projects should discuss any past experiences that may help show a capacity to successfully complete the project being proposed. This may include partnering with a more experienced organization that can provide project support. *

The project manager has experience supporting the development of a Countywide Mass Transportation and Evacuation Plan for the County of Monterey, along with experience updating and developing numerous plans including, Multi-Jurisdictional Hazard Mitigation Plans, a Community Resilience Plan, a~~nd~~ Donation and Volunteer Management Plan, an Electrical Power Disruption Plan, and a Public Information and Warning Plan. Additionally, the project manager has experience hosting multiple exercises related to mass care and/or evacuations and has engaged in about a dozen Emergency Operations Center activations, including multiple wildfire emergencies that required mass care and evacuation operations. Finally, the project manager works closely with the local fire and law ~~departments~~departments, and the other 3 peninsula cities, building off their experience as well.

Identify who will be responsible for tracking project expenses and maintaining project records in a manner that allows for a full audit trail of any awarded grant funds. *

The Project Manager will work with the Rancho Palos Verdes Ffinance ~~department to~~Department to track project expenses and records.

Explain how the grant funds, if awarded, will be spent to support the goals and objectives of the project. If equipment grant funds are requested, explain how the equipment will be utilized and maintained beyond the life of the grant. *

The grant funds ~~will solely~~will be used to hire a consultant to develop the plan and run an exercise to test the plan.

Are the costs for each proposed activity reasonable for the geographic area where they are to be performed? Identify any costs that are higher than usual and explain any

special circumstances within the project that makes these increased costs necessary to achieve the goals and objectives of the project. *

The costs are reasonable for the geographic area.

Is the total project cost appropriate for the size, scope, and anticipated benefit of the project? *

Yes, the project cost is much smaller than the benefit the increased coordination and planning will have on ~~ensuring~~ public safety during evacuations and mass care operations.

Using bullets please list each object category amount that you are requesting and the detail of how that would support meeting the grant objectives. *

- Consultant for plan development for 12 to 16 months - $200,000

Does your project include the purchase of capital equipment (more than $5,000 per item)? *

No

How will the project/activity reduce Greenhouse Gas emissions? *

This project will not directly reduce greenhouse gas emissions, however planning for safe refugee areas can reduce unnecessary traffic congestion during evacuations, which can help reduce greenhouse gas emissions.

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 14.A.
Meeting Date: 7/28/2025

To: City Council

From: Samantha Crew, Management Analyst

Thru: Karina Bañales, City Manager

Subject: Receive and File a Public Safety and Emergency Preparedness Update

Background:
Rolling Hills is deeply committed to building a safe, prepared, and resilient community through a variety of ongoing public safety and emergency preparedness initiatives. This dedication is reflected in strong partnerships with emergency service providers, neighboring Peninsula cities and regional agencies, all working together to protect residents and enhance the City's overall readiness.

To keep the community informed and engaged, the City provides regular updates on its preparedness efforts to the City Council and the public. By keeping residents informed and engaged, the goal is to empower individuals and households to take an active role in their own emergency planning. Through shared knowledge and coordinated action, Rolling Hills continues to strengthen its ability to respond to emergencies and foster a more resilient and united community.

Discussion:
This monthly Public Safety Report is intended to keep the City Council and residents informed of ongoing initiatives, recent activities, and upcoming priorities related to disaster readiness, emergency response, and overall public safety. By providing regular updates, the report offers a clear and timely overview of the City's efforts to strengthen its preparedness and response capabilities. In addition to serving as a communication tool, the report functions as an official record of the City's progress in implementing safety-related programs and initiatives. It documents key actions taken, partnerships developed, training activities conducted, and resources allocated, while also highlighting the City's proactive approach to protecting the community in the face of evolving risks and challenges.

Cal OES Voluntary Buyout Program
The City of Rolling Hills continues to explore participation in the Cal OES Voluntary Buyout Program, which provides eligible homeowners the option to relocate from properties affected by ongoing hazards. Properties acquired through the program would be converted into permanently protected open space and deed-restricted to prevent future development. This strategy is aimed at reducing long-term risk in vulnerable areas and advancing the City's broader goal of enhancing community resilience. Currently, Cal OES is conducting a benefit-cost analysis (BCA) for interested homeowners to determine eligibility for the program. This essential step assesses the long-term cost-effectiveness

of acquiring and removing properties located in hazard-prone areas. Cal OES is expected to provide a status update on the BCA results in early August, after which the City will engage with participating homeowners to discuss potential next steps.

The City remains committed to supporting residents throughout this process and will continue to work closely with Cal OES to ensure clear communication and effective coordination. Once eligibility is determined, staff will bring the item back to the City Council, seeking a recommendation on how to proceed.

Cal OES Datacasting Receiver Pilot Program
The City of Rolling Hills is pleased to participate in the California Office of Emergency Services (Cal OES) Datacasting Receiver Pilot Program, an innovative initiative designed to enhance earthquake early warning capabilities. As part of this program, Rolling Hills will receive two advanced earthquake-alerting receivers and two antennas at no cost. These devices use a secure U.S. Geological Survey (USGS) signal transmitted through local public television stations to deliver GPS-specific earthquake alerts in under one second.

While these devices are not intended to replace the existing Wireless Emergency Alerts (WEA) system, they serve as a valuable supplemental tool, providing critical seconds of lead time for personnel to take protective action. In the event of seismic activity, these rapid alerts will enable City staff and Emergency Operations Center (EOC) personnel to immediately Drop, Cover, and Hold On, an essential advantage for those in key emergency response roles. The pilot program will run through December 31, 2025. During this period, participating cities are asked to provide monthly feedback to Cal OES to help evaluate the system’s effectiveness. At the conclusion of the pilot, Rolling Hills will be permitted to retain the equipment permanently, with no future maintenance or subscription fees required.

Cal OES has expressed its long-term goal of eventually making these receivers available to residents across California.

Re-Energization - SoCalGas
SoCalGas has begun restoring natural gas service in Rancho Palos Verdes (RPV). Restoration started on July 10 along Exultant Drive, and as of July 21, service has been restored to three homes in the Seaview neighborhood. Work is ongoing on Admirable and Dauntless Drives for eligible homes. Once work in Seaview is complete, restoration will proceed to the Portuguese Bend Beach Club and then to the City of Rolling Hills. Rolling Hills residents will begin receiving calls in the coming weeks to prepare for reconnection. To assist with this process, SCE has posted an informational sheet on its website and staff has included it as attachment A.

Southern California Edison (SCE)
SCE has restored power to all residents who requested service, with the exception of one household that remains offline pending final permit approvals. Some residents have chosen to remain off the grid or delay reconnection by personal preference. Recently, SCE mailed a notice outlining its long-term plan to address infrastructure challenges linked to land movement on the Palos Verdes Peninsula. The letter describes a Tension Relief Strategy scheduled to begin in early fall 2025, which includes the installation of specialized devices that reduce tension in power lines, helping the electrical system better withstand minor earth shifts. These devices, used alongside upgrades like taller poles and covered conductors, are only suitable for areas where land movement has remained at or below pre-2023 levels. SCE will provide updated schedules as the project develops, and some temporary traffic impacts are expected during construction (Attachment B).

Potential Siren System Expansion

At the May 12 City Council meeting, staff was directed to work with HQE and the Rolling Hills Community Association (RHCA) to identify alternative locations for additional emergency siren poles based on HQE's coverage studies. Since then, staff has worked with HQE and RHCA to identify six potential locations across three coverage gap areas. From these six sites, one location in each area will be selected, resulting in three new installations. As part of this process, staff has contacted residents whose properties are considered ideal for placement. Outreach has included phone calls, emails, and on-site meetings. Site visits are being conducted to provide information, answer questions, and address concerns. Additional outreach will continue as the project moves forward.

Staff is awaiting DigAlert's determinations for all six proposed sites. Once confirmed, staff will present the preferred locations to the RHCA Board, complete any additional site visits, and provide a formal presentation to the City Council, which will include detailed coverage maps and site-specific considerations. Staff will return with detailed information as the project advances.

Brush Clearance and Zone 0 Update
Annual brush clearance inspections were completed in June 2025 by the Los Angeles County Fire Department. While Zone 0 (0–5 feet from structures) is not yet enforceable, residents were encouraged to maintain this area in a "lean and green" condition. Assistant Fire Chief Kane will attend the August 11 City Council meeting to provide a brief presentation on the outcomes of this year's inspections.

Peninsula Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)
City staff continue to actively participate in bi-weekly coordination meetings for the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) alongside consultant Black & Veatch and representatives from the neighboring Peninsula cities. Currently, staff are focused on developing the Rolling Hills-specific annex, which outlines local vulnerabilities and mitigation strategies. The next Planning Committee meeting is scheduled to take place virtually on September 10 from 9:00 a.m. to 11:00 a.m. This meeting will bring together key stakeholders and the core planning team, including staff from all four Peninsula jurisdictions. Residents are welcome to attend and observe the planning process. To request the meeting link, please contact sjcrew@cityofrh.net.

Prepared Peninsula Expo - October 26, 2025
Staff have begun planning for the annual Prepared Peninsula Expo, a regional event dedicated to promoting emergency preparedness and resilience across the Palos Verdes Peninsula. This collaborative effort brings together local cities, first responders, utility providers, and community organizations to provide residents with valuable information, resources, and hands-on demonstrations related to disaster readiness. The Expo serves as an important opportunity for community engagement, offering attendees practical tools and guidance to help them prepare for a wide range of emergencies. Planning efforts are now underway to ensure another successful and informative event.

Genasys Evacuation System Tabletop Exercise
On August 21, 2025, City staff will participate in a regional tabletop exercise focused on testing the Genasys evacuation system within Area G jurisdictions. Designed to enhance regional preparedness and strengthen coordination among emergency response agencies, the exercise will evaluate the effectiveness of the Genasys system in evacuation scenarios. Participants will include key public safety personnel such as police, fire, and emergency management representatives. Genasys is a mass notification and protective communications system that delivers clear, targeted alerts and instructions during emergencies, including evacuation orders, to help ensure timely action and public safety.

Fiscal Impact:

None.

Recommendation:
Receive and File

Attachments:
1. Attachment A - SCG_PV_Restoriation_Readiness_Flyer_7-25
2. Attachment B - CL_AGN_250728_CC_PVP_TensionReliefStrategy_RH_F

Are You Restoration Ready?

Restoration Readiness Checklist:

- **Account Verification**
  - Customers can contact SoCalGas at 800-228-7377 to verify their account information (if customers have not already been contacted by SoCalGas). SoCalGas will contact customers at a later time to schedule an appointment.
- **Appliance Conversion (If Applicable)**
  - Have a qualified professional safely disconnect the propane system from the converted appliance(s) for safe operation and compliance with manufacturer specifications.
- **Propane Supply Disconnection (If Applicable)**
  - Have a qualified professional safely disconnect the propane system from the converted appliance(s).
  - Ensure the natural gas line has its own dedicated piping that is not connected to any propane system.
- **Professional Inspection (Recommended)**
  - Have a qualified professional inspect the natural gas houseline system to confirm it is safe and ready for service (no leaks).

SoCalGas Will Contact You When We Are Ready to Restore Service:

- SoCalGas will contact customers via the information provided in the customer's account file to schedule an appointment when we are ready to restore service.

Residential Restoration Process

- A SoCalGas technician will perform a leak test on the customer's natural gas houseline.
- If no leaks are found on the houseline, the technician will provide service and a safety check to all connected natural gas appliances.
- If leaks are found, the gas meter will be left off until the houseline is repaired by a qualified professional.

Additional Restoration Information:

- An adult over the age of 18 must be present during restoration.
- To restore service, SoCalGas must have access to the customer's meter and the residence interior to check the functionality of natural gas appliances.
- This process will take one to two hours.
- Pets must be confined behind a solid partition while SoCalGas employees are working on the premises.
- Customers should never attempt to restore or turn on natural gas service themselves.

Stay Safe

To keep customers and employees safe, please remember these safety tips:

- Authorized SoCalGas employees will be in uniform with our company logo.
- All SoCalGas employees on company business are required to carry a SoCalGas ID badge.
- SoCalGas employees will never ask for payments during these reconnection home visits.
- To verify the authenticity of anyone claiming to be a representative of SoCalGas, ask for identification or call us at 1-800-427-2200 or 1-800-342-4545 for Spanish-language customer service or visit **socalgas.com/SafeAccess**.

For more information, please visit **socalgas.com/PVLandMovement**.

For customer service inquiries, please contact us at 1-877-238-0092 or email us at **projectinfo@socalgas.com**.

If you suspect a natural gas leak, please don't wait - call us immediately at 1-800-427-2200.

All restoration plans are dependent upon minimal land movement rates. Restoration efforts are provisional and based on localized conditions at each property. Increased land movement may necessitate future temporary shutoffs of natural gas service to homes to promote public safety.

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Dear Valued Customer,

As part of our ongoing efforts to enhance the resiliency and reliability of our electrical infrastructure, Southern California Edison will be installing an innovative solution — Tension Relief Strategy — in certain areas of the Palos Verdes Peninsula.

The Tension Relief Strategy represents a proactive, state-of-the-art approach to addressing environmental challenges on the peninsula. These devices can relieve tension in the conductor, providing increased ability for expansion of the distance between poles in the event of slight land movements. By accommodating slight shifts in the land, the devices help the infrastructure remain intact and functional. Tension relief devices work in conjunction with other elements of the strategy, such as covered conductor and taller poles, to create a multi-faceted solution for grid resiliency. This strategy is intended to lower risks associated with downed wires while also increasing the overall resilience of SCE's electrical infrastructure in areas like the peninsula that are prone to land movement.

While innovative, the usefulness of this engineering solution is limited because the devices can only expand a certain amount. As such, it is not a viable solution for all areas of the peninsula, but rather it is intended for areas that see a continued, sustained reduction in land movement at or below rates that were experienced prior to 2023.

What to Expect
The project to install the necessary equipment to implement the Tension Relief Strategy will require work to be performed by SCE and telecommunication utilities in your area. We anticipate this work to begin in early fall 2025. As the dates become more firm, we will send another communication with the update. SCE crews will be working in the area, so there might be traffic and delays. We will make every effort to minimize any inconvenience and appreciate your understanding and cooperation as we work to restore power in the area.

How to Stay Informed
If you have questions or need assistance, please call the SCE customer service team at 1-800-250-7339 Monday through Friday, 7 a.m.-7 p.m., or Saturdays, 8 a.m.-5 p.m.

To learn more about tension relief, visit the SCE FAQ on sce.com/pvplandslide.

Jeremy Califano

Jeremy Califano, PE, PMP
Senior Manager, Project Management
Southern California Edison

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 14.B.
Meeting Date: 7/28/2025

To:	City Council
From:	Christian Horvath, Assistant to the City Manager / City Clerk
Thru:	Karina Bañales, City Manager
Subject:	Receive and file a Verbal Update on the status of the Traffic Commission Vacancy and Appointment

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
Receive and file.

Attachments:
None

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 15.A.
Meeting Date: 7/28/2025

To: City Council

From: Nicolas Papajohn, City Attorney

Thru: Karina Bañales, City Manager

Subject: Conference with legal counsel - existing litigation Government Code Section 54956.9(d)(1) the City finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the city in the litigation. (3 cases) a. Name of case: Connie Andersen, et al. V. California Water Company, et al. (Seaview case) Case No.: 24STCV20953 b. Name of case: City of Rolling Hills v. SCE CPUC docket no. C.24-10-008 c. Name of case: City of Rolling Hills v. SoCalGas CPUC docket no. C.24-10-009

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
None.

Attachments:
None

City of Rolling Hills INCORPORATED JANUARY 24, 1957

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

Item: 15.B.
Meeting Date: 7/28/2025

To: City Council

From: Nicolas Papajohn, City Attorney

Thru: Karina Bañales, City Manager

Subject: Conference with legal counsel - initiation of litigation a closed session will be held, pursuant to Government Code Section 54956.9(c) and (d)(4) regarding the decision of whether to initiate litigation (1 case)

Background:
None.

Discussion:
None.

Fiscal Impact:
None.

Recommendation:
None.

Attachments:
None