



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

AGENDA Regular City Council Meeting

CITY COUNCIL
Monday, May 22, 2023

CITY OF ROLLING HILLS
7:00 PM

The meeting agenda is available on the City's website. The City Council meeting will be live-streamed on the City's website. Both the agenda and the live-streamed video can be found here:
<https://www.rolling-hills.org/government/agenda/index.php>

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

Recordings to City Council meetings can be found here: <https://www.rolling-hills.org/government/agenda/index.php>

Next Resolution No. 1336

Next Ordinance No. 383

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS

- 4.A. [A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS PROCLAIMING JUNE 17, 2023 AS "DOORS OPEN PENINSULA" DAY](#)
RECOMMENDATION: Present to Palos Verdes Library District.

- 4.B. [PRESENTATION BY THE CALIFORNIA DEPARTMENT OF INSURANCE: SAFER FROM WILDFIRES](#)
RECOMMENDATION: Receive and file.
[CL_AGN_230522_CC_CADOI_SaferFromWildfires_Presentation.pdf](#)

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 MAY 22, 2023

RECOMMENDATION: Approve.

[CL_AGN_230522_CC_AffidavitofPosting.pdf](#)

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

RECOMMENDATION: Approve.

8.C. APPROVE THE FOLLOWING CITY COUNCIL MINUTES: MAY 8, 2023

RECOMMENDATION: Approve as presented.

[CL_MIN_230508_CC_F.pdf](#)

8.D. PAYMENT OF BILLS

RECOMMENDATION: Approve as presented.

[CL_AGN_230522_PaymentOfBills_E.pdf](#)

8.E. RECEIVE AND FILE A NOTICE OF INTENT PREPARED BY THE CITY OF ROLLING HILLS ESTATES TO APPLY FOR A JOINT HAZARD MITIGATION GRANT PROGRAM COVERING THE FOUR PENINSULA CITIES

RECOMMENDATION: Receive and file.

[GR_OES_DR4683_230515_Email_JSlawson_RHE_grant_eligibility.pdf](#)

[GR_OES_DR4683_050923_Email_JSlawson_RHE_PVP_HMP_NOI.pdf](#)

[GR_OES_DR-4683_HazardMitigationGrantProgramNoticeOfInterest.pdf](#)

8.F. CONSIDER AND APPROVE SIXTH AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT TO ALLOW A ONE-YEAR TIME EXTENSION FOR THE STORM HILL SUBDIVISION IMPROVEMENTS

RECOMMENDATION: Approve Storm Hill's Sixth Amendment to Subdivision Improvement Agreement.

[Storm Hill- Extension Letter- PM 26356- 05.11.23.pdf](#)

[CA_AGR_ARC_SUBD_Rolling Hills Sixth Amendment to Subdivision Improvement Agreement-c1.pdf](#)

[5th Amend Subdivision Agreement - PM 26356 - 04.12.2021.pdf](#)

[Storm Hill Subdivision Agreement - \(Recorded 06.12.2007\).pdf](#)

9. EXCLUDED CONSENT CALENDAR ITEMS

10. COMMISSION ITEMS

10.A. ZONING CASE NO. 23-004: REQUEST FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING

GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG), AND FINDINGÂ THEÂ PROJECTÂ CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION:

Receive and file.

Attachment 1. Vicinity Map

Attachment 2. Development Table ZC23-018

Attachment 3. 2023-04_PC_Resolution_17CrestRdE_ZC23-004_F_E.pdf

Attachment 4. Development Plans

11. PUBLIC HEARINGS

12. OLD BUSINESS

12.A. UPDATE ON AUDIT REQUEST FOR PROPOSALS

RECOMMENDATION: Provide direction to staff.

12.B. CONSIDERATION OF CAL WATER'S REQUEST TO SUPPORT ASSEMBLY BILL 838 CALIFORNIA WATER AFFORDABILITY AND INFRASTRUCTURE TRANSPARENCY ACT OF 2023

RECOMMENDATION: Consider and provide direction to staff.

CL_AGN_230508_CC_AB838_FactSheet_03.23.pdf

CL_AGN_230508_CC_AB838_FactSheet_FINAL.pdf

CL_AGN_230508_CC_AB838_Text.pdf

13. NEW BUSINESS

13.A. CONSIDER AND APPROVE THE PURCHASE AND INSTALLATION OF A "LITTLE FREE LIBRARY" ON THE CITY HALL CAMPUS

RECOMMENDATION: Approve as presented.

CL_AGN_230522_CC_LittleFreeLibrary.pdf

13.B. REPORT BASED ON THE MAY 8, 2023 FINANCE COMMITTEE'S CONSIDERATION OF AND RECOMMENDATIONS ON THE PROPOSED FISCAL YEAR 2023/24 BUDGET

RECOMMENDATION: Hear and receive a report from staff on the proposed revenue and expenditure budgets for the City's Restricted Funds, the Capital Improvement Fund, and the Refuse Fund based on the recommendations of the Finance Committee.

CL_AGN_230522_CC_FY23-24_ProposedBudget_OtherFunds.pdf

13.C. CONSIDER AND APPROVE CONTRACT CHANGE ORDER WITH AC PROS TO REMOVE AND REPLACE EXISTING CEILING BOXES AS PART OF THE CITY HALL HEATING, VENTILATION, AIR CONDITIONING (HVAC) PROJECT 2023-01

RECOMMENDATION: Approve as presented.

CL_BID_230510_2023-01_ACPros_CO-02A_CleanCeilingBoxes.pdf

CL_BID_230510_2023-01_ACPros_CO-02B_Remove&ReplaceCeilingBoxes.pdf

14. MATTERS FROM THE CITY COUNCIL

15. MATTERS FROM STAFF

16. RECESS TO CLOSED SESSION

- 16.A. [PERSONNEL PURSUANT TO GOVERNMENT CODE SECTION \(B\) 54957 THE CITY COUNCIL MAY MEET IN CLOSED SESSION TO CONSIDER THE APPOINTMENT/EMPLOYMENT OF A PUBLIC EMPLOYEE. \(CITY MANAGER\)](#)
RECOMMENDATION: None.

17. RECONVENE TO OPEN SESSION

18. ADJOURNMENT

Next regular meeting: Monday, June 12, 2023 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

Agenda Item No.: 4.A
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS PROCLAIMING JUNE 17, 2023 AS "DOORS OPEN PENINSULA" DAY

DATE: May 22, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Present to Palos Verdes Library District.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 4.B
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PRESENTATION BY THE CALIFORNIA DEPARTMENT OF INSURANCE: SAFER FROM WILDFIRES

DATE: May 22, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[CL_AGN_230522_CC_CADOI_SaferFromWildfires_Presentation.pdf](#)

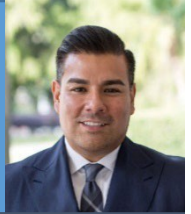
CALIFORNIA DEPARTMENT OF INSURANCE



Armine Sargsyan
Outreach Analyst
Community Relations and Outreach Branch



ROLE OF INSURANCE COMMISSIONER RICARDO LARA



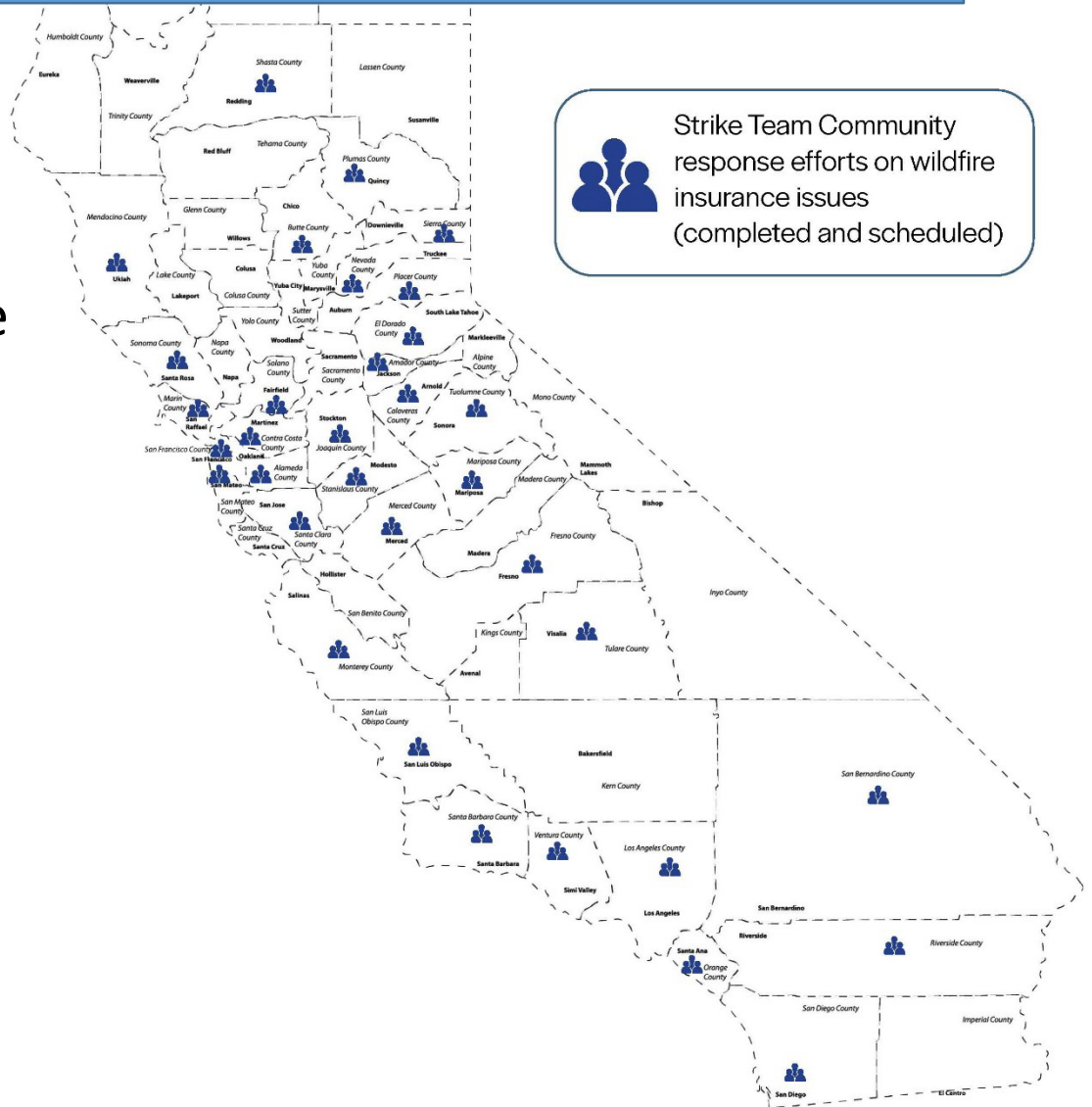
- **Protect consumers from fraud and abuse**
- **Regulate Most Lines of Insurance and Maintain Insurer Solvency**
- **Set standards for agents and broker licensing**
- **Perform market conduct reviews of insurance companies**
- **Resolve consumer complaints**
- **Investigate and prosecute insurance fraud**
- **Cannot require or compel insurance companies to sell insurance**

What CDI Has Done

Met with more than
150,000 people
to hear wildfire and
insurance concerns
through

**875 virtual
events** in all
58 counties

Since 2019



RICARDO LARA
INSURANCE COMMISSIONER

Progress Report



- Removed barriers to allow wildfire survivors to receive critical insurance benefits
 - Coverage for evacuation expenses
 - Extensions to additional living expenses
 - Created disclosures and coverage to meet upgraded building codes
- One year moratorium from non-renewals (More than 4 million policyholders protected)
- Increased non-renewal notice from 45 to 75 days

Improving the FAIR Plan

- Asked FAIR Plan to provide complete HO3 policy, FAIR Plan sued – won – FAIR plan is appealing
- Held Investigatory Hearing on July 13, 2022 on FAIR Plan & how it may better serve homeowner and commercial consumers
- Continued engagement with local, county and state officials along with consumer groups, businesses and insurance industry
- Department is available to review your specific HOA matters with legal representatives

Safer from Wildfires in

1

2

3

Launched in January 2022, Safer from Wildfires is an interagency partnership between Insurance Commissioner Ricardo Lara and the state's emergency response and readiness agencies to protect lives, homes, and businesses by reducing wildfire risk.



Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES



Governor's Office of
Planning and Research



CALIFORNIA
Public Utilities Commission

RICARDO LARA
INSURANCE COMMISSIONER

California Department of Insurance

Safer from Wildfires in

1

2

3

1 Protecting the structure



- Class-A Fire rated roof
- Maintain a 5 foot ember-resistant zone around a home (including fencing within 5 feet)
- Noncombustible 6 inches at the bottom of exterior walls
- Ember and fire-resistant vents (See Low-Cost Retrofit List, and Chapter 7A)
- Upgraded windows (Double paned or added shutters)
- Enclosed eaves



Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES



Governor's Office of
Planning and Research



CALIFORNIA
Public Utilities Commission

RICARDO LARA
INSURANCE COMMISSIONER

California Department of Insurance

Safer from Wildfires in

1

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3

2 Protecting the immediate surroundings



- Cleared vegetation and debris from under decks
- Removal of combustible sheds and other outbuildings from the immediate surroundings of the home, to at least a distance of 30 feet
- Defensible space compliance (including trimming trees, removal of brush and debris from yard, and compliance with state law and local ordinances)



Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES



Governor's Office of
Planning and Research



CALIFORNIA
Public Utilities Commission

RICARDO LARA
INSURANCE COMMISSIONER

Safer from Wildfires in

1

2

3

3 Working together as a community



- A community should have clearly defined boundary and a local risk assessment in consultation with the local fire district or state fire agency; an identified evacuation route, cleared of vegetative overgrowth, and evacuation plan contingencies; clear funding sources to implement community mitigation activities and meet clear risk reduction goals; and integrated and up-to-date local planning documents pertinent to community wildfire risk.
- Current examples include the Fire Risk Reduction Community designation under development by the Board of Forestry, Firewise USA communities in good standing, and Shelter-in-Place designations.



CALIFORNIA
Public Utilities Commission

RICARDO LARA
INSURANCE COMMISSIONER

Regulations to lower costs and increase transparency

- Require insurance companies to **provide discounts to homeowners and businesses for hardening their homes**
- Provide consumers with **transparency about their “wildfire risk score”** that insurance companies assign to properties
- Give consumers the **right to appeal** their risk determination
- Public hearing was held on April 13, 2022 — regulations were approved October 14th
- Insurance Companies had until April 12, 2023 to submit plans on how they will incorporate new regulations



QUESTIONS?

1-800-927-4357
insurance.ca.gov





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.A
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF MAY 22, 2023

DATE: May 22, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve.

ATTACHMENTS:

[CL_AGN_230522_CC_AffidavitofPosting.pdf](#)



Administrative Report

8.A., File # 1802

Meeting Date: 05/22/2023

To: MAYOR & CITY COUNCIL

From: Christian Horvath, City Clerk

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF MAY 8, 2023

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/agenda/index.php https://www.rolling-hills.org/government/city_council/city_council_archive_agendas/index.php

Meeting Date & Time	May 22, 2023	7:00pm Open Session
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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: May 18, 2023



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.B
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE MOTION TO READ BY TITLE ONLY AND WAIVE FURTHER READING OF ALL ORDINANCES AND RESOLUTIONS LISTED ON THE AGENDA

DATE: May 22, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.C
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: APPROVE THE FOLLOWING CITY COUNCIL MINUTES: MAY 8 , 2023

DATE: May 22, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_MIN_230508_CC_F.pdf](#)



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 Wilson presiding.

2. ROLL CALL

Councilmembers Present:

Black, Dieringer Pieper, Mayor Pro Tem Mirsch, Mayor Wilson

Councilmembers Absent:

Staff Present:

Elaine Jeng, City Manager

Christian Horvath, City Clerk / Executive Assistant to the City Manager

John Signo, Planning & Community Services Director

Pat Donegan, City Attorney

Robert Samario, Finance Director

3. PLEDGE OF ALLEGIANCE – Mayor Pro Tem Mirsch

4. PRESENTATIONS/PROCLAMATIONS/ANNOUNCEMENTS – NONE

5. APPROVE ORDER OF THE AGENDA

City Attorney Donegan noted that pursuant to the Brown Act, the City Council could add an item to the agenda, including a closed session with a 2/3 vote, due to (1) a need for immediate action and (2) the need to take action for the attention of the city subsequent to when the agenda was posted and advised the City Council to add a closed session item under the personnel exemption to consider the appointment or employment of a public employee pursuant to government code 549-57-B1.

Motion by Councilmember Pieper, seconded by Mayor Pro Tem Mirsch to move Item 15A after Consent Calendar. Motion carried unanimously with the following vote:

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

NOES: None

ABSENT: None

Motion by Councilmember Pieper, seconded by Councilmember Black to add a Closed Session at the end of the meeting. Motion carried unanimously with the following vote:

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

NOES: None

ABSENT: None

6. BLUE FOLDER ITEMS (SUPPLEMENTAL) – NONE

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

Public Comment: Arun Bhumitra

8. CONSENT CALENDAR

8.A. APPROVE AFFIDAVIT OF POSTING FOR THE CITY COUNCIL REGULAR MEETING OF MAY 8, 2023

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 CITY COUNCIL MINUTES: APRIL 24, 2023

8.D. PAYMENT OF BILLS

Motion by Councilmember Dieringer, seconded by Councilmember Pieper to approve. Motion carried unanimously with the following vote:

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

9. EXCLUDED CONSENT CALENDAR ITEMS – NONE

Mayor Wilson moved to Item 15A.

15. MATTERS FROM STAFF

15.A. RECEIVE AND FILE REPORT ON THE BLOCK CAPTAIN EDUCATIONAL EVENT ON APRIL 30, 2023

Presentation by City Manager Elaine Jeng

Public Comment: Debra Schrader, Marian Visco

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

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

Mayor Wilson returned to the regular agenda order.

10. COMMISSION ITEMS – NONE

11. PUBLIC HEARINGS – NONE

12. OLD BUSINESS

12.A. RECEIVE A REPORT ON THE ACTION OF THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG) BOARD OF DIRECTORS REGARDING MEMBERSHIP DUES AND PROVIDE DIRECTION TO STAFF

Presentation by City Clerk / Executive Assistant to the City Manager Christian Horvath

Councilmember Dieringer presented information to the City Council on SBCCOG dues.

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

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

Motion by Councilmember Pieper, seconded by Councilmember Black to leave the SBCCOG as a dues paying member starting July 1, 2023. Motion carried with the following vote:

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

13. NEW BUSINESS

13.A. ADOPT RESOLUTION NO. 1335 ESTABLISHING A POLICY RELATED TO THE BILLING OF RESIDENTIAL PREMISES IN THE CITY FOR REFUSE SERVICES AND FINDING THE SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Presentation by City Attorney Pat Donegan and Finance Director Robert Samario

Motion by Councilmember Pieper, seconded by Councilmember Black to approve as presented. Motion carried with the following vote:

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

13.B UPDATE ON AUDIT REQUEST FOR PROPOSALS

Presentation by Finance Director Robert Samario

Direction to staff during comments included further exploration with contacted firms the least expensive options available to perform an audit in compliance with state requirements. No Action taken.

13.C. FISCAL YEAR 2023/24 PROPOSED BUDGET - REPORT ON FINANCE COMMITTEE RECOMMENDATIONS

Presentation by Finance Director Robert Samario

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

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

13.D. APPROVAL TO CLOSE CITY HALL ON THREE FRIDAYS IN MAY 2023 AND ONE FRIDAY IN JUNE 2023, FOR THE CITY HALL HVAC REPAIR PROJECT

Presentation by City Clerk / Executive Assistant to the City Manager Christian Horvath

Motion by Councilmember Pieper, seconded by Councilmember Black to approve as presented. Motion carried unanimously with the following vote:

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

13.E. DISCUSS REPUBLIC SERVICES REQUEST REGARDING A MODIFICATION TO SOLID WASTE SERVICES

Presentation by Planning & Community Services Director John Signo

Public Comment: Lori Reyna & Addrian Orssten of Republic Services

Motion by Councilmember Pieper, seconded by Mayor Pro Tem Mirsch to send this item for further evaluation and discussion at the Solid Waste & Recycling Committee. Motion carried unanimously with the following vote:

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

13.F. CONSIDERATION OF CALWATER'S REQUEST TO SUPPORT ASSEMBLY BILL 838 CALIFORNIA WATER AFFORDABILITY AND INFRASTRUCTURE TRANSPARENCY ACT OF 2023

Presentation by City Clerk / Executive Assistant to the City Manager Christian Horvath

Motion by Councilmember Pieper, seconded by Councilmember Dieringer to table the item until the City Council has a better understanding as to why the City Council should support. Motion carried unanimously with the following vote:

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

14. MATTERS FROM THE CITY COUNCIL

Councilmember Dieringer discussed consideration of not adding community sign-in sheets, even if redacted, to agenda items.

Mayor Pro Tem Mirsch discussed some individuals viewing meetings online having difficulty hearing some speakers during City Council meetings.

Mayor Wilson discussed his attendance at the Presidential Advisory Council Breakfast for the Palos Verdes Land Conservancy and a response to the City from the Federal Aviation Agency regarding a recent letter the city sent.

15. MATTERS FROM STAFF

15.B. RECEIVE AND FILE REPORT ON ARBOR DAY EVENT AT THE CITY HALL CAMPUS ON APRIL 28, 2023

Presentation by City Clerk / Executive Assistant to the City Manager Christian Horvath

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

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

16. RECESS TO CLOSED SESSION – 9:08 P.M.

16.A. PERSONNEL PURSUANT TO GOVERNMENT CODE SECTION (B) 54957 THE CITY COUNCIL MAY MEET IN CLOSED SESSION TO CONSIDER THE APPOINTMENT/EMPLOYMENT OF A PUBLIC EMPLOYEE. (CITY MANAGER)

17. RECONVENE TO OPEN SESSION – 9:40 P.M.

18. ADJOURNMENT: 9:40 P.M.

The meeting was adjourned in memory of former Rolling Hills resident Dr. Blair Filler at 9:40 p.m on May 8, 2023. The next regular adjourned meeting of the City Council is scheduled to be held on Monday, May 22, 2023 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,

Patrick Wilson, Mayor



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.D
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PAYMENT OF BILLS

DATE: May 22, 2023

BACKGROUND:

None.

DISCUSSION:

None.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_230522_PaymentOfBills_E.pdf](#)

CITY OF ROLLING HILLS

AP23-027, AP23-27A, ACH23-049 & ACH23-050

Check Run 05/17/2023

Check No.	Check Date	Payee	Description	Amount
028155	5/17/2023	4Leaf, Inc.	Code Enforcement April 23	4,560.00
028156	5/17/2023	Bennett Landscape	Monthly Maint May 2023	1,139.67
028157	5/17/2023	Best Best & Krieger LLP	CPVC Compliant through 4-30-23	1,825.00
028157	5/17/2023	Best Best & Krieger LLP	Gen.Serv & Code Enf Through Apr 30, 2023	5,428.00
028157	5/17/2023	Best Best & Krieger LLP	Legal Land Use through 04/30/23	912.00
028157	5/17/2023	Best Best & Krieger LLP	Wireless Update	1,975.00
CHECK TOTAL			\$ 10,140.00	
028158	5/17/2023	Cell Business Equipment	Printer Toner Shipping Cost	40.00
028159	5/17/2023	Civicplus	Municode 1 Year Subscription with discount 2023	1,387.63
028159	5/17/2023	Civicplus	Municode Online Hosting Annual fee 2023	654.50
CHECK TOTAL			\$ 2,042.13	
028160	5/17/2023	Cox Communications	Cox - May2023	158.33
028161	5/17/2023	Southern California News Group	42 PBR-ZC 22-95 Notice	663.56
028162	5/17/2023	E. C. CONSTRUCTION	Middleridge Storm Drain Repairs Partial Payment 5/23	70,955.50
028163	5/17/2023	Forum Info-Tech. Inc./Levelcloud	Forum IT May, 2023 Services	5,185.00
028163	5/17/2023	Forum Info-Tech. Inc./Levelcloud	Forum IT Services Feb 2023	5,476.66
CHECK TOTAL			\$ 10,661.66	
028164	5/17/2023	Gladwell Governmental Services, Inc.	CIP BID Notice Preparation Jan/Feb 2023	480.00
028165	5/17/2023	County of Los Angeles	Building Services	892.84
028165	5/17/2023	County of Los Angeles	LA CODPW Middleridge Drain CCTV Eval	2,786.59
CHECK TOTAL			\$ 3,679.43	
028166	5/17/2023	LA County Sheriff's Department	4/23 LMT Traffic Enforcement by LACSD	683.40
028166	5/17/2023	LA County Sheriff's Department	LACSD March 2023	31,092.99
CHECK TOTAL			\$ 31,776.39	
028167	5/17/2023	Micahel Baker International	SHEN ENV. Review	2,882.70
028168	5/17/2023	MV CHENG AND ASSOCIATES	Finance Dept-April 23	12,217.50
028169	5/17/2023	Orkin	Pest Control 4/23	158.00
028170	5/17/2023	Palos Verdes Peninsula Unified School District	Newsletter Printed Shells 20K copies 5/23	2,575.44
028171	5/17/2023	Southern California Edison	TD1993916_SR3301380_92 Crest Rd Rolling Hills, UG Install	190,736.05
028172	5/17/2023	Texas Child Support SDU	PR Withholding 05/16/23	163.15
028173	5/17/2023	Southern California Edison	TD 2019774_SR3301380_92 Crest Rd Rolling Hills, OH Removal	5,367.04
ACH-230	5/3/2023	CalPERS	PERS Health Premiums May 2023	10,405.10
ACH-231	5/1/2023	Nextiva	Telephone Service May 2023	312.34
ACH-232	4/5/2023	CalPERS	PERS Admin. Fees	200.00
ACH-233	5/9/2023	CalPERS	PERS Retirement PR Ending 05/02/23	3,094.35
ACH-234	5/5/2023	Vantagepoint Transfer Agents - 306580	ICMA Deferred Comp. PR Ending 05/02/23	1,530.34
PR LINK	5/19/2023	PR LINK - Payroll & PR Taxes PR#10	Payroll Processing Fee PR#10 05/03/2023 - 05/16/2023	66.96
PR LINK	5/19/2023	PR LINK - Payroll & PR Taxes PR#10	Pay Period PR#10 05/03/2023 - 05/16/2023	24,662.77



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.E
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: RECEIVE AND FILE A NOTICE OF INTENT PREPARED BY THE CITY OF ROLLING HILLS ESTATES TO APPLY FOR A JOINT HAZARD MITIGATION GRANT PROGRAM COVERING THE FOUR PENINSULA CITIES

DATE: May 22, 2023

BACKGROUND:

The Cal OES Hazard Mitigation Assistance (HMA) Team is currently accepting Notices of Interest (NOIs) for the Hazard Mitigation Grant Program (HMGP) as a result of the Presidential Major Disaster Declaration, DR-4683 (Severe Winter Storms, Flooding, Landslides, and Mudslides).

Cities are allowed to prepare a multi-jurisdiction Local Hazard Mitigation Plan (LHMP or HMP) when neighboring jurisdictions work together to cover a larger planning area. For over a decade, Rolling Hills Estates (RHE) and Rancho Palos Verdes (RPV) have jointly prepared an HMP. For this next cycle, they have invited the other two Peninsula cities to participate.

DISCUSSION:

In order to receive HMA grant funding, a LHMP must be prepared and updated every five years. The City of Rolling Hills last prepared its LHMP in 2019. Given it takes an average of 18 months to prepare an LHMP, the City should begin the process of an update. Joining the other Peninsula cities makes sense because the cities share common location, topography, and environmental issues. Preparing a joint LHMP allows the cities to share costs, resources, and staff time; a collaborative effort will also look at a greater picture and improves coordination between the cities.

Although CalOES considers each participating jurisdiction an equal partner, RHE

is taking lead and filed a Notice of Intent (NOI) on May 10, 2023. CalOES only allows a city to file one NOI either individually or jointly with other jurisdictions. CalOES will notify the cities if the NOI is approved within 30 days.

On May 15, 2023, RHE staff received confirmation from CalOES that the joint HMP has been deemed eligible for the grant application program. The next step would be to submit a subapplication that is due on August 4th. RHE staff will be attending associated workshops to better understand the subapplication process.

If approved, the joint LHMP is eligible for up to \$200,000 in federal share. The cities would be responsible for a 25% cost share which would be divided between the cities.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

ATTACHMENTS:

[GR_OES_DR4683_230515_Email_JSlawson_RHE_grant_eligibility.pdf](#)

[GR_OES_DR4683_050923_Email_JSlawson_RHE_PVP_HMP_NOI.pdf](#)

[GR_OES_DR-4683_HazardMitigationGrantProgramNoticeOfInterest.pdf](#)

John Signo

From: Jessica Slawson <jessicas@rollinghillsestates.gov>
Sent: Monday, May 15, 2023 10:53 AM
To: 'Jesse Villalpando (RPV) ' ; MDavid@pvestates.org; Christian Horvath; John Signo
Cc: Alexa Davis
Subject: NOI - Joint Hazard Mitigation Plan

Hi all,

Good morning. Our NOI for the Joint Hazard Mitigation Plan has been approved. Essentially, this means that CalOES has deemed us eligible for the grant application program and we're invited to submit a subapplication that's due on August 4th.

I'll be attending associated workshops for the subapplication process to understand what more is needed and get in touch with you all soon.

Thank you!
Jessica

Jessica Slawson

Management Analyst | City of Rolling Hills Estates
4045 Palos Verdes Drive North | Rolling Hills Estates, CA 90274
P: (310) 377-1577 ext 122 | F: (310) 377-4468
jessicas@rollinghillsestates.gov



John Signo

From: Jessica Slawson <jessicas@rollinghillsestates.gov>
Sent: Tuesday, May 9, 2023 5:12 PM
To: John Signo; Christian Horvath; 'Jesse Villalpando (RPV) ' ; MDavid@pvestates.org; kboriboon@pvestates.org
Subject: FW: SUBMISSION CONFIRMATION

Hi all,

Thank you for the continued regional PVP partnership. RHE has submitted a Notice of Interest for the purposes of obtaining an emergency planning consultant to develop a Multi-jurisdictional Hazard Mitigation Plan for the PVP cities.

I'll keep everyone posted on next steps.

Thanks again,
Jessica

Jessica Slawson

Management Analyst | City of Rolling Hills Estates
4045 Palos Verdes Drive North | Rolling Hills Estates, CA 90274
P: (310) 377-1577 ext 122 | F: (310) 377-4468
jessicas@rollinghillsestates.gov



From: No Reply - HMA <hma_noreply@caloes.ca.gov>
Sent: Tuesday, May 9, 2023 5:03 PM
To: Jessica Slawson <jessicas@rollinghillsestates.gov>
Subject: SUBMISSION CONFIRMATION



Hi Jessica Slawson,

Thank you for submitting a Hazard Mitigation Grant Program (HMGP) Notice of Interest (NOI) to the California Governor's Office of Emergency Services (Cal OES).

Your NOI will be reviewed by Cal OES staff to determine if your proposed activity represents an eligible HMGP activity. Upon completion of our review, you will receive a notification email deeming this NOI either approved or ineligible. Notifications will be made within 30 days of submission.

If your NOI is approved, you will be invited to submit a full subapplication for this proposed mitigation action, and additional resources to assist you in the completion of your subapplication will be made available.

Preparing for your Subapplication:

All subapplications will require a Match Commitment Letter, Work Schedule and Cost Estimate documentation. Additional documentation such as a Maintenance Commitment Letter may be required. In anticipation of an approved NOI, we suggest keeping this information up-to-date and on-hand.

For letters that require signatures by authorized agents or governing bodies, we recommend visiting the Cal OES 404 website [HERE](#) to familiarize yourself with the Match Commitment Letter and Maintenance Commitment Letter (if applicable) templates, as time constraints when authorizing these letters can be an issue.

All hazard mitigation projects must go through a Benefit-Cost Analysis (BCA) review by FEMA. We recommend starting this process as soon as possible, as assembling the required BCA documents is time consuming. Information about FEMA's BCA review can be found [HERE](#), with more detailed information located at bottom of the Cal OES 404 webpage [HERE](#).

Environmental and Historic Preservation (EHP) Checklist and/or a EHP narrative may be required. Please review the EHP requirements for your project type and prepare accordingly.

More information about HMGP is available on the program webpage at <https://www.caloes.ca.gov/cal-oes-divisions/recovery/disaster-mitigation-technical-support/404-hazard-mitigation-grant-program>

Please direct any questions to HMA@caloes.ca.gov. We are here to help.

Thank you.

Sincerely,

Hazard Mitigation Assistance Branch

California Governor's Office of Emergency Services



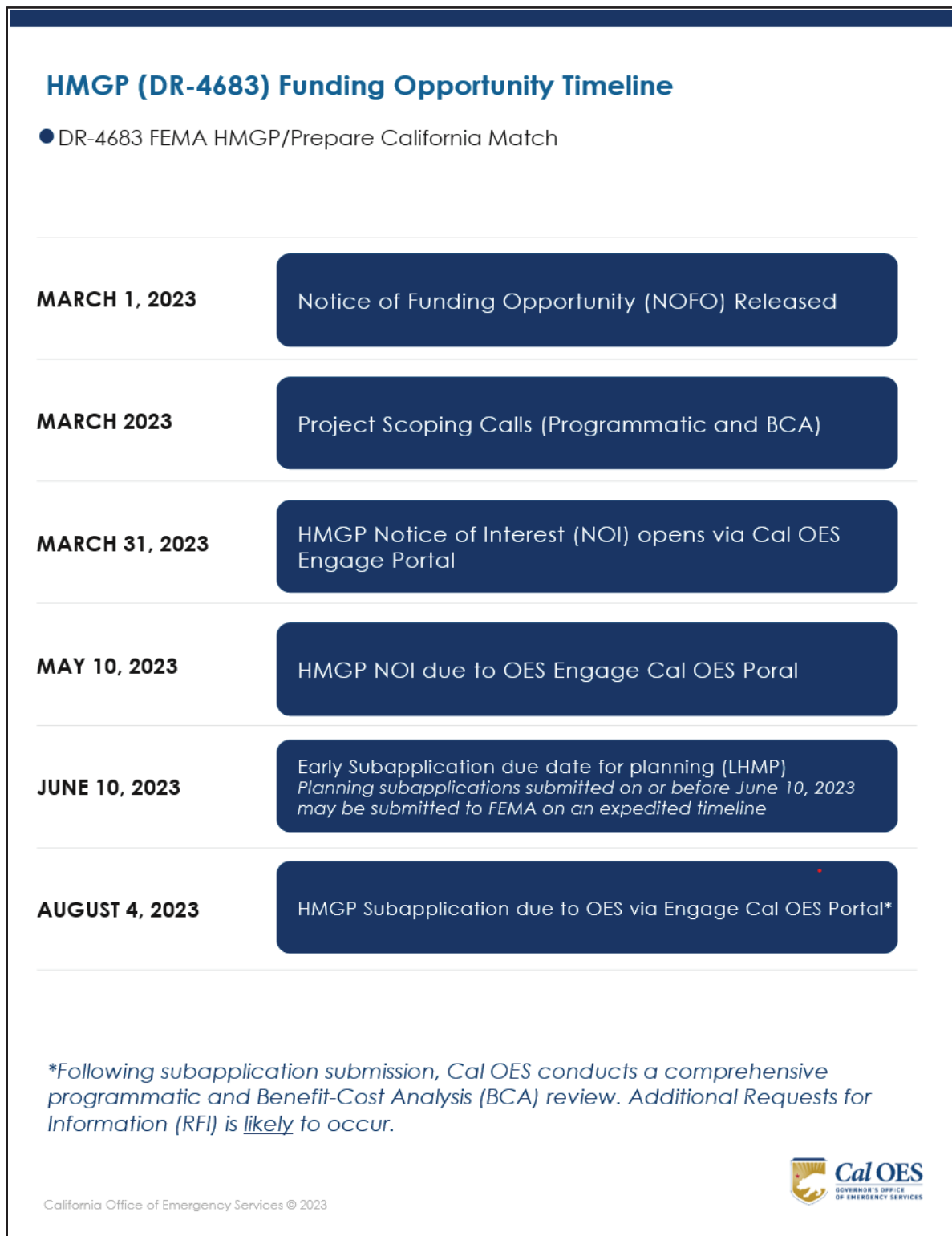
DR-4683 HAZARD MITIGATION GRANT PROGRAM (HMGP) NOTICE OF FUNDING OPPORTUNITY

Overview

The California Governor's Office of Emergency Services (Cal OES) presents a mitigation funding opportunity for FEMA's Hazard Mitigation Grant Program (HMGP) through the Presidential Major Disaster Declaration, DR-4683 (Severe Winter Storms, Flooding, Landslides, and Mudslides). This opportunity provides funding for communities to implement mitigation activities that reduce risk to life, property, and infrastructure from natural hazards. In California, natural hazards include wildfire, earthquake, drought, extreme heat, flooding, and other natural hazards as defined in the [State Hazard Mitigation Plan](#). HMGP funding can support the development of hazard mitigation planning, project scoping activities (i.e., Advance Assistance), and mitigation projects. This funding opportunity presents significant funding for eligible mitigation activities across the State. **Figure 1** below demonstrates the timelines associated with this funding opportunity.

In addition, Cal OES is continuing the [Prepare California Match Initiative](#) which provides funding to eligible California communities that are the most socially vulnerable and at the highest risk for future natural hazard events to help them meet the 25% non-federal (local) cost share requirement. Communities interested in Prepare California Match funding need to meet Prepare California eligibility requirements and specify their request to be considered for Prepare California Match funding within their submitted HMGP project Notice of Interest (NOI) and subapplication, as detailed in the Prepare California Match NOI section on page 4. Additional Prepare California Match eligibility considerations can be found in the Eligible Subapplicants section located on page 6.

Figure 1: HMGP (DR-4683) Funding Opportunity Timeline



Eligible Subapplicants

Local governments—including cities, counties, special government districts, state agencies, and Tribal governments (federally and non-federally recognized tribes)—are considered eligible HMGP subapplicants. Certain private nonprofits may also be eligible for HMGP funding (consistent with 44 CFR §206.221 and 206.434).

Hazard Mitigation Plan Eligibility Factors

Eligible subapplicants must have a FEMA approved and adopted local hazard mitigation plan (LHMP) or tribal hazard mitigation plan prior to the FEMA Notice of Grant Award. Eligible subapplicants that do not meet the hazard mitigation planning requirement may have their county or an eligible private nonprofit apply on their behalf. If a county or eligible private nonprofit applies on behalf of an eligible subapplicant, the county in which the work will be performed must meet the LHMP requirement¹. Please note, state agencies meet this requirement through their inclusion in the 2018 California State Hazard Mitigation Plan.

If a jurisdiction does not have an LHMP, they may apply for grant funding to develop one. **Single jurisdiction plans are limited to a maximum federal share of \$150,000; multi-jurisdiction plans with less than 5 participants are limited to a maximum federal share of \$200,000; multi-jurisdiction plans with five (5) to nine (9) participating entities are limited to a maximum federal share of \$250,000; multi-jurisdiction plans with 10 participants, or more are limited to a maximum federal share of \$300,000.** A fully participating entity is defined as an entity which will fully participate² in the planning process, and who will adopt the plan upon receiving FEMA plan approval. Due to the length of time (approximately nine (9) months) it takes for plans to be awarded funding under this grant, it is important that communities evaluate their plan's current LHMP expiration date. This funding may not be available in time to support plan development, approval, and adoption for mitigation plans expiring before 2026.

Additional Eligibility Factors

Mitigation projects must be eligible, feasible, cost-effective, and Environmental and Historic Preservation (EHP) compliant per FEMA's [Hazard Mitigation Assistance \(HMA\) Guidance](#). Projects must be stand-alone mitigation activities that reduce natural hazard risk as their primary benefit. Cal OES strongly encourages the submission of mitigation projects that achieve multiple benefits (i.e., environmental, ecosystem, economic benefits, etc.).

¹Check the hazard mitigation plan status by visiting the FEMA [interactive mitigation plan status viewer](#), and/or by 1) contacting the [Cal OES HMA Branch](#) or 2) visiting the Cal OES [Local Hazard Mitigation Program](#) website and scroll down to view county-specific LHMPs.

²The plan has been formally adopted by the governing body of the jurisdiction (e.g., City Council, County Commissioner, Tribal Council), [\(44 CFR 201.6\(c\)\(5\)\)](#). Participating means creating a FEMA approvable annex.

DR-4683 HMGP Notice of Funding Opportunity

Prepare California Match Eligibility Determination

Eligible entities seeking to use Prepare California Match funding to meet HMGP's 25% non-federal (local) cost share requirement must be a county, city, special district, or tribal government. Private nonprofits and State agencies are NOT eligible for Prepare California Match. The eligible entity must apply for an HMGP project that directly and primarily benefits a community considered socially vulnerable and at high hazard risk according to the [Cal OES Hazard Mitigation Assistance Hazard Risk and Social Vulnerability Map](#)³. Cal OES utilizes the State-wide, 2018 Center for Disease Control (CDC) Social Vulnerability Index (SVI) and the American Community Survey data to determine social vulnerability. Communities that are eligible FEMA subapplicants but do not meet the criteria for Prepare California Match are still eligible to apply for the HMGP funding opportunity; however, they will be responsible for the non-federal (local) cost share for their project.

Subapplication Process

Interested subapplicants must submit a Notice of Interest (NOI) via the [Engage Cal OES Portal](#) prior to submitting a subapplication. Prior to submitting the NOI, subapplicants will need to be prepared to address the following questions:

- What is the natural hazard to be addressed?
- What is the problem caused by the natural hazard?
- What are the consequences if the project is not completed?
- What are the existing conditions and the proposed level-of-protection increase?
- Is this project shovel ready, Phased, or Advance Assistance/Scoping (see **Figure 2** below)

³ The Vulnerability Map shows all census tracts that **1)** exceed the 70th percentile in SVI **or** have a median household income of less than 80 percent of the state median, **and 2)** exceed the 85th percentile in any of the five (5) hazard categories, exceed the 70th percentile in overall hazard exposure, **or** have significant earthquake risk based on estimated shake intensity. Click on a census tract for more information about how the Overall Hazard Exposure Percentile is calculated. Hazard exposure is based on Cal OES' analysis of several datasets related to wildfire, flood, earthquake, drought, and heatwave frequencies. These sources include Pyrologix (wildfire), First Street Foundation (flood), National Risk Index for Natural Hazards (earthquake, drought, and heatwave), and Cal Adapt (wildfire and heatwave). Social vulnerability scores are based on the 2018 CDC Social Vulnerability Index.

DR-4683 HMGP Notice of Funding Opportunity

Figure 2: HMGP Subapplication Types

Type	Examples
Planning	Activities include developing a new hazard mitigation plan or updating a current mitigation plan.
Planning Related	Activities include updating or enhancing sections of the current FEMA-approved mitigation plan (risk and vulnerability assessments), integrating information from mitigation plans with other planning efforts (disaster recovery, comprehensive plans, long-term community planning initiatives), building capacity through delivery of technical assistance and training, and evaluating adoption and/or implementation of ordinances that reduce risk or increase resilience.
Project (Shovel-Ready / Phased)	Activities involve construction and/or physical work. Examples include but are not limited to property acquisition demolition or relocation, flood risk reduction, infrastructure retrofit, structural elevation, structural seismic retrofit, hazardous fuels reduction, defensible space, and generator(s) (If benefit cost analysis (BCA) feasible). Typically, a shovel ready project includes construction activities only and already has completed a 60% design development, has all the sites identified, and has completed CEQA. Phased projects include design activities (Phase I) and construction (Phase II).
Advance Assistance	Activities include the planning and technical studies needed for the development of future shovel ready mitigation projects and future completed HMA subapplications. Advance Assistance can be utilized when the preferred alternative is not known. The activities typically seen in AA include seismic assessments, H&H / modelling, alternative analysis, feasibility studies, 60% design, CEQA, EHP studies, BCA development, site selection, homeowner engagement, and a future project subapplication.
5% Initiative	Activities are defined as mitigation actions that meet all HMGP requirements but may be difficult to evaluate against traditional program cost-effectiveness criteria. Examples include early warning systems, post-disaster building code enforcement, public awareness and education for mitigation campaigns, hazard identification or mapping, new techniques/methods of mitigation and generator(s) (if protecting a critical facility and if there is insufficient data to evaluate a generator project using a standard HMA-approved Benefit-Cost Analysis (BCA) method).

All NOIs must be submitted by the posted deadline, **May 10, 2023**. NOIs submitted after this date will be considered for the next available funding opportunity.

Cal OES will review NOIs for eligibility. If approved, eligible subapplicants will be invited via the [Engage Cal OES Portal](#) to complete and submit a full project subapplication. Cal OES will review all subapplications and submit projects to FEMA in accordance with the State's priorities (see funding priorities section).

Following submission to FEMA, the subapplications will be reviewed for eligibility, feasibility, cost-effectiveness, and EHP compliance prior to approving and awarding funds by FEMA. Depending on the subapplication type and complexity, the FEMA review process could range from 12-24 months. On average, local hazard mitigation

plans and plan updates take nine (9) months from submission to award. Subapplicant non-federal (local) cost share MUST be available at time of subapplication submission and at time of award. The subapplicant MUST also be ready to implement upon project award. Subapplicants that performed work related to a subapplication prior to its submittal and/or award may result in the subapplication being determined as ineligible and removed from funding consideration.

Prepare California Match NOI Requirements

For those eligible entities interested in using Prepare California Match funding to meet HMGP's 25% non-federal (local) cost share requirement, there are three (3) requirements that must be included/addressed in their submitted HMGP NOI⁴:

1. The project/plan title MUST include "Prepare California Match".
2. In the "Brief Summary" question, the subapplicant MUST clearly describe how the proposed mitigation action achieves the funding priority criteria, as explained below in subsection "Addressing Funding Priority Criteria (Priorities 2-4)". Additionally, the subapplicant must demonstrate how the proposed action directly and primarily benefits eligible socially vulnerable and high hazard risk communities (include the census tract(s) numbers).
3. In the "Activity Cost" section, the subapplicant MUST record "Prepare California Match" in the source of subapplicant match question.

Funding Priorities

Cal OES will prioritize and select HMGP subapplications for funding based on **Figure 3** below. Each row represents one (1) of the four (4) funding priorities, each of which include their own specific criteria that should be clearly demonstrated and explained throughout the subapplication.

⁴Cal OES will review and select subapplications for the Prepare California Match Initiative, all eligible entities may not be selected, if not selected the subapplication may remain in the funding consideration but would be required to meet the non-federal (local) cost share requirement.

Figure 3: HMGP (DR-4683) Funding Priorities

Type	Eligibility
1. Local Hazard Mitigation Plans	Up to 7% of the total available HMGP funds for California may be used to fund the development of hazard mitigation plans, and hazard mitigation plan updates. Funding may be requested up to the following funding limits below. Planning subapplication priorities are as follows: 1. MJHMPS⁵ with at least 10 participants that promote whole community resiliency (Federal Share Cap \$300K); 2. MJHMPS with five (5) to nine (9) participants that promote whole community resiliency (Federal Share Cap \$250K); 3. MJHMPS with less than five (5) participants (Federal Share Cap \$200K); and 4. Single Jurisdiction plans (Federal Share Cap \$150K). *Cal OES is prioritizing hazard mitigation plans with an expiration date during or after 2026.
2. Advance Assistance (AA)	Up to 25% of the total available HMGP funds for California, or \$10 million (whichever is less) may be used to develop and/or design projects for HMGP or other HMA programs. AA projects must result in a shovel-ready project subapplication, including identification of all site locations, 60% design, feasibility, CEQA⁶ analysis, and a future subapplication that includes a benefit-cost analysis. Cal OES will consider AA projects that meet the following objectives: 1. Protect a socially vulnerable⁷ community; and 2. Result in a project that would fall within the criteria outlined in funding priority #3.
3. Projects (Shovel-Ready and Phased Projects)	Any funds not expended under funding priority #1 & 2 are available to fund priority projects that meet the following criteria: 1. Projects with a Total Project Cost equal to or greater than \$5,000,000.00 that intend to achieve one or more of the following: a. Protect a socially vulnerable community; b. Implement a nature-based solution to reduce risk and/or advance climate adaption goals; c. Advance whole community risk reduction; d. Protect high-impact critical infrastructure.

⁵Multi-Jurisdictional Hazard Mitigation Plan is defined as a plan jointly prepared by more than one jurisdiction, meeting all the requirements as outlined in 44 CFR 201.6. The term "Jurisdiction" is referred to as "local government" which is defined in 44 CFR 201.

⁶The California Environmental Quality Act (CEQA) generally requires state and local government agencies to inform decision makers and the public about the potential environmental impacts of proposed projects, and to reduce those environmental impacts to the extent feasible.

⁷Socially vulnerable community is defined as exceeding the 70th percentile in SVI **or** having a median household income of less than 80 percent of the state median via the [Cal OES Hazard Mitigation Assistance Hazard Risk and Social Vulnerability Map](#).

DR-4683 HMGP Notice of Funding Opportunity

Type	Eligibility
	2. Projects with a Total Project Cost less than \$5,000,000.00 that intend to achieve one or more of the following: a. Protect a socially vulnerable community; b. Implement a nature-based solution to reduce risk and/or advance climate adaption goals; c. Advance whole community risk reduction; d. Protect high-impact critical infrastructure; e. Establish earthquake early warning systems.
4. Planning Related Activities, AA, and 5% Initiative (non-socially vulnerable communities)	Funds will be allocated based on funding priorities #1-3. All subapplicants will be reviewed at a high level to determine the funding priority they fall in. Based on the number of subapplications received and the total funds available, projects in the priority #4 category may not be fully reviewed and RfId before selections are made.

Addressing Funding Priority Criteria

Subapplicants must demonstrate and explain the criterion as listed in Figure 3 above in order for the subapplication to be considered under funding. The following are examples and potential solutions for achieving these criteria:

1. "Protect a socially vulnerable community"
 - a. The subapplication must indicate and describe the protection to a socially vulnerable community (see footnote #3 for additional details). The subapplication should include maps demonstrating the project benefitting area and individual census tracts for the socially vulnerable population. The primary source for determining social vulnerability is the [Cal OES Hazard Mitigation Assistance Hazard Risk and Social Vulnerability Map](#).
2. "Implement a nature-based solution (NBS) to reduce risk and/or advance climate adaption goals"
 - a. NBS: The subapplication must indicate and describe how the project incorporates one or more nature-based solutions. Nature-based solutions are sustainable environmental management practices that: a) restore, mimic, and/or enhance nature and natural systems or processes and b) support natural hazard risk mitigation as well as economic, environmental, and social resilience efforts. Nature-based solutions use approaches that include, but are not limited to, restoration of grasslands, rivers, floodplains, wetlands, dunes, and reefs; living shorelines; soil stabilization; aquifer storage and recovery; and bioretention systems.
 - b. Climate Change: Projects should state how they address climate impacts related to Sea Level Rise (SLR), drought, increased precipitation, and/or more frequent storms, and also label throughout the scope of work as a

- climate adaptive project. Subapplications should state how the project will make communities more resilient against climate change.
- c. Future Conditions: Projects should also state how they anticipate future conditions (planning, design, and operations) and how the project will help communities better respond to these conditions. Therefore, they should address climate changes, demographic changes, population changes, and/or land use changes.
- 3. "Advance whole community risk reduction"
 - a. The project's benefitting area should protect at least 30% of the population. In addition, the subapplication should address how the project benefits the whole community, inclusive of children, individuals with disabilities, and others with access and functional needs; those from religious, racial, and ethnically diverse backgrounds; and people with limited English proficiency.
 - 4. "Protect high-impact critical infrastructure"
 - a. The subapplication must explain how the project mitigates natural hazard risk to critical physical structures, facilities, and systems that provide support to a community, its population, and its economy. This includes natural systems⁸.

Subapplication Requirements

Cal OES will ONLY submit complete and FEMA credible⁹ subapplications for funding consideration. This section provides important subapplication information and the required supporting documentation.

Period of Performance

In accordance with the FEMA HMGP requirements, the period of performance for all subapplications can be up to 36 months.

Cost Share

Eligible subapplicants will be responsible for covering the required 25% non-federal share (local match). If eligible and selected for Prepare California Match, Cal OES will cover the 25% non-federal share (local match).

Benefit-Cost Analysis

A FEMA credible benefit-cost analysis (BCA) is required for phased and shovel-ready projects. BCAs are not needed for planning, planning-related, 5% initiative, and project scoping (i.e., Advance Assistance) activities.

⁸Examples include mangroves and wetlands, oyster reefs, and sand dunes; permeable pavement and driveways; green roofs; and natural areas incorporated into city designs.

⁹Eligible, feasible, cost-effective, and EHP compliant.

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Environmental and Historic Preservation

Compliance with [all applicable Federal](#) and [California](#) EHP laws, executive orders, and regulations to assess potential impacts of a proposed project on affected physical, cultural (historic and archaeological), biological, and social resources is a condition of FEMA HMGP funding. Therefore, all HMGP project subapplications must undergo an [EHP review](#) as part of FEMA's eligibility review process prior to award. Projects for which actual physical work, such as groundbreaking, demolition, or construction has occurred prior to project award may be ineligible for funding.

Procurement

All contracts and purchases must comply with Federal procurement guidelines outlined in 2 CFR 200 to be eligible for funding. Additionally, contracts and purchases must also comply with all applicable California and local procurement laws, regulations, and policies.

In accordance with 2 CFR 200, contractors who assist with grant subapplication development will be ineligible to compete for subsequent procurements/contracts on the same grant award due to conflict of interest in which an unfair competitive advantage is present [i.e., future Phase I (design/EHP) and/or Phase II work (construction)].

Required Supporting Documentation

The following materials will need to be included as part of the subapplication in order to be considered complete:

1. Project Gantt Chart (Upload to Work Schedule Section)
2. Cost Estimate Narrative (Upload to Project Cost Estimate Section)
3. Maintenance Letter (Auto generated through Engage Portal)
4. Match Commitment Letter (Auto generated through Engage Portal)
5. Benefit-Cost Analysis Toolkit and Calculator PDF (Upload to BCA Section)
6. Benefit-Cost Analysis Methodology (Upload to BCA Section)
7. Benefit-Cost Analysis Documentation for Non-Default Values (Upload to BCA Section)
8. FEMA EHP Checklist (Upload to Environmental Review Section)

Award and Grant Monitoring

Upon FEMA award, subrecipients will submit requests for reimbursement as work is completed. Cal OES requires subrecipients to submit reimbursement requests quarterly via submission of the quarterly report. Reimbursement requests will be subject to supporting documentation requirements to substantiate costs and validate eligibility against the approved subapplication and scope of work. Please note, work started prior to FEMA review and approval is not reimbursable and may result in total de-obligation of the project. Some non-construction, non-groundbreaking work may be

DR-4683 HMGP Notice of Funding Opportunity

eligible for reimbursement if included in the cost estimate and specified as “pre-award costs.”

Subrecipients are responsible for managing the day-to-day operations of their grant. Subrecipients are subject to quarterly progress and financial reporting, a closeout process, and site visits as deemed necessary by Cal OES.

Technical Assistance

Cal OES is pleased to provide technical assistance to interested subapplicants. Our subject matter experts are available to discuss project eligibility, the application process, or other related matters. Please reach out to HMA@caloes.ca.gov with questions or to schedule a call.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 8.F
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

**SUBJECT: CONSIDER AND APPROVE SIXTH AMENDMENT TO THE
SUBDIVISION IMPROVEMENT AGREEMENT TO ALLOW A ONE-YEAR
TIME EXTENSION FOR THE STORM HILL SUBDIVISION
IMPROVEMENTS**

DATE: May 22, 2023

BACKGROUND:

The subdividers of the Storm Hill project are requesting a one-year extension to complete the required subdivision improvements on Parcel Map 26356.

The original Subdivision Agreement went into effect on June 8, 2005, with subsequent amendments through the years extending the performance date. The last amendment (Fifth Amendment) became effective on April 12, 2021, and required the subdividers to complete the improvements by no later than June 8, 2023.

DISCUSSION:

The project is moving forward and the subdividers have made substantial progress.

- Construction broke ground in January 2023.
 - Due to the extensive rain from January through April construction was much slower than anticipated but continually progressed forward.
- The rough grading, sewer, gas, storm drain lines, SCE conduit, and data conduit installations are all completed.
- California Water Service is completing the installation of the water line.
- Remaining items include:
 - Finished grading
 - Pull SCE and data lines through installed conduit
 - Asphalt/stripping
 - Landscaping

The physical construction is estimated to be completed in 2-3 months. Another 1-2 months is expected for “final sign offs” with the various agencies. Out of an abundance of caution, the

subdivider is requesting a one-year extension to June 8, 2024.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve Storm Hill's Sixth Amendment to Subdivision Improvement Agreement.

ATTACHMENTS:

[Storm Hill- Extension Letter- PM 26356- 05.11.23.pdf](#)

[CA_AGR_ARC_SUBD_Rolling Hills Sixth Amendment to Subdivision Improvement Agreement-c1.pdf](#)

[5th Amend Subdivision Agreement - PM 26356 - 04.12.2021.pdf](#)

[Storm Hill Subdivision Agreement - \(Recorded 06.12.2007\).pdf](#)



Storm Properties, Inc

May 11, 2023

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

Re: Parcel Map 26356 – Storm Hill Lane

Dear Honorable Mayor and Members of the City Council:

Pursuant to Section 2 of the Fifth Amendment to the Subdivision Improvement Agreement, dated April 12, 2021, this letter shall serve as a request to extend the Time Performance for the subdivision improvement agreement for Parcel Map 26356. We respectfully request that the completion date in which the improvements are to be completed be extended for one (1) year from June 8, 2023 to June 8, 2024.

We appreciate your consideration of this matter.

Storm Bird
Storm Properties, Inc.
310-986-2439

Sixth Amendment to Subdivision Improvement Agreement

This Sixth Amendment to the Subdivision Improvement Agreement ("Sixth Amendment"), effective _____, 2023, is between the City of Rolling Hills, a municipal corporation ("City"), and Storm Properties, Inc. and Claudia Storm Grzywacz (the "Subdividers"), whose addresses are set forth in the amended Subdivision Reference Data attached hereto as Schedule A, as of the date set forth below.

RECITALS

- A. The City and Subdividers entered into a Subdivision Improvements Agreement dated June 8, 2005, which was recorded on June 12, 2007 as document number 20071416757 ("Improvement Agreement").
- B. The City and Subdividers amended the Improvement Agreement in 2008, 2010, 2015, 2020, and 2021.
- C. The COVID-19 global pandemic has had a significant and ongoing impact on business operations since March 2020, therefore resulting in disruptions that continue to affect various aspects of business and daily life worldwide. In addition to the foregoing, extensive rain from January – April 2023 caused construction on the Improvements to proceed slower than anticipated.
- D. The Subdividers have requested an extension of the Time of Performance under the Improvement Agreement by one (1) additional year.
- E. In light of the circumstances, the City consents to the requested extension and affirms the presence of reasonable grounds justifying the requested extension.
- F. The parties therefore desire to modify the Improvement Agreement by this Sixth Amendment to reflect the new extended term of the Improvement Agreement, as set forth below.

AMENDMENTS

1. **Section 2. TIME OF PERFORMANCE** shall be amended as follows:

Subdividers shall complete the Improvements, as specified in Schedules A through E, by no later than June 8, 2024 or upon development of any one of the building sites of the Subdivisions, whichever comes first.

2. **No Other Changes**

Except as expressly modified by this Sixth Amendment, all provisions of the Improvement Agreement as amended, remain unchanged and are reaffirmed by this Sixth Amendment.

[Signatures on Following Page]

City

CITY OF ROLLING HILLS, A
MUNICIPAL CORPORATION

Subdividers

STORM PROPERTIES, INC.

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Approved as to form:

CLAUDIA STORM GRZYWACZ, Trustee
of the Claudia Storm Bird Trust dated
August 3, 1995 as to an undivided 1/4
interest.

By: _____

By: _____

Its: _____

Date: _____

Date: _____

Attest by: _____

Date: _____

ACKNOWLEDGMENT

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 _____)

, Notary

On _____ before me, Public
(insert name and title of the officer)

personally appeared _____
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.

Signature _____ (Seal)

ACKNOWLEDGMENT

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 _____)

, Notary

On _____ before me, Public _____
(insert name and title of the officer)

personally appeared _____
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.

Signature _____ (Seal)

SUBDIVISION REFERENCE DATA
UNDERGROUNDING OF UTILITIES

SCHEDULE B

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
MONUMENTATION

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER PARCEL MAP NO. 26356

DESCRIPTION OF WORK:

Set a minimum of nine (9) survey monuments, or as otherwise required by the City Engineer, and tie points in accordance with the Subdivision Laws, and deliver to the City Engineer for his review the tie notes for the points.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$4,255.00
PAYMENT TO CONTRACTORS/ENGINEER	\$2,127.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND
SCHEDULE C

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
ROAD CONSTRUCTION –STORM HILL LANE

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN ENGINEER DATED OCTOBER 8, 2019.

DESCRIPTION OF WORK:

The work shall consist of 564-foot long by 30 feet wide paved road within a 60-foot wide roadway easement with a 64-foot diameter cul-de-sac and 8-foot bridle trails easement on either side of the paved road. The entire road and the cul-de-sac will be located on Parcel 1. The road will be constructed to LA County road construction standards. The grading for the road will entail 2,800 cubic yards of cut of which 350 cubic yards will be used for fill on Parcel 1 (for the road). In total 1,950 cubic yard will be cut along Parcel 1; 460 cubic yards along Parcel 2; 160 cubic yards along Parcel 3; and 230 cubic yards along Parcel 4. The remaining dirt is to be spread roughly 2 feet high over an area of approximately 49,000 square feet or 140' x 350' on Parcel 1. This area will be compacted and hydroseeded but will not be prepared for construction.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$127,839.00
----------------------	--------------

PAYMENT TO CONTRACTORS

\$63,920.00

EFFECTIVE DATE OF AGREEMENT:

June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any
one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE D

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
WATER MAIN EXTENSION AND FIRE HYDRANT

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

Construct 564 L.F. of 6" Water Line, per California Water Service Company specification and construct one new Fire Hydrant, if required by the Fire Department. If a new Fire Hydrant is required, it shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current L.A. County Fire Department requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$97,590.00
PAYMENT TO CONTRACTORS	\$48,795.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE E

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
CORRECTIVE GEOLOGY

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

Remedial work for geological exploration to assure that the lots are geologically stable per Los Angeles County Public Works Geotechnical and Materials Engineering Division requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$82,800.00
PAYMENT TO CONTRACTORS	\$41,400.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

LEGAL DESCRIPTION

EXHIBIT A-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 26356, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7570-024-014

PARCEL 2 OF PARCEL MAP NO. 26356, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7570-024-015

PARCEL 3 OF PARCEL MAP NO. 26356, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7570-024-016

PARCEL 4 OF PARCEL MAP NO. 26356, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7570-024-017

Fifth Amendment to Subdivision Improvement Agreement

This Fifth Amendment to Subdivision Improvement Agreement ("Fifth Amendment"), effective April 12, 2021, is between the City of Rolling Hills, a municipal corporation ("City"), and Storm Properties, Inc. and Claudia Storm Grzywacz (the "Subdividers"), whose addresses are set forth in the amended Subdivision Reference Data attached hereto as Schedule A, as of the date set forth below.

RECITALS

- A. The City and Subdividers entered into a Subdivision Improvements Agreement dated June 8, 2005, which was recorded on June 12, 2007 as document number 20071416757 ("Improvement Agreement").
- B. The City and Subdividers amended the Improvement Agreement in 2008, 2010, 2015, and 2020.
- C. From March 2020, the COVID-19 global pandemic disrupted business and life around the world.
- D. The Subdividers have requested an extension of the Time of Performance under the Improvement Agreement by two (2) years.
- E. The City does not object to such an extension.
- F. The parties therefore desire to modify the Improvement Agreement by this Fifth Amendment to reflect the extended term of the Improvement Agreement.

AMENDMENTS

1. **Section 2. TIME OF PERFORMANCE** shall be amended as follows:

Subdividers shall complete the Improvements, as specified in Schedules A through E, by no later than June 8, 2023 or upon development of any one of the building sites of the Subdivisions, whichever comes first.

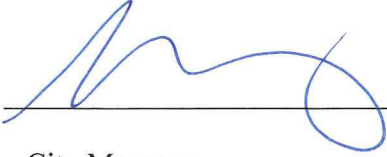
2. **No Other Changes**

Except as expressly modified by this Fifth Amendment, all provisions of the Improvement Agreement as amended, remain unchanged and are reaffirmed by this Fifth Amendment.

[Signatures on Following Page]

City

CITY OF ROLLING HILLS, a
municipal corporation

By: 
Its: City Manager
Date: 09/03/2021

Approved as to form:

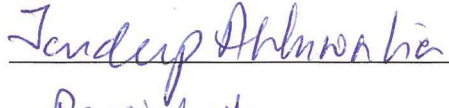
By: 
Its: City Attorney
Date: 9/02/21

Attest by: City Clerk

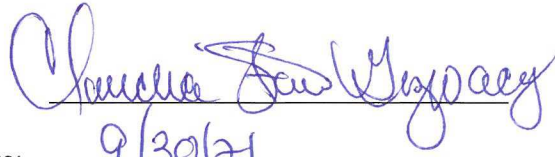
 9/2/2021

Subdividers

STORM PROPERTIES, INC.

By: 
Its: President
Date: 9/22/21

CLAUDIA STORM GRZYWACZ,
trustee of the Claudia Storm Bird Trust dated
August 3, 1995, as to an undivided 1/4 interest.

By: 
Date: 9/30/21

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.

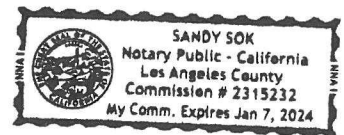
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On September 22, 2021 before me, Sandy Sok, Notary Public, personally appeared Jaideep Ahluwalia, 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.

Signature:  (seal)



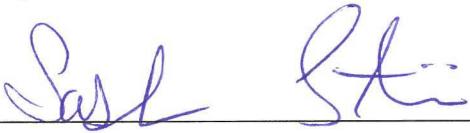
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On Sep. 30, 2021 before me, Sasha Sartini, Notary Public, personally appeared Claudia Grzywacz, 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.

Signature:  (seal)



SCHEDULE A
CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
UNDERGROUNDING OF UTILITIES

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

- A. Undergrounding of Utilities: All utility lines, including but not limited to electrical, telephone and cable television, which will serve the four parcels created by this Final Map along Storm Hill Lane shall be placed underground, together with all appurtenant facilities, such as transformers and similar equipment. The undergrounded utility lines shall be located within the roadway easement of Storm Hill Lane from Johns Canyon Road at the south to the hammerhead turn around on Storm Hill Lane to the north with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$219,247.00
PAYMENT TO CONTRACTORS	\$109,623.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE B

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
MONUMENTATION

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER PARCEL MAP NO. 26356

DESCRIPTION OF WORK:

Set a minimum of nine (9) survey monuments, or as otherwise required by the City Engineer, and tie points in accordance with the Subdivision Laws, and deliver to the City Engineer for his review the tie notes for the points.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$4,255.00
PAYMENT TO CONTRACTORS/ENGINEER	\$2,127.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND
SCHEDULE C

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
ROAD CONSTRUCTION –STORM HILL LANE

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN ENGINEER DATED OCTOBER 8, 2019.

DESCRIPTION OF WORK:

The work shall consist of 564-foot long by 30 feet wide paved road within a 60-foot wide roadway easement with a 64-foot diameter cul-de-sac and 8-foot bridle trails easement on either side of the paved road. The entire road and the cul-de-sac will be located on Parcel 1. The road will be constructed to LA County road construction standards. The grading for the road will entail 2,800 cubic yards of cut of which 350 cubic yards will be used for fill on Parcel 1 (for the road). In total 1,950 cubic yard will be cut along Parcel 1; 460 cubic yards along Parcel 2; 160 cubic yards along Parcel 3; and 230 cubic yards along Parcel 4. The remaining dirt is to be spread roughly 2 feet high over an area of approximately 49,000 square feet or 140' x 350' on Parcel 1. This area will be compacted and hydroseeded but will not be prepared for construction.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE \$127,839.00

PAYMENT TO CONTRACTORS \$63,920.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any
one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE D

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
WATER MAIN EXTENSION AND FIRE HYDRANT

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

Construct 564 L.F. of 6" Water Line, per California Water Service Company specification and construct one new Fire Hydrant, if required by the Fire Department. If a new Fire Hydrant is required, it shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current L.A. County Fire Department requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$97,590.00
PAYMENT TO CONTRACTORS	\$48,795.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

SCHEDULE E

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
CORRECTIVE GEOLOGY

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Storm Properties, Inc., Claudia Storm Grzywacz, Storm Properties, Inc., Storm Properties, Inc.

SUBDIVIDERS MAILING ADDRESS: Storm Properties, Inc.
23223 Normandie Avenue
Torrance, CA 90501
Attn: Jay Ahluwalia, President

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED OCTOBER 8, 2019

DESCRIPTION OF WORK:

Remedial work for geological exploration to assure that the lots are geologically stable per Los Angeles County Public Works Geotechnical and Materials Engineering Division requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$82,800.00
PAYMENT TO CONTRACTORS	\$41,400.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: Not later than June 8, 2023 or upon development of any one of the building sites of the Subdivision, whichever comes first.

FORM OF SECURITY: SURETY BOND

LEGAL DESCRIPTION

EXHIBIT A-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 26356, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7570-024-014

PARCEL 2 OF PARCEL MAP NO. 26356, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7570-024-015

PARCEL 3 OF PARCEL MAP NO. 26356, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7570-024-016

PARCEL 4 OF PARCEL MAP NO. 26356, IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 332, PAGES 30 THROUGH 40, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7570-024-017

This page is part of your document - DO NOT DISCARD



20071416757

Pages:
021



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

Fee: 66.00

Tax: 0.00

Other: 63.00

Total: 129.00

06/12/07 AT 09:45AM

786430

200706120020010 Mail

TITLE(S) : _____



Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

RECORDING REQUESTED BY

06/12/07

WHEN RECORDED MAIL TO



20071416757

NAME FINER KIM STEARNS

MAILING 3424 CARS ON ST
ST 2500

CITY, STATE TORRANCE CA

ZIP CODE 90503

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

SUBDIVISION AGREEMENT

SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT FOR IMPROVEMENTS CONSTRUCTION ("Agreement" herein) is made and entered into as of this 8 day, of June 2005, by and between the City of Rolling Hills, a municipal corporation ("City" herein) and the Subdividers whose names are herein set forth and in the Subdivision Reference Data attached herein as Schedule A, Schedule B, Schedule C, Schedule D, and Schedule E and they are as follows: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

RECITALS

- A. The Subdividers are the owners of that certain real property located at and commonly known as 4 Storm Hill Lane, Rolling Hills, California 90274, which real property is identified by Los Angeles County Assessor's Parcel Numbers 7570- 024-003 and 7570-024-012.
- B. The Subdividers have presented to the City for approval Tentative Parcel Map No. 26356, Subdivision No. 89 to subdivide the property into four single-family residential lots pursuant to the Subdivision Map Act of the State of California and the City's ordinances and regulations relating to the filing, approval and recordation of subdivision maps (collectively referred to herein as the "Subdivision Laws").
- C. The Subdivision Laws establish, as a condition precedent to the approval of a Parcel Map, that the Subdividers comply with the City Council's Resolution of Approval and either (i) complete, in compliance with City standards, all of the improvements and land development work required by the Subdivision Laws and the City Council's Resolution of Approval (Resolution No. 894); or (ii) enter into a secured agreement with the City to complete the improvements and land development work, within a period of time specified by the City, referred herein as "Improvements construction".
- D. In consideration of approval of the Parcel Map for the Subdivision by the City Council, Subdividers desire to enter into this Agreement whereby Subdividers promise to install and complete, at their sole expense, all public and private improvement work required by the City for the proposed Subdivision. Subdividers have secured this Agreement by improvement security required by the Subdivision Laws and approved by the City.
- E. Improvement Plans, and related specifications referenced in the Subdivision Reference Data, for the construction, installation and completion of the Improvements identified in Schedule A (Undergrounding of Utility Lines), Schedule B (Monumentation), Schedule C (Road Construction), Schedule D (Water Main Extension and Fire Hydrant), and Schedule E (Corrective Geology) have been prepared by the Subdividers, reviewed by the City Engineer, and are on file in the City's Planning Department. The Improvement Plans, and related specifications, are incorporated herein by this reference.

NOW, THEREFORE, in consideration of the approval by the City Council of the Parcel Map of the Subdivision, Subdividers and City agree as follows:

1. SUBDIVIDER'S OBLIGATION TO CONSTRUCT IMPROVEMENTS

A. Subdividers shall, at their sole expense, and in compliance with the provisions of the Subdivision Laws, the Improvement Plans, and all applicable City Standards, furnish, construct, install and guarantee the Improvements generally described in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E attached hereto.

B. Subdividers shall acquire and dedicate to the Rolling Hills Community Association (RHCA) all rights-of-way, easements and other interests in real property for the construction or installation of the Improvements, free and clear of all liens and encumbrances. The Subdividers' obligations with regard to the dedication to RHCA of off-site rights-of-way, easements and other interests in real property shall be subject to a separate agreement between Subdivider and the RHCA.

C. Subject to any time extensions granted in accordance with Section 4, Subdividers shall complete all Improvements within the "Completion Period" specified in the Subdivision Reference Data, provided, however, that if the City Manager reasonably determines that accelerated construction of the Improvements is essential in order to protect the public health, welfare and safety, the City Manager shall give Subdividers not less than 30 days prior written notice to commence or accelerate installation and construction of the Improvements, or any portion thereof. The notice shall describe the work to be done by Subdividers, the time within which work shall commence, and the period within which the work will be completed. All or any portion of Improvements may be required to be constructed or completed at a specified time. If the Subdividers object to the commencement or acceleration of the Improvements as specified by the City Manager, Subdividers may appeal the decision of the City Manager to the City Council. Any such appeal shall be filed with the City Clerk within 10 days after receipt by Subdividers of the written notice from the City Manager.

D. Subdividers shall, at their sole expense, replace or repair all public improvements, public utility facilities, and surveying or subdivision monuments which are destroyed or damaged as a result of any work under this Agreement. Any such replacement or repair shall be subject to the approval of the City Engineer.

E. Until any category of Improvements is accepted by the respective agency having jurisdiction for such Improvements, Subdividers shall be responsible for the care and maintenance of such Improvements and shall bear all risks of loss or damage to the Improvements. Neither City, nor its officers, agents and employees, shall have any liability for any accident, loss or damage to the Improvements prior to their completion and acceptance by the City.

F. Subdividers shall, at their sole expense, obtain all necessary permits and licenses for the construction and installation of the Improvements, give all necessary notices, and pay all fees required by City ordinances or resolutions and all taxes required by law.

G. Not less than ten (10) days prior to commencement of work on the Improvements, Subdividers shall give written notice to the City Manager and to the Manager of RHCA of the

date fixed for such commencement of work in order that the City Manager and RHCA Inspector shall have adequate time to schedule all necessary inspections.

2. TIME OF PERFORMANCE

A. Subdividers shall complete the Improvements, as specified in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E not later than 36 months from the date of filing of the Final Map.

3. TIME EXTENSIONS

A. Upon showing by the Subdividers of good cause therefore, the date for commencement of work on the Improvements, or the duration of the Completion Period, may be extended by the City Council. As used herein, "good cause" may include, without limitation, delay resulting from an act of the City; acts of God or force majeure, and strikes, boycotts or similar job actions by employees or labor organizations which prevent the conduct of the work.

B. A time extension may be granted without notice to any surety or sureties of the Subdividers and shall not affect the validity of this Agreement nor release the surety or sureties on any bond given as an improvement security pursuant to this Agreement.

C. As a condition of any time extension provided for herein, the City Council may require the Subdividers to furnish new or modified improvement security guaranteeing performance of this Agreement, as extended, in an increased amount as necessary to compensate for any projected increase in the Estimated Total Cost of Improvements, as determined by the City Engineer.

4. INSPECTION OF WORK AND FINAL ACCEPTANCE

A. Subdividers shall at all times maintain proper facilities and safe access for inspection of the Improvements by the City Engineer and other City and RHCA personnel.

B. Upon completion of the work on all or any category of the Improvements specified in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E, the Subdividers may request a final inspection by City Engineer and RHCA Inspector. If the City Engineer and RHCA Inspector determine that all or any specified category of the Improvements have been completed in accordance with this Agreement and in compliance with the Improvement Plans and all applicable City and RHCA standards, then the City Engineer and RHCA Inspector shall certify the completion of such Improvements and may proceed to refund to the Subdividers that portion of the security deposit applicable to the completed Improvements. Subdividers shall bear all costs of inspection and certification for acceptance. Acceptance by the City Engineer and RHCA Inspector shall not constitute a waiver by the City or RHCA of any defects in the Improvements.

5. GUARANTEE AND WARRANTY OF THE IMPROVEMENTS

A. If, within a period of one (1) year following acceptance by the City Engineer and RHCA of the last of Improvements specified in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E any Improvements or part of any Improvements furnished, installed or constructed by the Subdividers, or any of the work performed under this Agreement, fails to comply with any requirements of this Agreement, or the Subdivision Laws, or the Improvement Plans and related specifications, the Subdividers shall, without delay and without cost to the City or RHCA, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements.

B. Should the Subdividers fail or refuse to act promptly or in accordance with subparagraph A above, or should the exigencies of the situation require repair, replacement, or reconstruction to be undertaken before the Subdividers can be notified, then the City may, in its discretion, make the necessary repairs or replacements or perform the necessary reconstruction. If the Subdividers' improvement security does not cover the total cost of such repair, replacement or reconstruction, the Subdividers shall reimburse the City for any excess costs incurred.

C. The security furnished for the faithful performance of the Subdividers' obligation to construct and install the Improvements described herein shall include Subdividers' liability hereunder for the one-year guarantee and warranty of the Improvements. In the alternate, the subdivider may file a maintenance bond for the one-year guarantee in an amount determined by the City Engineer.

6. IMPROVEMENT SECURITY

A. Prior to City's execution of this Agreement, Subdividers shall provide as security to the City;

i) For Performance and Guarantee: Security in an amount equal to one hundred percent (100%) of the Estimated Total Cost of the Improvements, as set forth above in the Subdivision Reference Data in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E. With this security, the form of which shall be subject to City's prior approval, the Subdivider assures faithful performance under this Agreement and guarantees the Improvements for one year after the completion and acceptance of the last of such Improvements against any defective workmanship or materials or any unsatisfactory performance, pursuant to Section 3 hereof.

ii) For Payment: Security in an amount equal to fifty percent (50%) of the Estimated Total Cost of the Improvements as set forth above in the Subdivision Reference Data in Schedule A, Schedule B, Schedule C, Schedule D and Schedule E. With this security, the form of which shall be subject to City's prior approval, the Subdivider guarantees payment to contractors, subcontractors, and persons renting equipment or furnishing labor or materials to them or to the Subdivider. If monumentation is involved, this improvement security shall also guarantee to the Subdivider's engineer or surveyor payment of the Estimated Total Cost of setting monuments as required by Government Code Section 66497.

B. If the improvement security is a corporate surety bond and in the opinion of the City, any surety or sureties thereon become insufficient, the Subdivider shall renew or replace

any such surety bond with good and sufficient surety within thirty (30) days after receiving from City written demand therefor.

C. Improvement security consisting of corporate surety bonds shall be kept on file with the City. If a corporate surety bond is replaced by another approved bond, the replacement shall be filed with the City and, upon filing shall be deemed to have been made a part of and incorporated into this Agreement. Upon filing and approval by the City of a replacement bond, the former improvement security shall be released.

D. Modifications of the Improvement Plans and related specifications, and modifications of the Improvements, not exceeding ten percent (10%) of the original Estimated Total Cost of the Improvements, shall not relieve or release any improvement security furnished by Subdivider pursuant to this Agreement. If any such modifications exceed ten percent (10%) of the Estimated Total Cost of the Improvements, Subdivider shall furnish additional improvement security for performance and guarantee, and for payment as required by subparagraph A above, of the revised Estimated Total Cost of the Improvements.

7. REDUCTION OR RELEASE OF IMPROVEMENT SECURITY

A. Partial releases or reductions in the Subdividers' improvement security may be authorized prior to the City's acceptance of all Improvements required hereunder, as provided in this Section 6.

B. Upon acceptance of all or any specified category of the Improvements by the City Council, and upon request of the Subdivider, the improvement security may be reduced or released as follows:

i) Security for Performance and Guarantee: Unless Subdivider submits new or additional security in an amount equal to one hundred percent (100%) of the Estimated Total cost of the improvements, the security for performance and guarantee shall not be reduced or released in an amount greater than fifty percent (50%) of the aggregate principal amount thereof prior to the expiration of the one year guarantee and warranty period specified in Section 5.A, nor until any claims filed during the one year warranty period have been settled.

ii) Security for Payment: Security furnished to secure payment to contractors, subcontractors, and to persons providing labor, materials or equipment shall, three (3) months after acceptance of all the Improvements, be reduced to an amount equal to the total amount claimed by all claimants for whom liens have been filed and of which notice has been given to the City, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligations secured by the security. The balance of the security shall be released upon settlement or release of all claims and obligations for which the security was given.

C. If Subdivider's obligations relating to any Improvements, such as the monuments, are subject to the approval of another governmental agency, the City shall not release the improvement security therefor until the obligations are performed to the satisfaction of such

other governmental agency. Such agency shall have two (2) months after Subdivider's performance of the obligation to register its satisfaction or dissatisfaction, it shall be conclusively deemed that the Subdivider's performance of the obligation was done to its satisfaction.

8. INDEMNIFICATION OF CITY BY SUBDIVIDER

A. Neither the City, nor its officers, agents and employees, shall be liable or responsible for any accident, injury, loss or damage to either property or person attributable to or arising out of the construction or installation of the Improvements. Subdivider shall indemnify, hold harmless and defend the City, its officers, agents and employees, from and against any and all losses, claims, costs, expenses, liabilities, damages, actions, causes of action and judgments, including reasonable attorneys' fees, arising out of or attributable to Subdivider's performance under this Agreement.

B. Subdivider's obligations under this Section 8 are not conditioned or dependent upon whether the City, or its officers, agents and employees, prepared, supplied or reviewed any Improvement Plans or related specifications in connection with the Subdivision or the Improvements, or has insurance or other indemnification covering any of these matters.

C. Subdivider's obligation to indemnify, hold harmless and defend the City shall extend to injuries to persons and damages to or alleged taking of property resulting from the design or construction of the Subdivision, and the Improvements required herein, and shall likewise extend to adjacent property owners asserting claims based upon the diversion of waters caused by the Subdivider's design or construction of public drainage systems, streets, and other public facilities or improvements. The City's acceptance of the Improvements shall not constitute an assumption by the City of any responsibility or liability for any damage or alleged taking of property referenced herein. City shall not be responsible or liable for the design or construction of the Subdivision or the improvements constructed or installed pursuant to the approved Improvement Plans or the Final Map, regardless of any act or omission by the City in approving the Improvement Plans or the Final Map, unless the particular Improvement design was required by the City over the written objection of the Subdivider, which objection stated that the Improvement design was potentially dangerous or defective and set forth an alternative design. After City's acceptance of the Improvements, the Subdivider shall remain obligated to correct or eliminate all dangerous conditions created by defects in design or construction; provided, however, that Subdivider shall not be responsible for routine maintenance. Subdivider's obligations hereunder shall remain in effect for two (2) years following acceptance of the Improvements by the City Council. Subdivider acknowledges and agrees that Subdivider shall be responsible and liable for the design and construction of the Improvements and other work done pursuant to this Agreement, and City shall not be liable for any acts or omissions in approving, reviewing, checking, correcting or modifying any Improvement Plans or relate specifications, or in inspecting, reviewing or approving any work or construction of Improvements. The Subdivider's improvement security shall not be required to secure the Subdivider's obligations under this subparagraph C beyond the one-year guarantee and warranty period. If, in any judicial proceeding involving rights or obligations of indemnity hereunder, any statutory immunity under the Tort Claims Act (Government Code sections 810, et seq.) asserted by the City, or its officers, agents or employees, is determined by a court of competent

jurisdiction to be inapplicable or unavailable to immunize the City, or its officers, agents or employees, from potential liability for any alleged acts or omissions under this Section 8.C, then such rights or obligations of indemnity hereunder shall be governed by principles of comparative fault.

9. INSURANCE

A. Prior to commencement of work on the Improvements, the Subdivider shall obtain, and shall maintain throughout the period of construction, at its sole expense, policies of general liability insurance covering any and all damages or claims for damages for injuries to persons (including death) or property in an amount not less than \$1,000,000.00 for any one person, and, subject to the same limit for each person, in an amount not less than \$1,000,000.00 for property damage. Such policies shall be in form and substance satisfactory to the City, shall name the City, its officers, agents and employees as additional insureds, and shall contain provisions that prohibit cancellation or lapse without thirty (30) days' written notice first having been delivered to the City. Both the type and amount of insurance required by this subparagraph A may be adjusted during the term of this Agreement as may be deemed reasonably necessary by the City.

B. The Subdivider shall maintain on file with the City during the term of this Agreement a certificate or certificates of insurance evidencing the coverage and provisions set forth above in subparagraph A.

10. OWNERSHIP OF THE IMPROVEMENTS

Ownership of all or any category of the Improvements constructed and installed by the Subdivider pursuant to this Agreement shall vest either in the City or in the Community Association, or other specified governmental agency(s), as appropriate, upon acceptance of the Improvements by the City and the Community Association and recordation of a Notice of Completion by the Subdivider.

11. DEFAULT AND BREACH BY THE SUBDIVIDER AND REMEDIES OF THE CITY

A. Upon the occurrence of any of the following events, the Subdivider shall be deemed to be in default under this Agreement;

i) Subject to any time extensions granted in accordance with Section 3, failure to commence construction and installation of the Improvements by the commencement date set forth above in the Subdivision Reference Data;

ii) Failure to correct or cure any defect in the Improvements during the one year guarantee and warranty period as required by Section 5.A;

iii) Subject to any time extensions granted in accordance with Section 3, failure to perform substantial construction work, after commencement of work on the Improvements, for a period of thirty (30) days after written notice thereof from the City;

iv) Insolvency appointment of a receiver, or the filing of any petition in bankruptcy; whether voluntary or involuntary, and such is not cured or discharged within a period of thirty (30) days;

v) Commencement of a foreclosure action against the Subdivision or any portion thereof, or any conveyance by the Subdivider in lieu or in avoidance of foreclosure; or

vi) Failure to maintain the improvement security required by Section 6 in effect during all times required by this Agreement, including failure to renew the improvement security no later than fifteen (15) days prior to any expiration date; or

vii) Failure to perform any other obligations in accordance with the terms and provisions of this Agreement within thirty (30) days after written notice thereof from the City.

B. City reserves to itself all remedies available to it at law or in equity for any breach of Subdivider's obligations under this Agreement. City shall have the right, without limitation of other rights or remedies, to draw upon or utilize any improvement security furnished hereunder to mitigate City's damages in the event of Subdivider's default.

C. The City may serve written notice of any default upon the surety on any corporate surety bond furnished as improvement security hereunder, and request that the surety take over and complete the Improvements herein specified. If such surety, within thirty (30) days after service of such notice of default, does not give the City written notice of its intention to perform this Agreement, or does not commence such performance within thirty (30) days after notice to the City of such intention to perform, the City may take over the work and prosecute the same to completion, by contract or by any other method the City deems advisable, for the account and at the expense of the Subdivider and its surety.

D. Subdivider acknowledges that the Estimated Total Costs and improvement security amounts set forth herein may not reflect the actual cost of construction or installation of the Improvements, and, consequently, city's damages for Subdivider's default shall be measured by the cost of completing the required Improvements. If the damages incurred by the City in taking over and completing the Improvements exceeds the principal amount of the improvement security, then Subdivider shall reimburse the City in the amount of such excess.

E. City may, without liability for so doing take possession of, and utilize in completing the Improvements, such materials, appliances, plant and other property belonging to Subdivider as may be on the site of the work and necessary for the Performance of the work. Subdivider hereby consents to entry by the City and its forces, including contractors, upon any real property in the Subdivision owned by Subdivider or by any assignee of this Agreement, in the event the City elects to maintain or complete the work on the Improvements following Subdivider's default.

F. Subdivider acknowledges and agrees that, upon approval of the Final Map for the Subdivision, City will confer substantial rights upon the Subdivider, including the right to sell, lease or finance lots within the Subdivision, and that such approval constitutes the final act necessary to permit the division of land within the Subdivision. As a result, City will be damaged to the extent of the cost of construction or installation of the Improvements upon Subdivider's failure to perform its obligations under this Agreement. Subdivider further acknowledges that any determination as to whether a reversion to acreage or rescission of approval of the Subdivision constitutes an adequate or necessary remedy for Subdivider's default shall be within the sole discretion of the City.

G. The City's failure to take an enforcement action with respect to a default, or to declare a default or breach, shall not be construed as a waiver of that default or breach or any subsequent default or breach of the Subdivider.

H. If City sues to compel Subdivider's performance of this Agreement, or to recover damages or costs incurred in completing or maintaining the work on the Improvements, Subdivider agrees to pay all attorneys' fees and other costs and expenses of litigation incurred by the City in connection therewith, even if Subdivider subsequently resumes and completes the work.

12. RELATIONSHIP OF THE PARTIES

Neither Subdivider, nor any of the Subdivider's contractors, employees or agents, are or shall be deemed to be, agents of the City in connection with the performance of Subdivider's obligations under this Agreement

13. ASSIGNMENT

A. Subdivider shall not assign this Agreement without the prior written consent of the City. Any attempted or purported assignment in violation of this subparagraph A shall be null and void and shall have no force or effect.

B. The sale or other disposition of the Subdivision shall not relieve Subdivider of its obligation hereunder. If Subdivider intends to sell the Subdivision or any portion thereof, to any other person or entity, the Subdivider may request a novation of this Agreement and a substitution of improvement security. Upon the City's approval of the novation and substitution of improvement security, the Subdivider may request a release or reduction of the improvement security furnished pursuant to this Agreement.

14. NOTICES

All notices required or provided for in this Agreement shall be in writing, delivered in person or by mail, postage prepaid, and addressed as follows:

If to the City: City Manager
 City of Rolling Hills

2 Portuguese Bend Road
Rolling Hills, CA 90274

If to the Subdivider: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

Notice shall be effective on the date that it is delivered in person or, if mailed, on the date of deposit in the United States Mail.

15. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement of the parties with respect to its subject matter. All modifications, amendments, or waivers of any terms of this Agreement shall be in writing and signed by the duly authorized representatives of the parties. In the case of the City, the duly authorized representative, unless otherwise specified herein, shall be the City Manager.

16. SEVERABILITY

The provisions of this Agreement are severable. If any portion of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

17. INCORPORATION OF SUBDIVISION REFERENCE DATA AND RECITALS

The Recitals, Schedule A, Schedule B, Schedule C, Schedule D, and Schedule E as well as the surety bonds are incorporated into this Agreement.

18. GOVERNING LAW

This Agreement shall be governed by laws of the State of California.

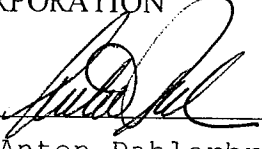
19. EFFECTIVE DATE OF THE AGREEMENT

This Agreement shall be and become effective as of the date first above written. It being the intention of the parties that the Subdivider shall first execute this Agreement and thereafter submit it to the City. The City shall insert the effective date in the Subdivision Reference Data and in all counterparts of this Agreement and shall transmit a fully executed counterpart to the Subdivider. Upon obtaining signatures of all parties, the Subdivider shall record this Agreement and provide recorded copy to the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective officers, thereunto duly authorized, as of the date first above written.

"City"

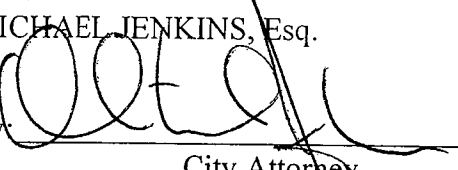
CITY OF ROLLING HILLS, A MUNICIPAL CORPORATION

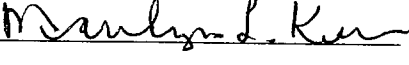
By: 
Anton Dahlerbruch, City Manager

Date: 2/26/07

Approved as to form:

MICHAEL JENKINS, Esq.

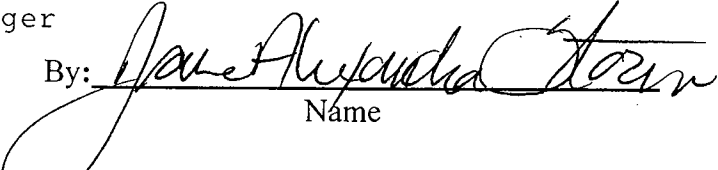
By: 
City Attorney

Attest by: 

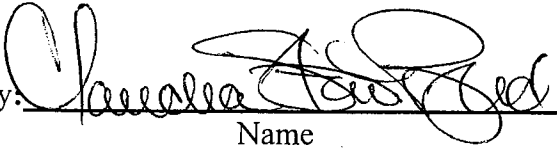
Date: 2/28/07

"Owner"

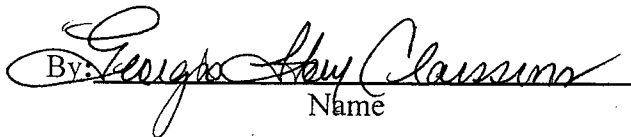
JANE ALEXANDRA STORM, trustee or her successors in trust, of the Jane Alexandra Storm Trust dated October 18, 1991 as to an undivided 1/4 interest.

By: 
Name

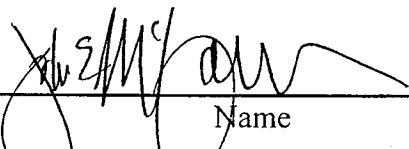
CLAUDIA STORM BIRD, Trustee of the Claudia Storm Bird Trust dated August 3, 1995 as to an undivided 1/4 interest.

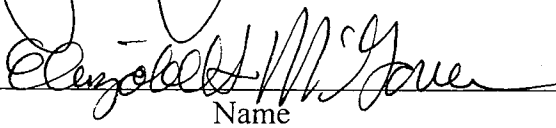
By: 
Name

GEORGIA STORM CLAESSENS, Trustee or her successors in trust, of the Georgia Storm Claessens Living Trust dated August 3, 1990 as to 1/4 undivided interest.

By: 
Name

JOHN McGOVERN and ELIZABETH McGOVERN, trustees of the McGovern Community Property Trust, dated January 10, 2003 as to an undivided 1/4 interest.

By: 
Name

By: 
Name

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

SS.

On 5/22/07

before me,

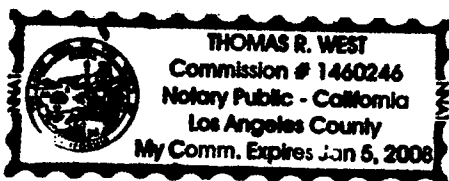
Thomas R. West, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Michael Jenkins
Name(s) of Signer(s)

☒ personally known to me

☐ 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.

WITNESS my hand and official seal

Thomas R. West
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Subdivision Agreement for Mitigation

Document Date: 2/07

Number of Pages: 11

Signer(s) Other Than Named Above: 7 additional signers

Capacity(ies) Claimed by Signer

Signer's Name: Michael Jenkins

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☒ Other: City Attorney

Signer Is Representing: City of Rolling Hills

RIGHT THUMBPRINT
OF SIGNER

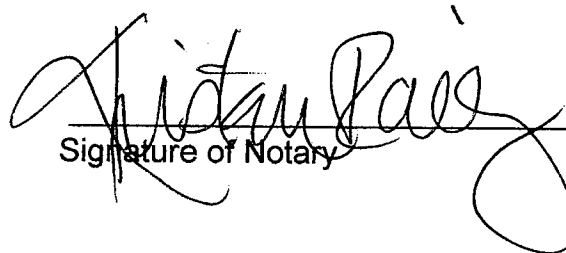
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For Subdivision Agreement – Storm Hill Lane

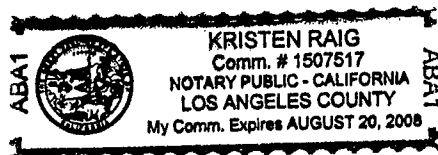
State of California)
County of Los Angeles)

On May 20, 2007, before me, Kristen Raig, a Notary Public, personally appeared Anton DAHLER DRUCH proved on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to be that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed by the instrument.

WITNESS my hand and official seal



Signature of Notary



(Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

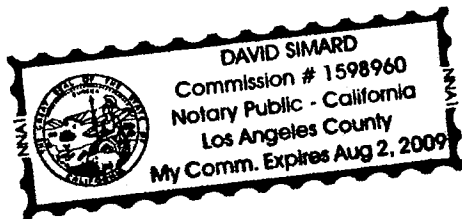
County of Los Angeles } ss.

On June 4, 2007 before me, David Simard, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Jane Alexandra Stern, Claudia Stern Bird, Georgin Stern Claessens,
John McGovern, Elizabeth McGovern
Name(s) of Signer(s)

☒ personally known to me
☐ 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.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Subdivision Agreement for mitigation

Document Date: 6/08/08 Number of Pages: 11

Signer(s) Other Than Named Above: 2 additional signers

Capacity(ies) Claimed by Signer

Signer's Name: Jane Alexandra Stern John McGovern
Claudia Stern Bird Elizabeth McGovern
Georgin Stern Claessens

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNER
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SCHEDULE A

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
UNDERGROUNDING OF UTILITIES

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

- A. Undergrounding of Utilities: All utility lines, including but not limited to electrical, telephone and cable television, which will serve the four parcels created by this Final Map along Storm Hill Lane shall be placed underground, together with all appurtenant facilities, such as transformers and similar equipment. The undergrounded utility lines shall be located within the roadway easement of Storm Hill Lane from Johns Canyon Road at the south to the hammerhead turn around on Storm Hill Lane to the north with underground stems leading from Storm Hill Lane to each parcel of this subdivision. There shall be no overhead utility lines across Storm Hill Lane.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$219,247.00
PAYMENT TO CONTRACTORS	\$109,623.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

SCHEDULE B

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
MONUMENTATION

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER PARCEL MAP NO. 26356
DESCRIPTION OF WORK:

Set a minimum of nine (9) survey monuments, or as otherwise required by the City Engineer, and tie points in accordance with the Subdivision Laws, and deliver to the City Engineer for his review the tie notes for the points.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$4,255.00
PAYMENT TO CONTRACTORS/ENGINEER	\$2,127.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

SCHEDULE C

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
ROAD CONSTRUCTION -STORM HILL LANE

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN ENGINEER DATED OCTOBER 11, 2001.

DESCRIPTION OF WORK:

The work shall consist of grading of approximately 940 cubic yards of cut, 940 cubic yards of fill and 3,760 cubic yards overexcavation for road construction and reconstructing the base and pavement on Storm Hill Lane, beginning at the juncture of Johns Canyon Road, providing 24 feet of pavement and 4 feet for bridle trail, transitioning to 20 feet in width after the driveway entrances to Parcels 1 and 2, and culminating in a hammerhead turn around. Construct inverted shoulder pavement of 10 feet with 2" minimum Asphalt Cement (A.C.) over a 6N crushed aggregate base. The four-foot bridle trail on Storm Hill Lane shall be composed of 4" decomposed granite and constructed to the L.A. County Fire Department Fire Protection Engineering all weather access standards. The paving and bridle trail shall be separated by a 2" x 6" redwood header.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$127,839.00
PAYMENT TO CONTRACTORS	\$63,920.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

SCHEDULE D

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
WATER MAIN EXTENSION AND FIRE HYDRANT

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

Construct 1,820 L.F. of 6" Water Line, per California Water Service Company specification and construct one new Fire Hydrant, if required by the Fire Department. If a new Fire Hydrant is required, it shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current L.A. County Fire Department requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$97,590.00
PAYMENT TO CONTRACTORS	\$48,795.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

SCHEDULE E

CITY OF ROLLING HILLS
LOS ANGELES COUNTY, CALIFORNIA

SUBDIVISION REFERENCE DATA
CORRECTIVE GEOLOGY

FINAL PARCEL MAP NO. 26356

SUBDIVIDERS: Jane Alexandra Storm, Claudia Storm Bird, Georgia Storm Claessens, John McGovern and Elizabeth McGovern.

SUBDIVIDERS MAILING ADDRESS: Western Brass Development
23223 Normandie Avenue
Torrance, CA 90501
Attn: Kathy Kang

CITY COUNCIL RESOLUTION OF APPROVAL NO. 894

SPECIFICATION: PER DEVELOPMENT PLAN DATED NOVEMBER 8, 2000

DESCRIPTION OF WORK:

Remedial work for geological exploration to assure that the lots are geologically stable per Los Angeles County Public Works Geotechnical and Materials Engineering Division requirements.

ESTIMATED COSTS:

FAITHFUL PERFORMANCE	\$82,800.00
PAYMENT TO CONTRACTORS	\$41,400.00

EFFECTIVE DATE OF AGREEMENT: June 8, 2005

COMPLETION PERIOD: 36 months from the date of approval of the Final Map by the City Council of the City of Rolling Hills.

FORM OF SECURITY: SURETY BOND

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

JUN 12 2007

Craig B. McManis REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 10.A
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN SIGNO, DIRECTOR OF PLANNING & COMMUNITY SERVICES

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: ZONING CASE NO. 23-004: REQUEST FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG), AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 22, 2023

BACKGROUND:

Commission Action

On April 20, 2023, the Planning Commission conducted a morning field trip at 17 Crest Road East. Members of the public who were present included:

- Zhe Song, Applicant, Project Manager and Designer
- Janie Zou, Applicant, Architectural & Interior Designer
- Andy Chou, 29 Crest Road East
- Charlie Raine, 2/4 Pinto Lane and 64 Portuguese Bend Road
- Francesca Wachs, 52 Portuguese Bend Road

The applicants were proposing the following:

- Converting a 244-square-foot (SF) covered patio into a tea room in the front of the home;
- Converting an attached 702 SF garage into a kitchen;
- Converting an attached covered patio in the rear of the home into livable area and adding living area for a total of 1,910 SF; and
- Replacing a lawn behind the residence with a 1,250 SF paved patio.

Some of the issues raised included:

- Landscape screening in the front
- Converting the garage to a kitchen and losing covered parking space
- Stormwater runoff

Commissioners and the public were able to walk the site to better understand the project. The meeting was adjourned to the evening meeting.

All Commissioners were present remotely at the evening meeting. Staff included Assistant Planner Stephanie Grant, Director John Signo, and Assistant City Attorney Ryan Stager. Present from the public were:

- Zhe Song, Applicant, Project Manager and Designer
- Janie Zou, Applicant, Project Supervisor, Architectural & Interior Designer
- Youkun Nie, Applicant's Representative
- Dong Tao, Applicant's Landscape Designer
- Charlie Raine, 2/4 Pinto Lane and 64 Portuguese Bend Road
- Councilmember Leah Mirsch

Staff gave a presentation of the project and addressed the questions raised earlier at the field trip, including drainage and parking concerns. Staff indicated Code only requires a two-car garage for single-family homes, which will still be provided. Drainage would be reviewed by LA County Building & Safety.

There was a concern with the hedge in the front and the height of the landscaping. Staff indicated the landscape plan was reviewed by the City's landscape consultant for proper spacing to avoid the creation of the hedge, however, the applicant was still concerned about proper screening. The plants could grow very high if not maintained and the Commission could consider adding a condition.

Chair Chelf made a motion to approve as presented with added conditions:

- Paving in the rear must be permeable
- Landscaping in the front limited to a height of eight feet

The applicants agreed to the conditions.

Commissioner Cooley seconded the motion.

Roll call was taken and the motion passed 4-0 (Cardenas abstaining).

Zoning, Location, and Lot Description

The lot is an irregularly shaped parcel zoned RAS-2 and the net lot area is 395,840 square feet (9.08 acres). The lot is currently developed with an 8,796-square-foot single-family residence, 1,747-square-foot attached and detached garages, 320-square-foot swimming pool/spa, 42-square-foot pool equipment, 2,720-square-foot stable, 4,700-square-foot recreation court, 2,771-square-foot covered porches, 527-square-foot entryway, 96-square-foot service yard, and 1,139-square-foot basement. There are two building pads: the main building pad is developed for residential, equestrian, and recreational uses; the second is for the swimming pool and spa. The main building pad includes an existing 11,330-square-foot corral, 6,741-square-foot riding ring, and barn in the front yard. The barn is located approximately 250 feet back from Crest Road East. The existing residence is located in the rear portion of the main building pad. The second building pad is developed with a pool and spa in the southwestern portion of the property.

The lot has a depth of approximately 870 feet and a lot width of approximately 540 feet. The

property slopes downward from Crest Road East to the rear of the property toward the south. The grade elevation between the main building pad and the street is approximately 30 feet.

Past Approvals

On August 16, 2005, the Planning Commission Approved Zoning Case No. 706 and Resolution No. 2005-22 for a Site Plan Review for grading and a 3,381-square-foot addition to a single-family residence, 4,160 square feet of covered porches along the rear of the residence, 216 square feet to the existing garage, and a 7,350-square-foot basement.

On July 17, 2007, the Planning Commission approved a time extension for Zoning Case No. 706. The Applicant also proposed to scale down the project by eliminating the basement and decreasing the size of the addition. The Planning Commission approved Resolution No. 2007-11 for a modification to Resolution No. 2005-22 for a Site Plan Review for grading and an addition.

On November 28, 2011, the Planning Commission approved Zoning Case No. 806 and Resolution No. 2011-11 granting a Site Plan Review for the grading and construction of a new residence and accessory structures. A Variance was granted to exceed the maximum permitted grading quantities for a sports court. Conditional Use Permits were granted for the construction of a detached garage and sports court. The project was taken under the jurisdiction of the City Council, and was approved by the City Council on January 9, 2012.

DISCUSSION:

Applicant Request

On January 5, 2023, an application was duly filed by Yaohui Wang requesting a Site Plan Review to convert a total of 2,876 square feet of covered porches and an attached garage into enclosed living areas. The Project will: 1) demolish an existing attached covered porch and build a new roof that will extend to the existing footprint at the southern end of the residence, and construct a 1,910-square-foot addition for a living room, bathrooms, and mediation room; 2) convert 1,250 square feet of existing lawn next to the existing attached covered porch into paved area; 3) convert an existing 244-square-foot attached porch in the northwestern corner of the residence into a tea room; and 4) convert a 702-square-foot garage into a Chinese wok kitchen and remodel the southern wall. The proposed living room addition at the southern end of the residence is located behind the house with views of the ocean. The U-shaped footprint of the residence will be modified to create a donut-shaped footprint with an open courtyard in the center.

The project also includes the removal of a window and addition of a pair of windows to the existing residence's eastern wall as a result of an interior remodel that will convert one of the bedrooms into two bathrooms, which is not subject to discretionary review. The garage will be converted to a kitchen and the garage door removed and replaced with windows.

Site Plan Review

The Rolling Hills Municipal Code requires a Site Plan Review for the construction of an addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020(A). The Project will add 2,876 square feet of habitable space to the

existing residence bringing the total from 8,796 square feet to 11,672 square feet.

The existing covered patio located in the southern portion of the residence will be enclosed and converted into living area. The new living room will be extended in depth by 13 feet 4 inches and increased in area by 418 square feet from the existing porch in the southern portion. The attached covered porch roof is currently 22 feet wide by 60 feet long, and the Applicant proposes to demolish this section and build a new roof with a roofline that will extend to the existing footprint of the existing patio which will result in a total of 1,910 square feet.

The Project will add a 1,250-square-foot paved patio south of the proposed addition in an existing lawn area. An existing 244-square-foot attached covered porch in the front of the residence will be enclosed into a tea room.

MUNICIPAL CODE COMPLIANCE

Setbacks

The project complies with all of the required setbacks in the RAS-2 Zone.

Lot Coverage and Building Pad Coverage

The existing structural coverage is 21,871 square feet or 5.5%, and the project proposes a net of 682 square feet, for a total of 22,553 square feet or 5.7%. This is still under the maximum allowed 20% structural coverage. The existing flatwork coverage is 30,672 square feet or 7.7%, and the project proposes a 1,250 square feet, for a total of 31,922 square feet or 8.1%. This is still under the maximum allowable 15% structural coverage. The existing structural and flatwork coverage is 52,423 square feet or 13.2%, and the project increases that by 1,932 square feet or 0.5%. The total overall structural and flatwork coverage will result in 54,355 square feet or 13.7%, which is still well under the maximum allowed 35% structural and flatwork coverage.

The existing Building Pad 1 Coverage with deductions is 19,142 square feet or 32.6%, and with an increase of 1,250 square feet, and the total proposed Building Pad Coverage with deductions is 21,052 square feet or 32.6%, this exceeds the maximum 30% guideline by 2.6%. The existing Building Pad Coverage of Pad 2 is 3.03% and is below the maximum 30% guideline.

Disturbance

The existing disturbed area is 146,670 square feet or 37.0% which is still below the maximum allowed 40%. There is no increase of disturbance because the proposed project is in an area that is already disturbed and located within the existing footprint.

Stable Access

The proposed stable is accessible from an existing sloped driveway accessible from Crest Road East.

Neighbor Concerns

No public comments have been received on the date of publication of this Agenda item.

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which exempts accessory structures.

17.46.050 - Required Site Plan Review findings

The Commission shall be required to make findings in acting to approve, conditionally approve, or deny a Site Plan Review application.

1. No project which requires Site Plan Review approval shall be approved by the

Commission, or by the City Council on appeal, unless the following findings can be made:

1. The project complies with and is consistent with the goals and policies of the general plan and all requirements of the zoning ordinance;
2. The project substantially preserves the natural and undeveloped state of the lot by minimizing building coverage. Lot coverage requirements are regarded as maximums, and the actual amount of lot coverage permitted depends upon the existing buildable area of the lot;
3. The project is harmonious in scale and mass with the site, the natural terrain and surrounding residences;
4. The project preserves and integrates into the site design, to the greatest extent possible, existing topographic features of the site, including surrounding native vegetation, mature trees, drainage courses and land forms (such as hillsides and knolls);
5. Grading has been designed to follow natural contours of the site and to minimize the amount of grading required to create the building area;
6. Grading will not modify existing drainage channels nor redirect drainage flow, unless such flow is redirected into an existing drainage course;
7. The project preserves surrounding native vegetation and mature trees and supplements these elements with drought-tolerant landscaping which is compatible with and enhances the rural character of the community, and landscaping provides a buffer or transition area between private and public areas;
8. The project is sensitive and not detrimental to the convenient and safe movement of pedestrians and vehicles; and
9. The project conforms to the requirements of the California Environmental Quality Act.

If all of the above findings cannot be made with regard to the proposed project, or cannot be made even with changes to the project through project conditions imposed by City staff and/or the Planning Commission, the site plan review application shall be denied.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and file.

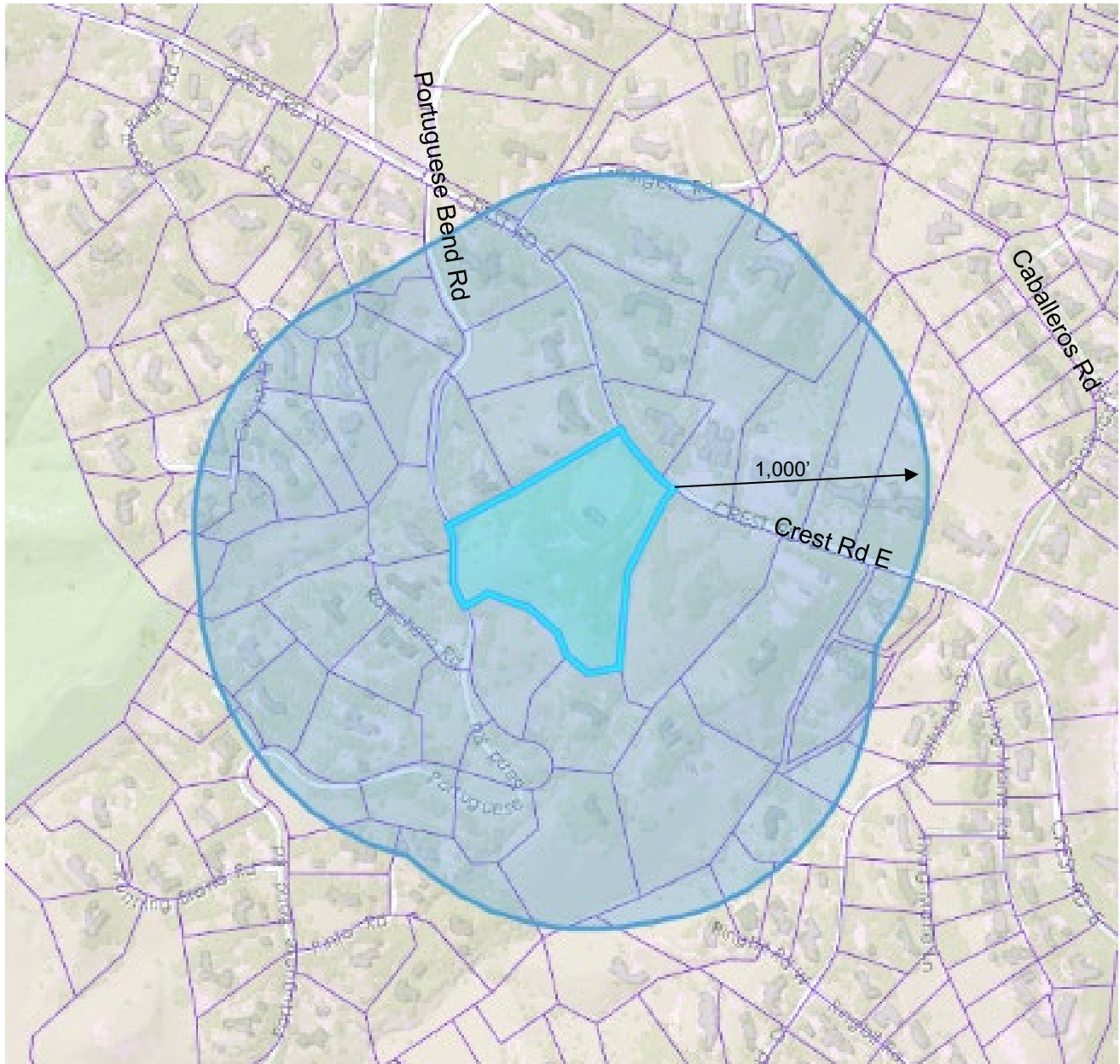
ATTACHMENTS:

[Attachment 1. Vicinity Map](#)

[Attachment 2. Development Table ZC23-018](#)

[Attachment 3. 2023-04_PC_Resolution_17CrestRdE_ZC23-004_F_E.pdf](#)

[Attachment 4. Development Plans](#)



City of Rolling Hills

TITLE	<u>VICINITY MAP</u>	CASE NO.	<u>ZONING CASE NO. 23-004</u>
OWNER	<u>WANG</u>		Site Plan Review
ADDRESS	<u>17 CREST ROAD EAST, ROLLING HILLS, CA 90274</u>		

SITE



Development Table
Zoning Case No. 23-018
17 Crest Road East

Site Plan Review,	EXISTING	PROPOSED	TOTAL
RAS- 2 Zone	SINGLE FAMILY RESIDENCE, GARAGE GUEST HOUSE, STABLE, POOL/SPA, WATER FEATURE, RECREATION COURT, PORCHES, TRELLISES, & SERVICE YARD	2,876 ADDITION TO MAIN HOUSE (CONVERT COVERED PORCHES INTO HABITABLE SPACE)	
Gross Lot Area	419,918 SF (9.64 AC)		419,918 SF (9.64 AC)
Net Lot Area	395,840 SF (9.08 AC)		395,840 SF (9.08 AC)
Residence	8,796 SF	2,876 SF	11,672 SF
Garage	1,747 SF	-702 SF	1,045 (9 SF
Swimming Pools/Spa	320 SF	0 SF	320 SF
Pool Equipment	42 SF	0 SF	42 SF
Guest House	0 SF	0 SF	0 SF
ADU	0 SF	0 SF	0 SF
Stable minimum: 450 SF	2,720 SF	0 SF	2,720 SF
Corral minimum: 550 SF	550 SF		550 SF
New Planter Box	0 SF	0 SF	0 SF
Recreation Court	4,700 SF	0 SF	4,700 SF
Attached Covered Porches	2,087 SF	-1,492 SF	1,279 SF
Entryway/Porte Cochere, Breezeways	527 SF	0 SF	527 SF
Service Yard	96 SF	0 SF	96 SF
Basement Area	1,139 SF		1,139 SF
Equestrian Riding Ring	0 SF	0 SF	0 SF
Primary Driveway	10,137 SF	0 SF	10,137 SF
Paved walkways	2,258 SF	1,250 SF	3,508 SF
Other paved driveways, road easements, parking pads	13,038 SF	0 SF	13,038 SF
Grading	--	0 CY	0 CY Total
Structural Lot Coverage (20% maximum & with deductions)	21,751 SF (5.5%)	682 SF (0.17%)	22,433 SF (5.7%)
Flatwork Lot Coverage (15% maximums & with deductions)	30,672 SF (7.7 %)	1,250 SF (0.5%)	31,922 SF (8.1%)
Total Lot Coverage (Structures and Flatwork) (35% maximum & with deductions)	52,423 SF (13.3%)	1,932 SF (0.5%)	54,355 SF (13.7%)
Total Disturbed Area (40% maximum)	146,670 SF (37%)	0 SF (0%)	146,670 SF (37%)
Building Pad 1 (30% Maximum Guideline)	19,142 SF (29.6%)	1,250 SF (3.0%)	20,392 SF (32.6%)
Building Pad 2 (30% Maximum Guideline)	362 SF (3%)		362 SF (3.0 %)

RESOLUTION NO. 2023-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-004 FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG)

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

Section 1. An application was duly filed by Yaohui Wang with respect to real property located at 17 Crest Road East, Rolling Hills (Lot 9-FT) requesting a site plan review to: demolish an existing attached porch at the southern end of the residence and construct a living room, bathrooms, and mediation room; convert 1,250 square feet of existing lawn next to the existing attached porch into paved area; convert an existing attached porch at the northwestern corner of the residence into a tea room; and convert an existing garage into a Chinese wok kitchen and remodel the southern wall. The project also includes the removal of a window and addition of a pair of windows to the existing residence's eastern wall as a result of an interior remodel that will convert one of the bedrooms into two bathrooms, which is not subject to discretionary review.

Section 2. In 2012, the Planning Commission adopted Resolution No. 1116 approving a Site Plan Review for grading and construction of a new residence and accessory structures, a Variance to exceed the maximum permitted grading quantities for a sports court, and a Conditional Use Permit to construct a detached garage and a sports court in Zoning Case No 806.

The subject property is currently developed with a 8,796-square-foot residence, 702-square-foot attached garage, and 1,139-square-foot basement; 2,087 square feet of covered porches attached to the residence; 527-square-foot porte cochere; 1,045-square-foot detached garage; 4,700-square-foot sports court; 240-foot long retaining wall ranging from 0 feet to 5 feet in height; 1,732-square-foot stable with an attached 648-square-foot covered porch; a 745-square-foot detached trellis; swimming pool; water feature; service yard; and a barbeque area.

Section 3. The Planning Commission conducted duly noticed public hearings to consider the application at a field trip meeting and regular meeting on April 18, 2023. Neighbors within a 1,000-foot radius were notified of the public hearings and a notice was published in the Daily Breeze on April 8, 2023. The applicant and agent were notified of the public hearings in writing by first class mail and the agent was in attendance at the hearings. Evidence was heard and presented from all persons interested in affecting said proposal.

Section 4. The property is zoned RAS-2 and the net lot area excluding the roadway easement is 9.1 acres (395,840 square feet). The property is irregularly shaped and has a lot depth of approximately 870 feet and a lot width of approximately 540 feet. The property slopes downward from the Crest Road East to the rear of the property which connects to Portuguese Bend Road. The grade elevation between the proposed main building pad and the street is approximately 30 feet.

Section 5. The Project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of a new single-family residence and related improvements. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The site has already been graded and existing structures are on site.

Section 6. Site Plan Review. Site Plan Review is required for construction of an addition which increases the size of the residence by more than 999 square feet pursuant to RHMC Section 17.46.020(A). The Project proposes a total of 2,876 square feet of structural coverage to the existing residence. The project proposes to convert the existing attached covered porches into living areas. With respect to the Site Plan Review for the development, the Planning Commission hereby makes the following findings:

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

The proposed development, which includes additions to an existing residence is compatible with the General Plan and Zoning ordinance. The proposed structures comply with the General Plan requirement of low profile, low-density residential development with sufficient open space between surrounding structures. The additions will be built on the existing building pad and connected to the main residence, which will reduce the visual impact from neighboring properties and from Crest Road East.

The project conforms to Zoning Code lot coverage requirements. The net lot area of the lot is 9.1 acres per RHMC Section 17.16.060(A). The structural net lot coverage is proposed at 22,433 square feet or 5.7% (20% max. permitted) excluding exempt structures; and the total lot coverage proposed, including flatwork, would be 54,355 square feet or 13.7% (35% max. permitted). The disturbed area of the lot is proposed to be 146,670 square feet or 37% (40% max permitted).

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

The topography and the configuration of the lot have been considered, and the proposed additions will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures; the additions will be on the existing building pad which enables proposed project elements to be the least intrusive to surrounding properties. The additions preserve the existing topography of the graded pad. Further, the additions will be a sufficient distance from nearby residences so views and privacy of surrounding neighbors will not be impacted. The lot will have an existing main building pad and a stable pad and 37% of the lot is already disturbed with the remaining area either landscaped or left in a natural state.

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

The proposed development, as conditioned, is harmonious in scale and mass with the site, and is consistent with the scale of the neighborhood when compared to new residences in the vicinity of said lot. The development plan takes into consideration the visibility of the project from Crest Road East as it will be located at a lower elevation and connected to the existing residence. Significant portions of the lot will be left undeveloped or landscaped.

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

A landscape plan has been prepared and reviewed by the City's landscape consultant to properly screen the development. The landscape plan will introduce additional landscaping, which will be compatible with and enhances the rural character of the community, and the landscaping will provide a buffer or transition area between private and public areas. The additions are designed to preserve the existing topography.

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

The project involves no grading other than preparation for the foundations. There will be no import or export of dirt since the site is already disturbed and the project will be located on an existing building pad.

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

No grading is involved with the proposed project. Existing drainage flow will not be changed or redirected. Drainage will follow the natural drainage courses of the lot.

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

Surrounding native vegetation and mature trees will not be affected and new landscaping will be considerate of the environment and will enhance the rural character of the community. Landscaping will provide a buffer or transition between various pads on the property. As such, the rural character of the community is maintained and privacy is maintained with neighbors.

H. The project is sensitive and not detrimental to the convenience and safety of circulation for pedestrians and vehicles.

The proposed additions to the existing residence are in close proximity to the existing driveway and courtyard. Adequate circulation will be provided around the additions to meet Fire Department requirements. There is ample parking in the garage and driveway. An adequate pathway is proposed to safely accommodate pedestrians from the residence to other areas on the property.

I. The project conforms to the requirements of the California Environmental Quality Act (CEQA).

The Project is exempt from the CEQA Guidelines pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), which exempts the construction and location of a limited number of new, small facilities or structures, including single family residence and accessory structures, including but not limited to garages, carports, patios, swimming pools and fences. Here, the Project includes the construction of additions to an existing single-family residence. Accordingly, the Project qualifies for the exemption pursuant to Section 15303. Further, no exceptions to the exemption apply; there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Section 7. Approval Conditions. Based upon the foregoing findings, and the evidence in the record, the Planning Commission hereby approves Zoning Case No. 23-004 subject to the following conditions:

A. The Site Plan approval shall expire within two years from the effective date of approval as defined in RHMC Sections 17.46.080 and 17.38.070 unless otherwise extended pursuant to the requirements of these sections.

B. If any condition of this resolution is violated, the entitlements granted by this resolution shall be suspended and the privileges granted hereunder shall lapse and upon receipt of written notice from the City, all construction work being performed on the subject property shall immediately cease, other than work determined by the City Manager or his/her designee required to cure the violation. The suspension and stop work order will be lifted once the Applicant cures the violation to the satisfaction of the City Manager or his/her designee. In the event that the Applicant disputes the City Manager or his/her designee's determination that a violation exists or disputes how the violation must be cured, the Applicant may request a hearing before the City Council. The hearing shall be scheduled at the next regular meeting of the City Council for which the agenda has not yet been posted; the Applicant shall be provided written notice of the hearing. The stop work order shall remain in effect during the pendency of

the hearing. The City Council shall make a determination as to whether a violation of this Resolution has occurred. If the Council determines that a violation has not occurred or has been cured by the time of the hearing, the Council will lift the suspension and the stop work order. If the Council determines that a violation has occurred and has not yet been cured, the Council shall provide the Applicant with a deadline to cure the violation; no construction work shall be performed on the property until and unless the violation is cured by the deadline, other than work designated by the Council to accomplish the cure. If the violation is not cured by the deadline, the Council may either extend the deadline at the Applicant's request or schedule a hearing for the revocation of the entitlements granted by this Resolution pursuant to RHMC Chapter 17.58.

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

D. The lot shall be developed and maintained in substantial conformance with the site plan on file at City Hall and approved by the Planning Commission on April 18, 2023, except as otherwise provided in these conditions. The working drawings submitted to the Department of Building and Safety for plan check review shall conform to the approved development plan. All conditions of the Site Plan Review and Variance approvals shall be incorporated into the building permit working drawings, and where applicable complied with prior to issuance of a grading or building permit from the building department.

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

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

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

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

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

G. Structural lot coverage of the lot shall not exceed 22,433 square feet or 5.67% of the net lot area, in conformance with structural lot coverage limitations (20% maximum). The flatwork coverage shall not exceed 31,922 square feet or 8.1%, in conformance with the flatwork coverage limitation (15% maximum).

The total lot coverage proposed, including structures and flatwork, shall not exceed 54,355 square feet or 13.7% of the net lot area, in conformance with lot coverage limitations (35% maximum).

H. The disturbed area of the lot shall not exceed 37%, and the Project does not propose any additional disturbance.

I. The existing Building Pad 1 coverage is 19,142 square feet or 29.6%, and the Project proposes an additional 1,250 square feet, and shall not exceed coverage of 20,392 square feet or 32.6% with allowed deductions. This exceeds the guideline by 3%. The existing Building Pad 2 coverage is 362 square feet or 3.03%. There are not proposed changes to building Pad 2.

J. A minimum of five-foot level path and/or walkway, which does not have to be paved, shall be provided around the entire perimeter of all of the proposed structures, or as otherwise required by the Fire Department. The proposed 1,250-square foot paved area located behind the residence connected to the new addition shall be installed with a permeable pavement system.

K. A drainage plan, as required by the Building Department shall be prepared and approved by City Staff prior to issuance of a construction permit. Such plan shall be subject to LA County Code requirements.

L. The applicant shall comply with all requirements of the Lighting Ordinance of the City of Rolling Hills (RHMC 17.16.190.E), pertaining to lighting on said property, roofing and material requirements of properties in the Very High Fire Hazard Severity Zone, and Low Impact Development requirements for storm water management on site (RHMC Chapter 8.32).

M. All utility lines shall be undergrounded pursuant to Section 17.27.030.

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

O. Prior to issuance of building permit, the landscaping plan shall meet the requirements of the City, shall be submitted to the City in conformance with Fire Department Fuel Modification requirements, and shall be approved by the City's landscape consultant.

P. The project shall be landscaped, and continually maintained in substantial conformance with the landscaping plan on file and approved by the City's landscape consultant. A detailed landscaping plan shall provide that any trees and shrubs used in the landscaping scheme for this project shall be planted in a way that screens the project development from adjacent streets and neighbors, such that shrubs and trees as they mature do not grow into a hedge or impede any neighbors views and the plan shall provide that all landscaping be maintained at a height no higher than the roof line of the nearest project structure. In addition, the landscaping plan shall provide for screening of the proposed additions with vegetation not to exceed 8 feet in height, and that the vegetation used for screening shall be planted in an offset manner, to prevent it, as it grows from forming a solid hedge. The landscaping plan shall utilize to the maximum extent feasible, plants that are native to the area, are water-wise and are consistent with the rural character of the community. Plants listed as high hazardous plants under RHMC Section 8.30.015 are prohibited.

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

A Certificate of Completion shall be submitted by the project designer or contractor prior to final landscape installation inspection.

The landscaping shall be subject to the requirements of the City's Water Efficient Landscape Ordinance, (Chapter 13.18 of the RHMC).

Pursuant to Chapter 8.30 of the RHMC, the property shall at all times be maintained free of dead trees and vegetation. The landscape located along the front yard fencing shall not exceed 8 feet maximum height and shall be maintained at all times.

R. A construction fence may be required. If needed, it shall be reviewed and approved by the Planning Department for location, height, and screening material prior to installation.

S. Perimeter easements, including roadway easements and trails, if any, shall remain free and clear of any of improvements to advance equestrian use and emergency preparedness for evacuation within the City. Where RHCA has demonstrated authority over the easement, the City's Planning Director may grant relief from this condition upon satisfactory proof of permission from RHCA and a legitimate showing that there is no need for the condition to advance equestrian uses and emergency preparedness.

T. Minimum of 65% of any construction materials must be recycled or diverted from landfills. The hauler of the materials shall obtain City's Construction and Demolition permits for waste hauling prior to start of work and provide proper documentation to the City.

U. *During construction*, the site shall be maintained in a safe manner so as not to threaten the health, safety, or general welfare of the public.

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

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

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

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

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

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

BB. *During construction*, dust control measures shall be used to stabilize the soil from wind erosion and reduce dust and objectionable odors generated by construction activities in accordance with South Coast Air Quality Management District, Los Angeles County and local ordinances and engineering practices.

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

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

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

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

GG. This Resolution's approvals shall not be effective until the applicants execute an Affidavit of Acceptance of all conditions set forth herein.

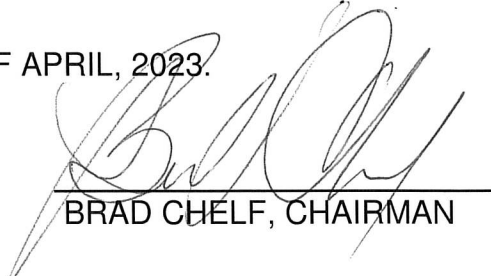
HH. All conditions of this Resolution, when applicable, must be complied with prior to the issuance of a grading or building permit from the Building and Safety Department.

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

PASSED, APPROVED AND ADOPTED THIS 18th DAY OF APRIL, 2023.

ATTEST:


CHRISTIAN HORVATH, CITY CLERK


BRAD CHELF, CHAIRMAN

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

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

I certify that the foregoing Resolution No. 2023-04 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROLLING HILLS GRANTING APPROVAL OF ZONING CASE NO. 23-004 FOR A SITE PLAN REVIEW TO CONVERT ATTACHED COVERED PORCHES TO ENCLOSED LIVING AREAS, PAVE 1,250 SQUARE FEET OF LAWN AREA, CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND FOR INTERIOR AND EXTERIOR REMODEL IMPROVEMENTS ON A PROPERTY LOCATED AT 17 CREST ROAD EAST (LOT 9-FT), ROLLING HILLS, CA (WANG)

was approved and adopted at a regular meeting of the Planning Commission on April 18, 2023, by the following roll call vote:

AYES: Cardenas, Cooley, Douglass, Vice Chair Kirkpatrick, Chair Chelf

NOES: None

ABSENT: None

ABSTAIN: None

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

Administrative Offices.


CHRISTIAN HORVATH, CITY CLERK

WANG RESIDENCE ADDITION

17 CREST ROAD EAST, ROLLING HILLS, CA

PARTICIPANTS

OWNER

MR. WANG
17 CREST ROAD EAST
ROLLING HILLS, CA 90274

ARCHITECTURAL DESIGN

TAO SPACES
52 DISTANT STAR
IRVINE, CA 92618
PHONE: 949-728-6868

LAND SURVEY

DENN ENGINEERS
3914 DEL AMO BLVD. STE 921
TORRANCE, CA 90503
PHONE: (310) 542-9433

DISCRIPTION OF WORK

TO ADD A LIVING ROOM, TWO BATHROOMS, A MEDITATION ROOM TO THE EXISTING RESIDENCE.

TO CONVERT AN EXISTING GARAGE INTO A KITCHEN, AND AN EXISTING PORCH INTO TEA ROOM.

CODE SUMMARY

ALL WORK PERTAINING TO AND ALL MATERIALS SUPPLIED FOR EXECUTING AND COMPLETING THIS CONTRACT SHALL COMPLY WITH PROVISIONS SPECIFIED IN THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES GOVERNING WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO THOSE OF:

CITY OF ROLLING HILLS MUNICIPAL ORDINANCE
ROLLING HILLS COMMUNITY ASSOCIATION BUILDING REGULATIONS 2017
2022 CALIFORNIA TITLE-24
2022 CALIFORNIA ENERGY STANDARDS
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ELECTRIC CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC) AND LOCALAMENDMENTS

SHEET INDEX

A-000	TITLE SHEET
A-001	IMAGE BOARD
S-1	SITE SURVEY
AS-101	SITE PLAN & SITE SECTION
AS-102	SITE DIAGRAM
A-100	EXISTING RESIDENCE FLOOR PLAN
A-101	PROPOSED RESIDENCE FLOOR PLAN
A-200	EXISTING RESIDENCE ROOF PLAN
A-201	PROPOSED RESIDENCE ROOF PLAN
A-300	EXISTING RESIDENCE ELEVATIONS
A-301	PROPOSED RESIDENCE ELEVATIONS AND SECTION

PROJECT DATA

APN: 7567 011 018

LOT SIZE: 419,944 SF, 9.64 AC

ZONING: RA-S-2

BUILDING AREA:	EXISTING	PROPOSED	TOTAL
RESIDENCE	8,796 SF	2,876 SF	11,672 SF
GARAGE	1,747 SF	-702 SF	1,045 SF
STABLE	1,732 SF		1,732 SF

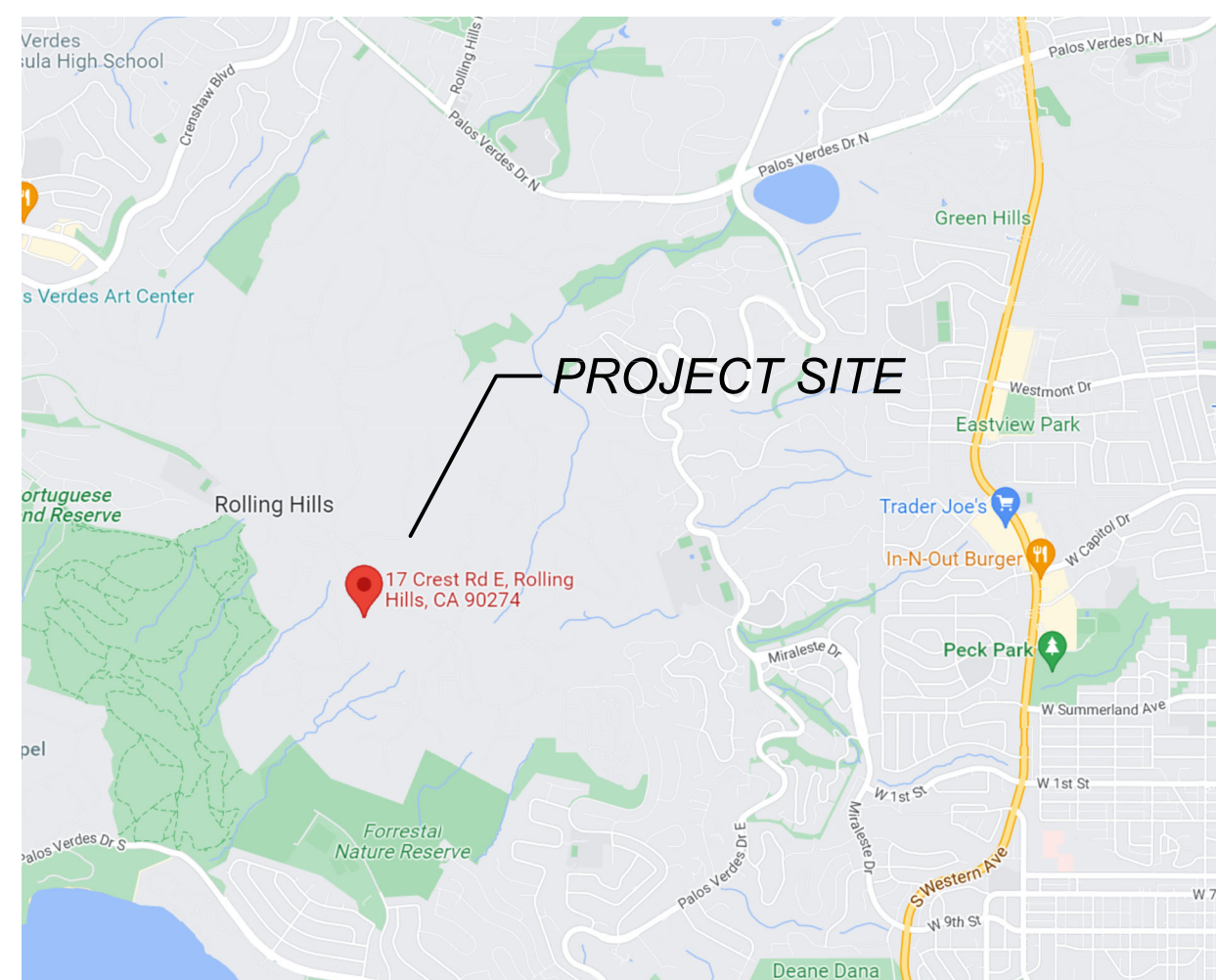
STRUCTURE LOT COVERAGE:	ALLOWED	EXISTING	PROPOSED	TOTAL
	20%	5.5%	0.17%	5.7%

STRUCTURE & IMPERVIOUS SURFACE LOT COVERAGE:	ALLOWED	EXISTING	PROPOSED	TOTAL
	35%	13.27%	0.49%	13.76%

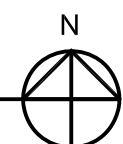
SETBACK:	REQUIRED	EXISTING	PROPOSED
FRONT (NORTH)	50' MIN.	204'-3"	204'-3"
SIDE (EAST)	35' MIN.	181'-6"	181'-6"
SIDE (WEST)	35' MIN.	111'-3"	111'-3"
REAR (SOUTH)	50' MIN.	239'-6"	239'-6"

BUILDING HEIGHT: ONE STORY MAX. ONE STORY

WALL HEIGHT:	10'-6" MAX. 20% MAX. OF TOTAL WALL LENGTH.	8'-6"	10'-6" MAX. 13% MAX. OF TOTAL WALL LENGTH.
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VICINITY MAP
SCALE: NOT TO SCALE



TAO SPACES

52 DISTANT STAR
IRVINE, CA 92618
P 949-728-6868

ISSUED FOR:

DATE: 01/09/2023

ISSUED FOR:

DATE:



WANG RESIDENCE ADDITION

17 CREST ROAD EAST
ROLLING HILLS, CA

TITLE SHEET &
PROJECT DATA

A-000

BEFORE ADDITION



AFTER ADDITION



SURVEY AND TOPOGRAPHY

FOR
17 CREST ROAD EAST, LLC
2905 VIA RIVERA
PALOS VERDES ESTATES, CA 90274
ATTN: FELIX SUN - GC 310-525-0221

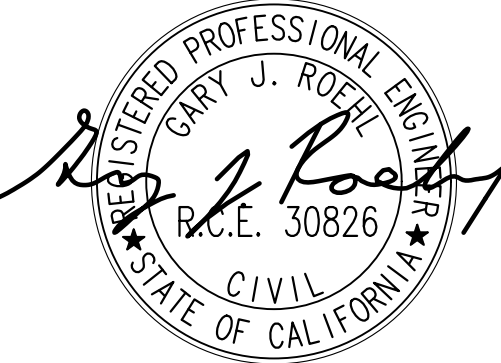
JOB ADDRESS

17 CREST ROAD EAST
ROLLING HILLS, CA 90274

LEGAL DESCRIPTION

LOT 9 OF R.S. 057-004
APN 7567-011-018

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
OF PROFESSIONAL LAND SURVEYORS ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY MW CHECK BY TS

DRAWN ON SEPTEMBER 9, 2021

REVISIONS

LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
	EXISTING GROUND ELEVATION		
	EXISTING CONTOUR		
	EXISTING CONTOUR (OBSCURED)		
	EXISTING DRIP LINE / DENSE VEGETATION		
	BLOCK WALL		
	EXISTING FENCE		
	BEGINNING OF CURB RETURN		
	CENTERLINE		
	CHAIN LINE		
	EASTERLY		
	ELECTRIC METER		
	FOUND		
	FENCE		
	FINISH FLOOR		
	FIRE HYDRANT		
	FLOOR LINE		
	GARAGE FINISH FLOOR		
	GAS METER		
	GAS WIRE		
	LEAD AND TAG		
	MANHOLE		
	NORTHERLY		
	PROPERTY CORNER / PROP. CORNER		
	PROPERTY LINE / PROP. LINE		
	POWER POLE		
	PAVEMENT		
	SPRING AND WASHER		
	SOUTHERLY		
	SPIKE		
	SANITARY SEWER CLEAN OUT		
	SANITARY SEWER MANHOLE		
	STREET CENTER & TAG		
	STREET LIGHT / LIGHT		
	TOP OF CURB		
	TOP OF WALL / T.O.W.		
	TOP OF / BOTTOM OF DRIVEWAY APRON		
	WESTERLY		
	WATER METER		

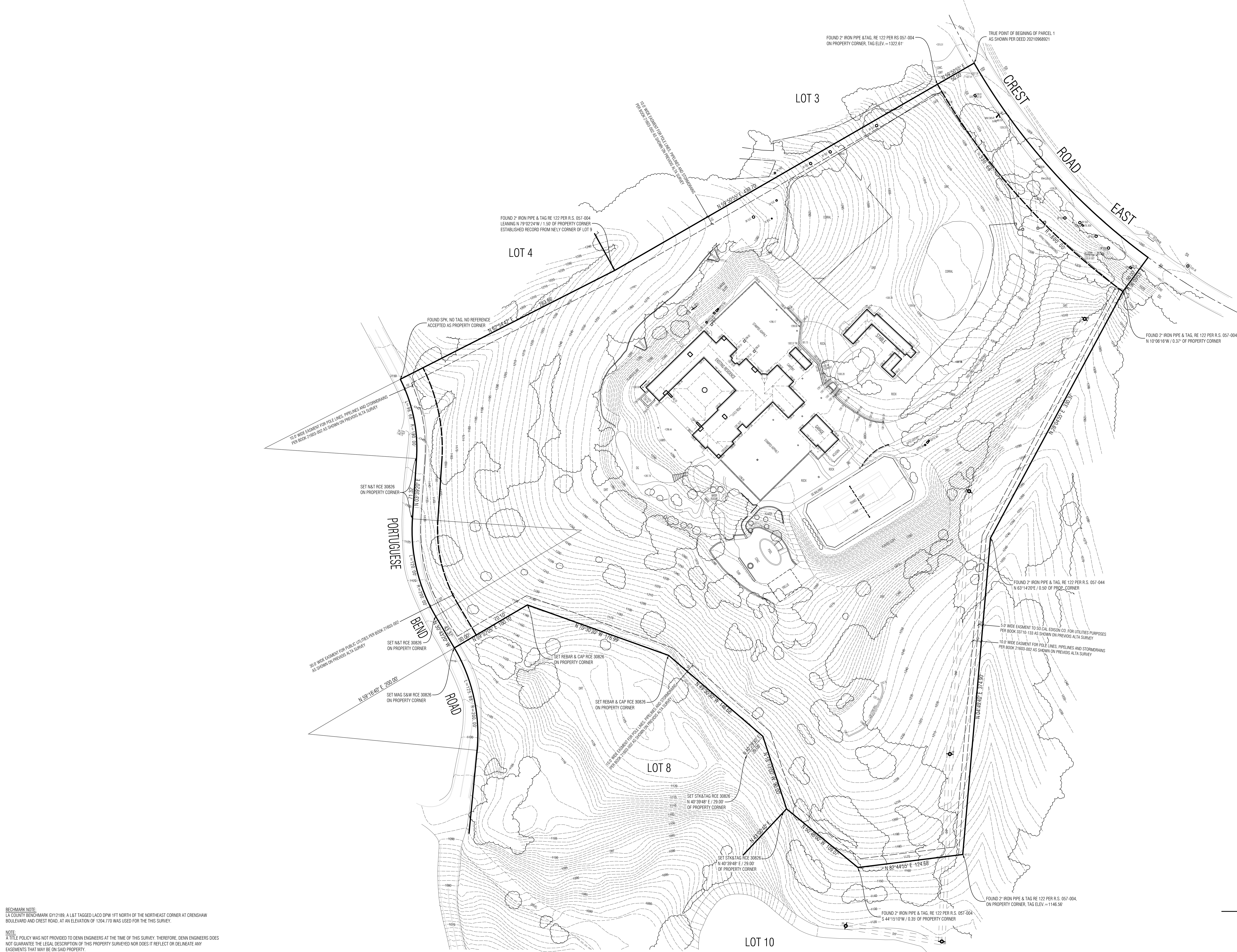
NOTE: ALL SETBACK DIMENSIONS SHOWN
ARE MEASURED TO EXTERIOR SURFACE OF
BUILDINGS UNLESS OTHERWISE NOTED.
BOUNDARY MEASUREMENTS ARE NOT NECESSARILY
SET ON PROPERTY CORNERS. PLEASE REFER TO
THE NOTATION ON THE PLANS FOR OFFSET
DISTANCES. IF THERE ARE ANY QUESTIONS,
PLEASE DO NOT HESITATE TO CONTACT DENN
ENGINEERS FOR CLARIFICATION AT:
(310) 542-9433, M-F 8:00 AM TO 5:00 PM.

COPYRIGHT

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN
CONSENT OF DENN ENGINEERS, SHALL BE THE SOLE RESPONSIBILITY OF THE
CLIENT. DENN ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY
LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR
MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED BY
ANY PARTY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

BENCHMARK NOTE:
LA COUNTY BENCHMARK GY12189, A L&T TAGGED LACO DPW 1FT NORTH OF THE NORTHEAST CORNER AT CRENSHAW
BOULEVARD AND CREST ROAD, AT AN ELEVATION OF 1204.770 WAS USED FOR THIS SURVEY.

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES
NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY
EASEMENTS THAT MAY BE ON SAID PROPERTY.



TAO
SPACES

52 DISTANT STAR
IRVINE CA 92618
P 949-728-6868

ISSUED FOR:
DATE: 01/09/2023

ISSUED FOR: DATE:

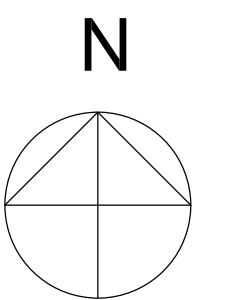


WANG
RESIDENCE
ADDITION
17 CREST ROAD EAST
ROLLING HILLS, CA

SITE PLAN &
SITE SECTION

AS-101

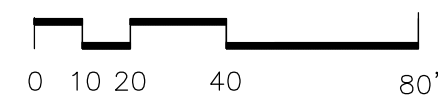
1 SITE PLAN
SCALE: 1" = 40'



SECOND SUBMITTAL 03/23/2023



2 SITE SECTION A-A
SCALE: 1" = 40'

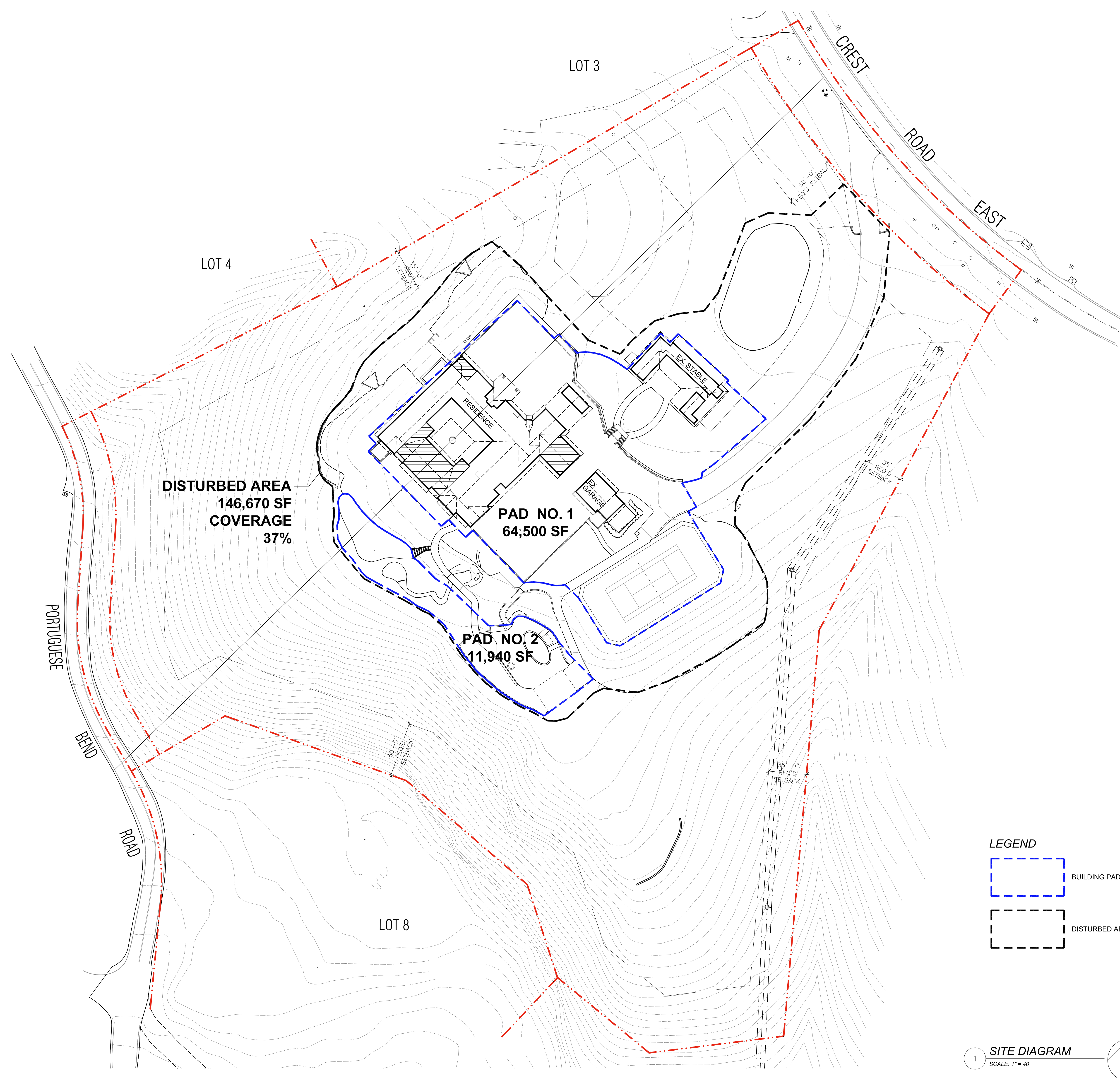


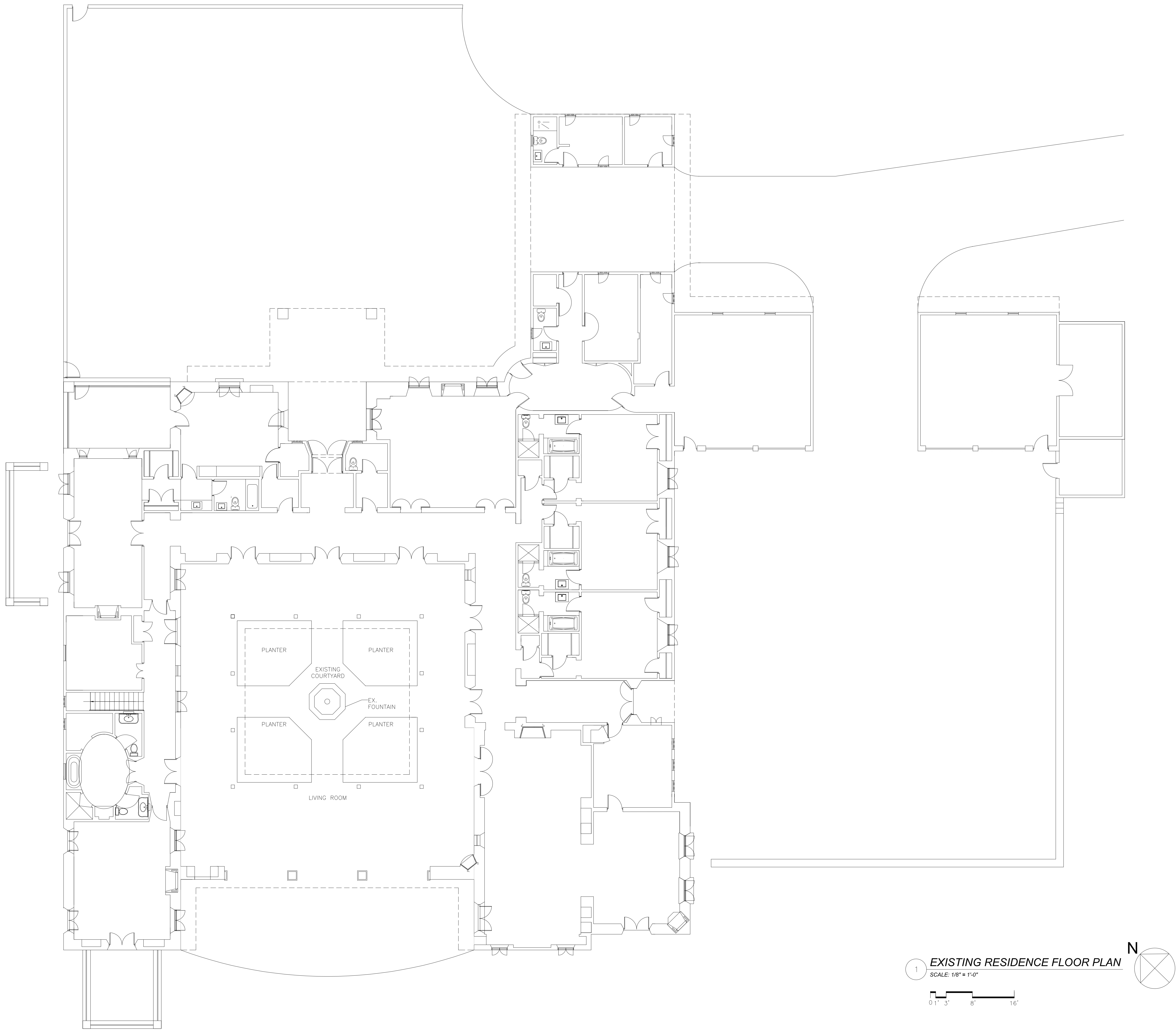


WANG
RESIDENCE
ADDITION
17 CREST ROAD EAST
ROLLING HILLS, CA

SITE DIAGRAM

AS-102





ISSUED FOR:

DATE: 01/09/2023

ISSUED FOR:

DATE:



WANG
RESIDENCE
ADDITION
17 CREST ROAD EAST
ROLLING HILLS, CA

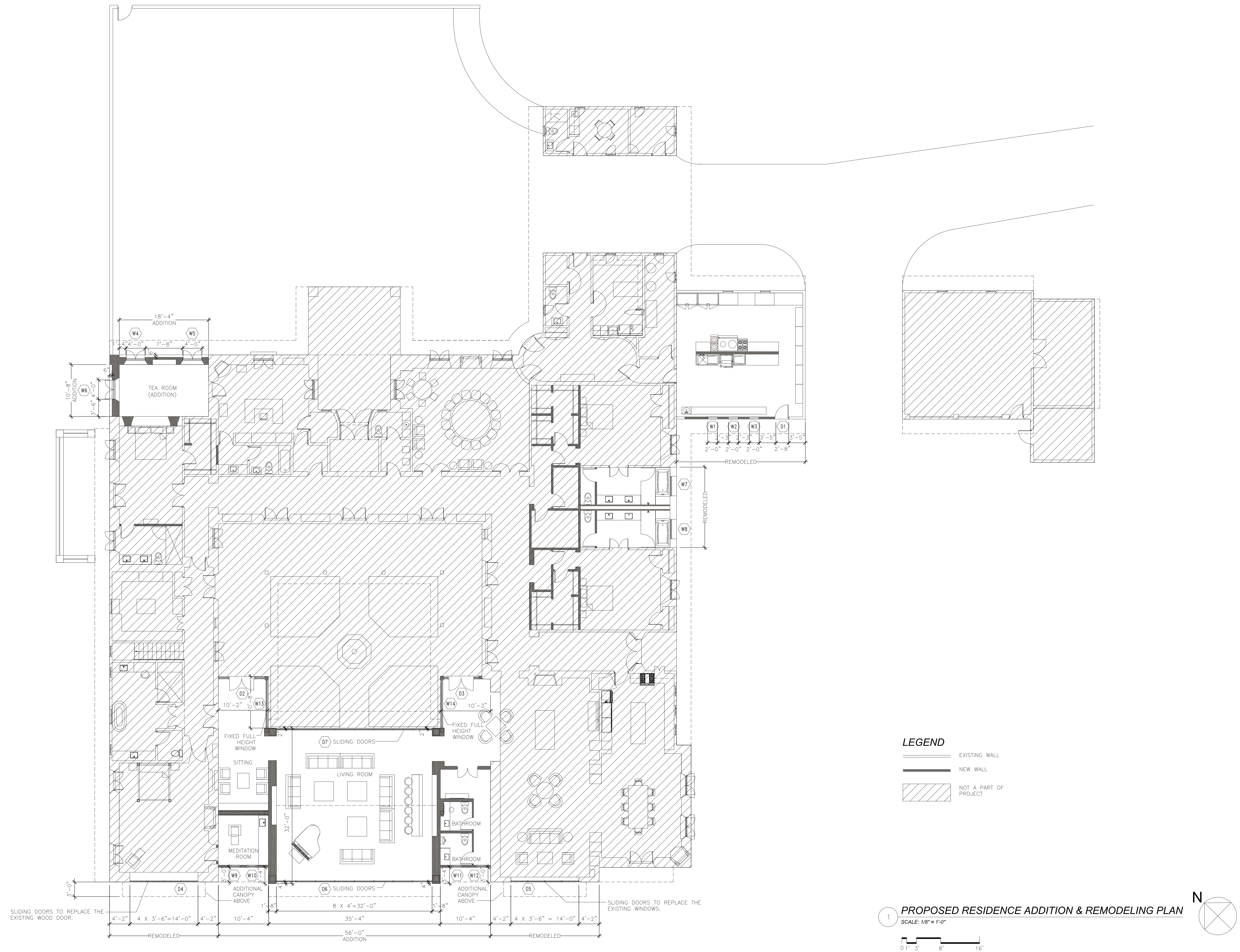
EXISTING
RESIDENCE
FLOOR PLAN

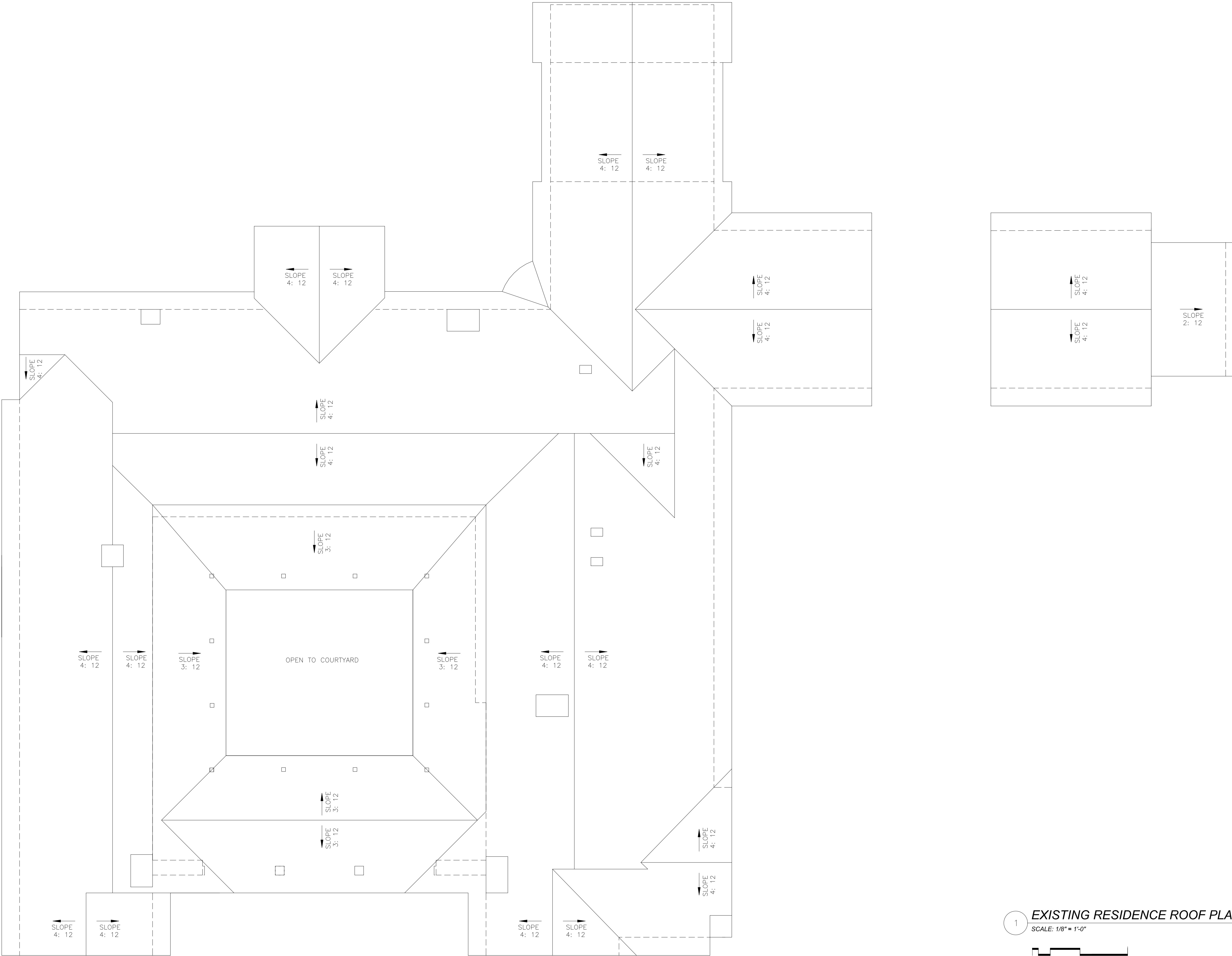
A-100



17 CREST ROAD EAST
ROLLING HILLS, CA

A-101





1 **EXISTING RESIDENCE ROOF PLAN**
SCALE: 1/8" = 1'-0"

ISSUED FOR:
DATE: 01/09/2023

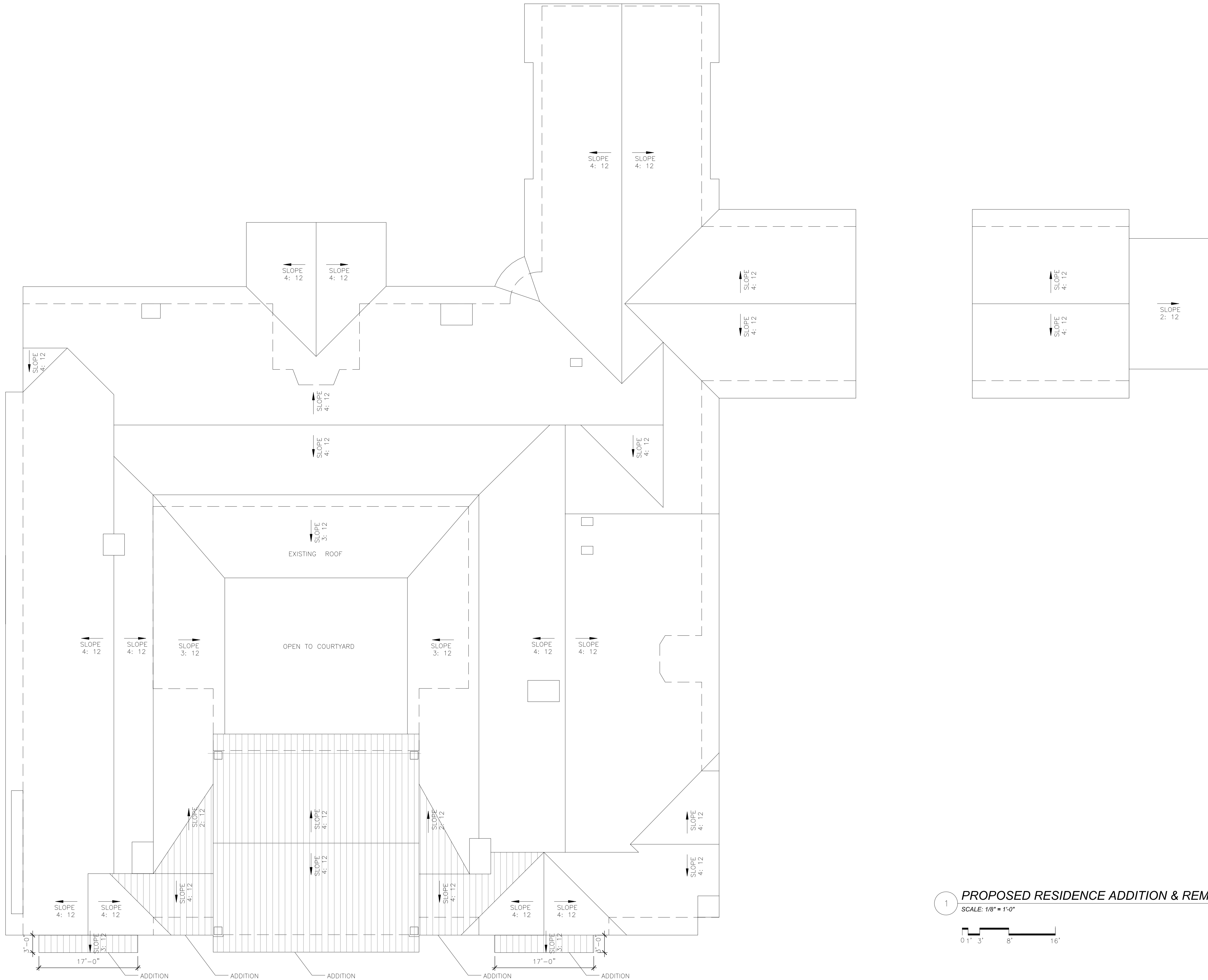
ISSUED FOR: DATE:



**WANG
RESIDENCE
ADDITION**
17 CREST ROAD EAST
ROLLING HILLS, CA

EXISTING
RESIDENCE
ROOF PLAN

A-200



1 **PROPOSED RESIDENCE ADDITION & REMODELING ROOF PLAN** N
SCALE: 1/8" = 1'-0"
0' 3' 6' 9' 12' 15' 16'

ISSUED FOR:
DATE: 01/09/2023

ISSUED FOR: DATE:



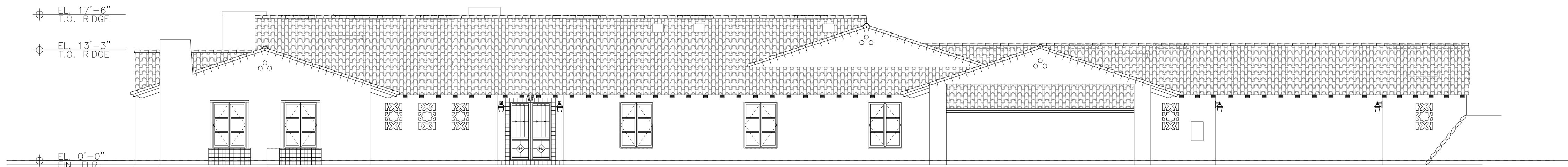
**WANG
RESIDENCE
ADDITION**
17 CREST ROAD EAST
ROLLING HILLS, CA

**PROPOSED
RESIDENCE
ADDITION &
REMODELING
ROOF PLAN**

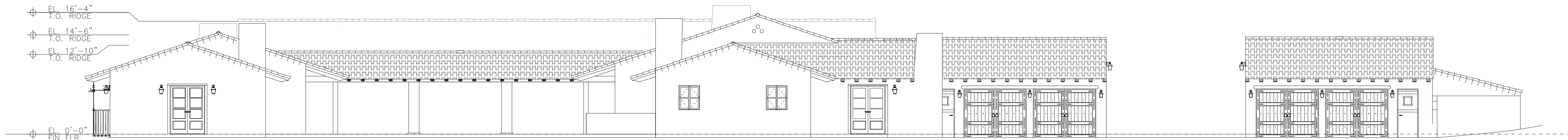
A-201

TAO SPACES

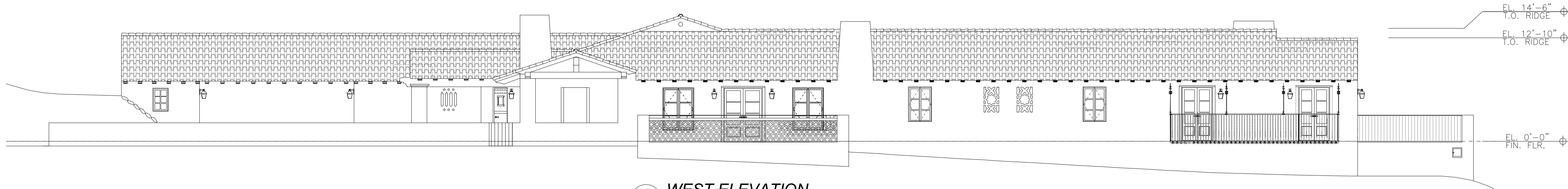
52 DISTANT STAR
IRVINE CA 92618
P 949-728-6868



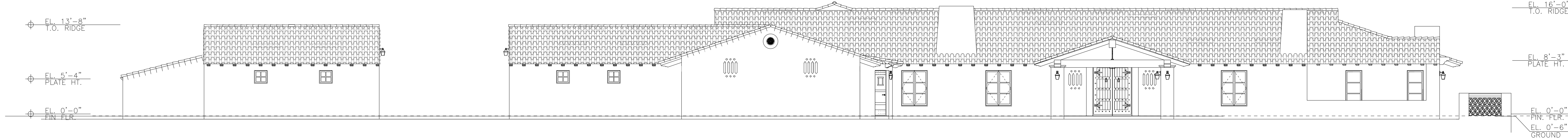
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



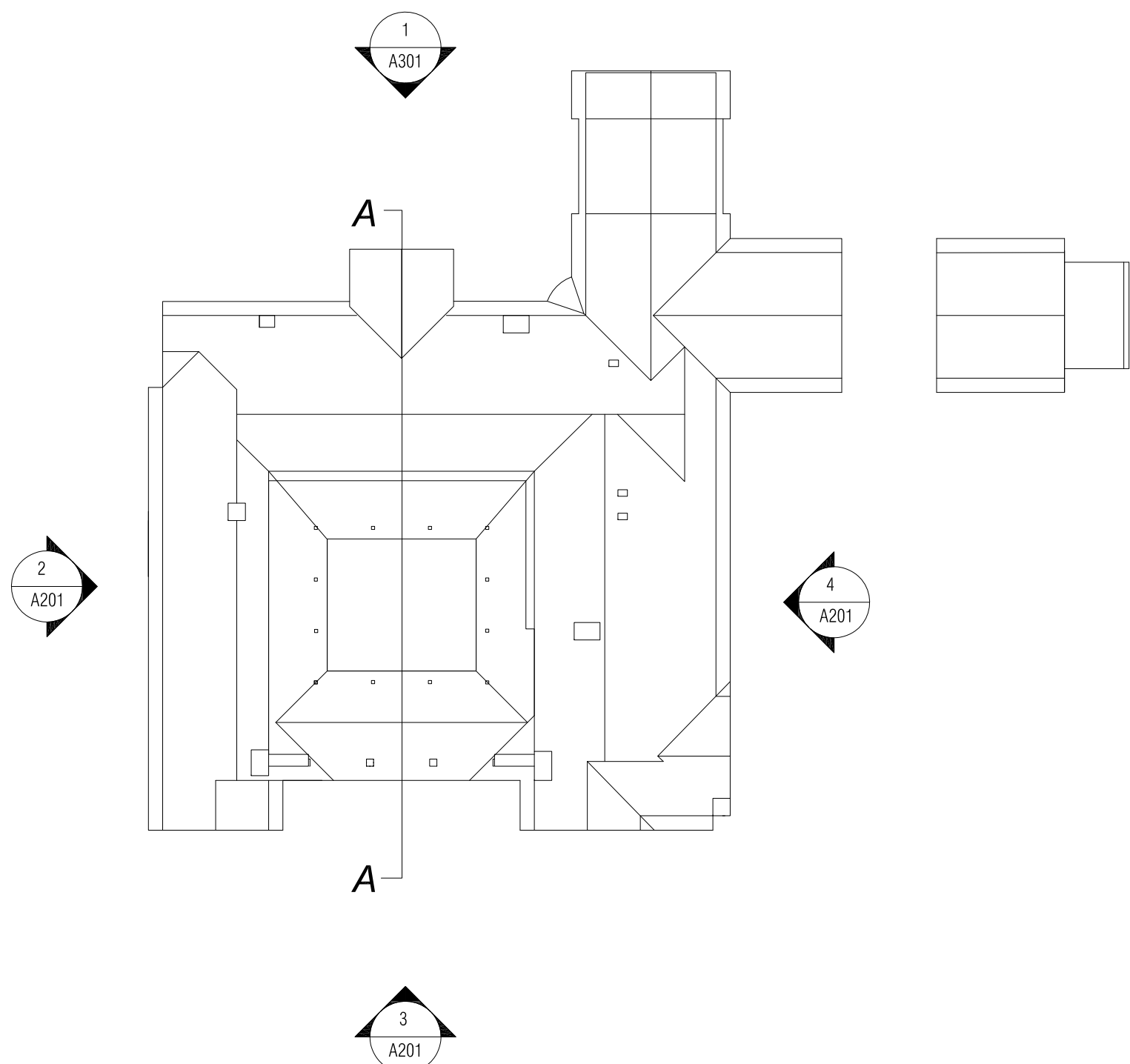
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



ROOF PLAN
SCALE: 1" = 30'

ISSUED FOR:
DATE: 01/09/2023

ISSUED FOR: DATE:



WANG
RESIDENCE
ADDITION
17 CREST ROAD EAST
ROLLING HILLS, CA

EXISTING
RESIDENCE
ELEVATIONS

A-300

TAO SPACES

52 DISTANT STAR
IRVINE CA 92618
P 949-728-6868

ISSUED FOR:

DATE: 01/09/2023

ISSUED FOR:

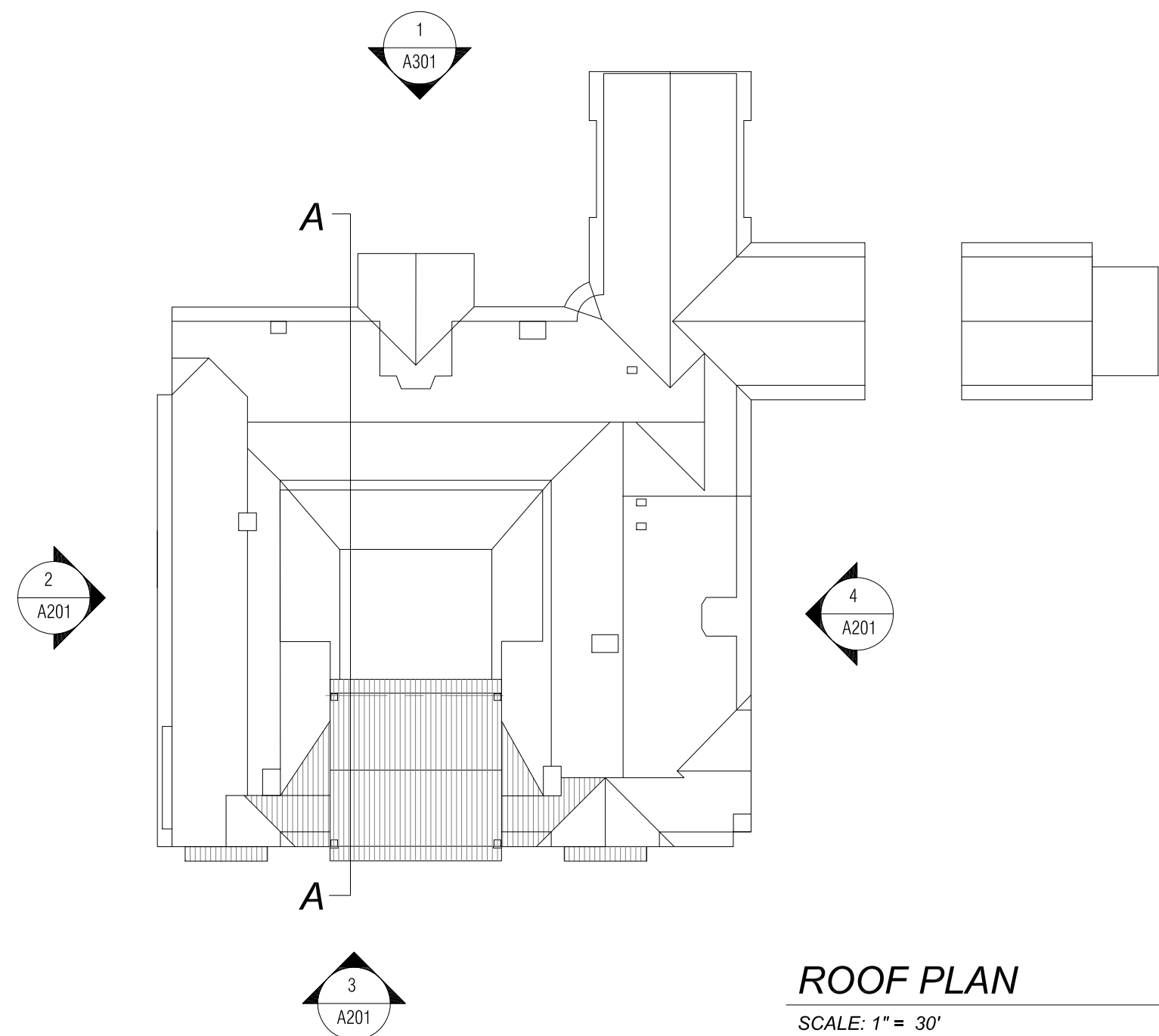
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WANG
RESIDENCE
ADDITION
17 CREST ROAD EAST
ROLLING HILLS, CA

PROPOSED
RESIDENCE
ELEVATIONS &
SECTION

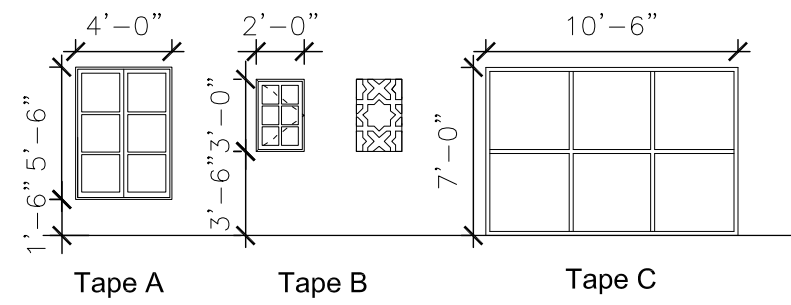
A-301



WINDOW SCHEDULE							
#	Type	W	Size	H	Description	Material	Glazing
W1	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W2	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W3	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W4	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W5	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W6	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W7	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W8	A	4'-0"	X 5'-6"		Dual Casement	Metal	Dual Glazing, Low E
W9	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W10	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W11	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W12	B	2'-0"	X 3'-0"		Casement	Metal	Dual Glazing, Low E
W13	C	10'-0"	X 10'-6"		Fixed Window Wall	Metal	Dual Glazing, Low E
W14	C	10'-0"	X 10'-6"		Fixed Window Wall	Metal	Dual Glazing, Low E

NOTE: THE METAL WINDOWS TO MATCH THE STYLE AND COLOR OF THE EXISTING WINDOWS.

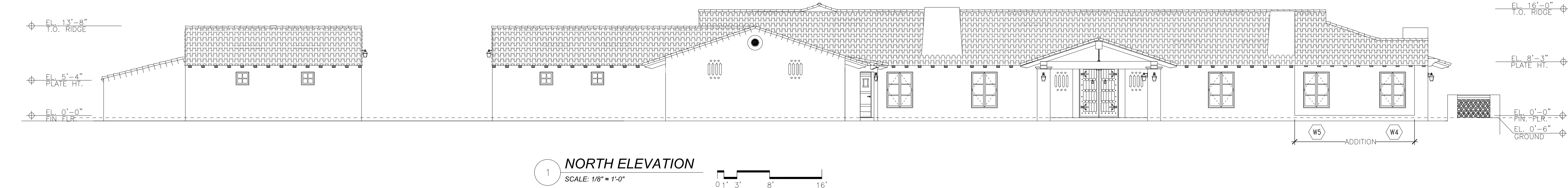
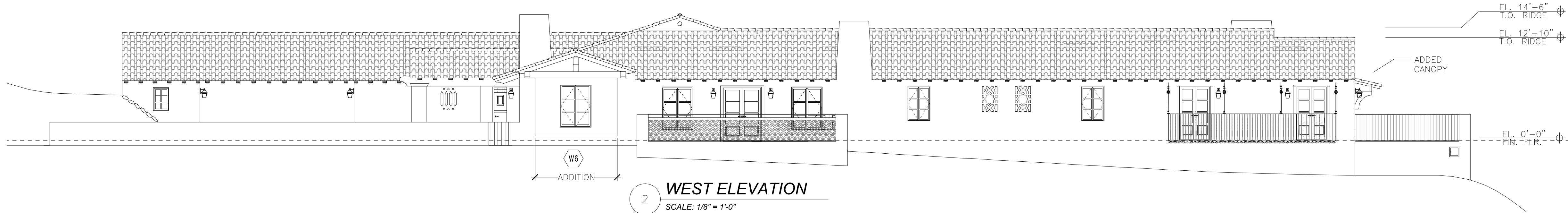
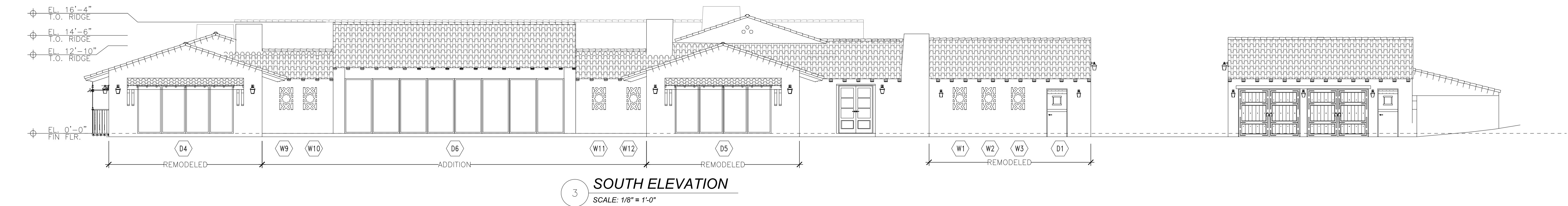
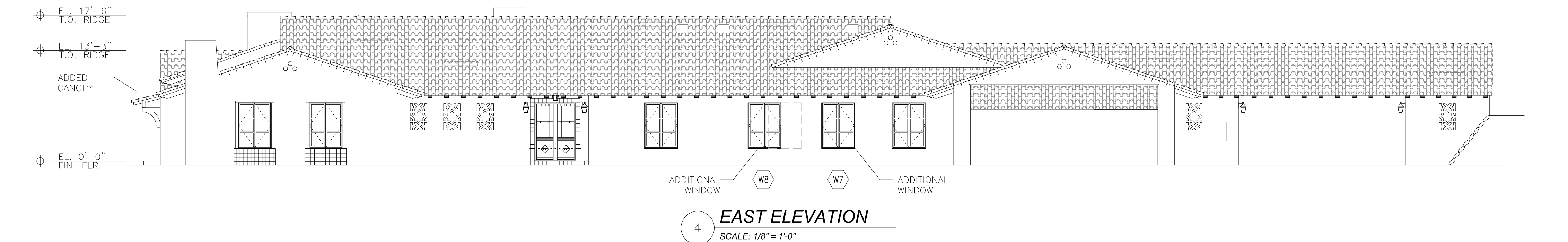
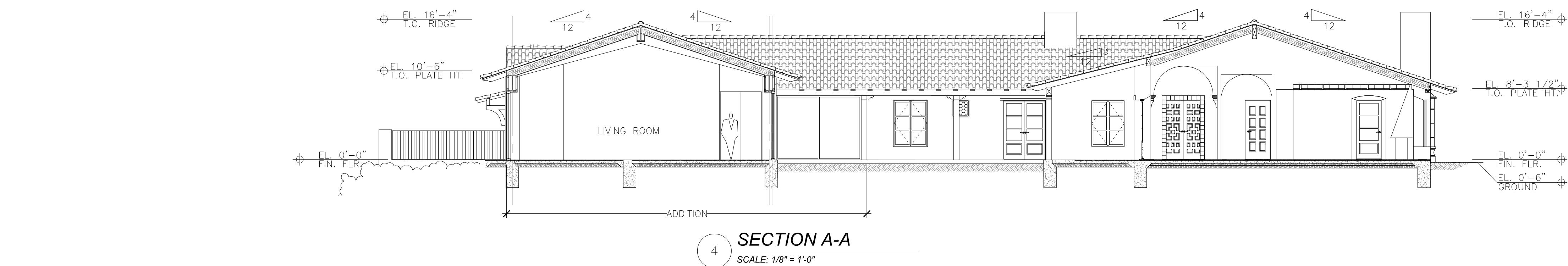
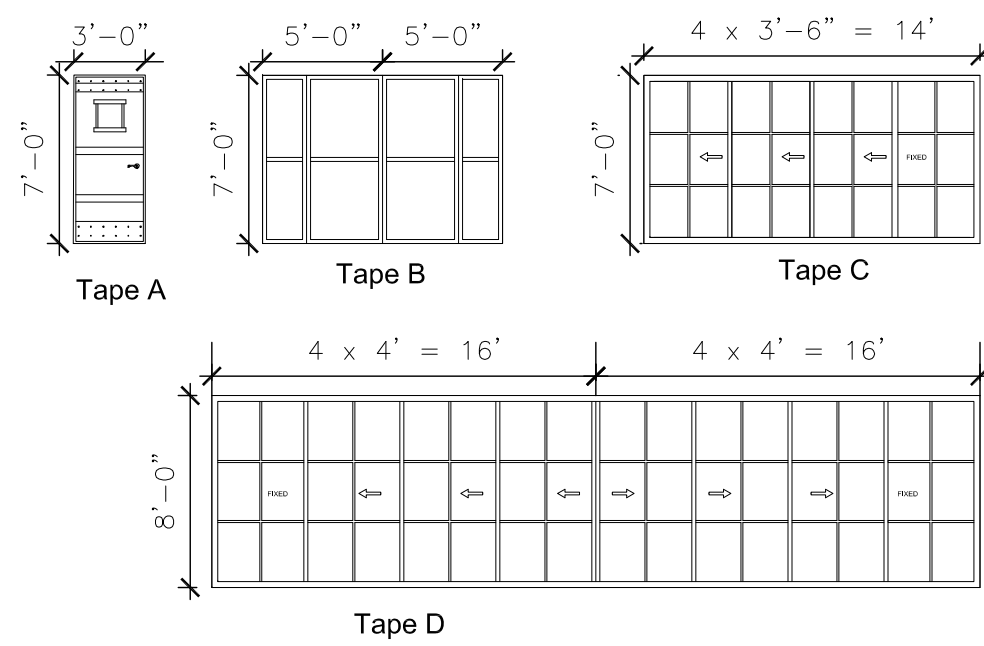
WINDOW TYPES



DOOR SCHEDULE							
#	Type	W	Size	H	Description	Frame	Finish
D1	A	3'-0"	X 7'-0"		single	Wood	Paint
D2	B	10'-0"	X 7'-0"		Double Door	Metal	Glass
D3	B	10'-0"	X 7'-0"		Double Door	Metal	Glass
D4	C	14'-0"	X 7'-0"		4-Panel Slider	Metal	Glass
D5	C	14'-0"	X 7'-0"		4-Panel Slider	Metal	Glass
D6	D	32'-0"	X 8'-0"		8-Panel Slider	Metal	Glass
D7	D	32'-0"	X 8'-0"		8-Panel Slider	Metal	Glass

NOTE: THE METAL DOORS TO MATCH THE STYLE AND COLOR OF THE EXISTING DOORS.

DOOR TYPES





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 12.A
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ROBERT SAMARIO, FINANCE DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: UPDATE ON AUDIT REQUEST FOR PROPOSALS

DATE: May 22, 2023

BACKGROUND:

Each year the City must undergo a financial and compliance audit by an independent CPA firm. The purpose of the audit is to receive an opinion of the City's Annual Financial Report (AFR), to review the City's internal accounting controls, and test the City's compliance with any federal grant programs it may receive.

The City has contracted with LSL, LLC, to perform the audit during the last 7 years. Last year, the City Council directed staff to conduct an RFP, primarily to ensure the auditors do not get complacent and too familiar with the City, and to ensure the fees paid are still competitive. Finance staff issued an RFP to six CPA firms, including the current auditors, all of whom have extensive experience in the audit of local governments and who that have an office in southern California.

At the May 8, 2023 City Council meeting, staff presented that responses to the RFP were due on April 17th and no responses were received, leaving the City in a precarious position.

Staff spoke with the City's auditors who shared that they did not submit a proposal because they have lost money in the last few years based on the number of hours spent on the audit, and did not think the City would be interested in paying what they consider a more reasonable price, which is in the mid-\$30,000s. Staff had also reached out to other firms to gain an understanding of why they decided against submitting a proposal, and presented information.

The City Council directed staff to look for the most inexpensive approach to completing the audit.

DISCUSSION:

Based on Council's direction, staff was able to secure proposals from two firms, including LS&L who performed the audit the last several years, for completing the audit in the fall vs the winter.

LS&L proposed a price of \$34,870 to begin the audit in late November and completing the financial statements in early January, the same as last year. They also would agree to discounting the fee by 10% to \$31,383 to complete the audit in February, 2024.

Vasquez & Company proposed a price of \$42,525 to complete the audit by December 31, 2023, but offered no discount if completed after January, 2024.

Based on the proposed fees and Council's direction, staff recommends staying with LSL and thus save almost \$11,000. In addition, due to departures within the firm, LSL's proposal includes a new partner and audit manager, which protects against complacency that was a concern and a primary reason for seeking proposals from other firms.

FISCAL IMPACT:

The current budget for audit services is \$18,500. The cost and budget will be at least \$31,383 starting next year.

RECOMMENDATION:

Provide direction to staff.

ATTACHMENTS:



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 12.B
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDERATION OF CAL WATER'S REQUEST TO SUPPORT ASSEMBLY BILL 838 CALIFORNIA WATER AFFORDABILITY AND INFRASTRUCTURE TRANSPARENCY ACT OF 2023

DATE: May 22, 2023

BACKGROUND:

Cal Water is seeking support from their cities for the California Water Affordability & Infrastructure Transparency Act (CAn't WAIT Act) authored by Assemblymember Connolly. AB 838 would provide more transparency into how water providers are investing in their infrastructure by requiring them to submit infrastructure investment and customer bill data to the State Water Resources Control Board annually. Cal Water believes that more transparency for customers and water leaders will help identify not only problems, but also solutions. A list of supporters can be found on the website: www.yesab838.com. The PVP Chamber's Legislative Affairs Committee and Board approved a support position.

The following text is an abstract of the bill.

Existing law, the California Safe Drinking Water Act, requires the State Water Resources Control Board to administer provisions relating to the regulation of drinking water to protect public health. Existing law declares it to be the established policy of the state that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes. The act prohibits a person from operating a public water system unless the person first submits an application to the state board and receives a permit to operate the system, as specified.

The act requires a public water system to submit a technical report to the state board as a part of the permit application or when otherwise required by the state board, as specified, and to submit the report in the form and format and at intervals specified by the state board. Existing law provides that a specified violation of the act is a crime.

This bill would require, beginning January 1, 2025, and thereafter at intervals determined by

the state board, public water systems to provide specified information and data related to customer water bills and efforts to replace aging infrastructure to the state board. By requiring information and data to be provided to the state board, this bill would expand the scope of a crime and create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that no reimbursement is required by this act for a specified reason.

At the May 8, 2023 City Council meeting, this item was considered. While the City Council was generally supportive of Cal Water, they expressed concerns about how this bill could potentially affect ratepayers and requested more information to provide a better understanding as to why the City Council should support.

DISCUSSION:

On Friday, May 12, 2023, Cal Water provided the following information in response to the City Council's concerns:

The objective of this bill requires water providers (retailers only) to provide specific data to the State Water Board. Water utilities already report a wealth of information, but there are no requirements for any information about the types of improvements made to their water systems. Cal Water already collects this information, so AB 838 would have no impact on Cal Water operations or customers.

AB 838 would not potentially add costs to Cal Water customers, as Cal Water already collects and reports this data. It should be noted that there are many water providers that currently do not report this data. Cal Water supports this bill because they believe that State policymakers and the public should have access to this important information.

AB 838 would require all water utilities in California to report the following information:

- Verifiable data showing customers' median monthly water bills
- The total dollar amount billed to customer accounts in the prior calendar year
- Information and data related to completed and planned efforts to replace aging infrastructure, including:
 - The total cost of all infrastructure improvements completed in the prior calendar year
 - The percentage of water main replaced in the prior calendar year

Benefits to Cal Water and our customers:

Cal Water believes this data will help the State gain a clearer picture of areas with the highest need for investment and subsequently help them make informed decisions about water policy as it relates to grant funding. Cal Water typically does not qualify for grant funding. With better data, the State can gain clarity on which areas require investment and develop a better understanding for the urgency to prioritize those areas. Increased transparency can help identify infrastructure issues, and with more information, regulators can identify funding shortfalls and work with lawmakers to fashion policies that finance improvements or help offset customer bills. If Cal Water was to have access to those potential funds, it would directly help customers by lowering infrastructure costs passed onto ratepayers in their bills.

FISCAL IMPACT:

None.

RECOMMENDATION:

Consider and provide direction to staff.

ATTACHMENTS:

[CL_AGN_230508_CC_AB838_FactSheet_03.23.pdf](#)
[CL_AGN_230508_CC_AB838_FactSheet_FINAL.pdf](#)
[CL_AGN_230508_CC_AB838_Text.pdf](#)



Assemblymember Damon Connolly, 12th District

AB 838 – THE CAN'T WAIT ACT

THE CALIFORNIA WATER AFFORDABILITY & INFRASTRUCTURE TRANSPARENCY ACT

BACKGROUND

Water crises in Jackson, Mississippi, Flint, Michigan, and Newark, New Jersey have highlighted the critical need for investment in water infrastructure to ensure that residents have access to clean and safe water supply.

In late summer 2022, approximately 150,000 residents of Jackson, Mississippi lost access to potable drinking water for months as a result of the catastrophic failure of the city's water system. This failure was the result of decades of neglect, deferred maintenance, and underinvestment, leaving the city's water infrastructure in a state of crisis. Similar scenarios have played out in Flint, Michigan and Newark, New Jersey. These issues have made it clear that we CAN't WAIT.

ISSUE

The State Water Resources Control Board estimated that 21% of water systems in California have unaffordable water rates – even for basic needs.

However, proper analysis of this issue is delayed due to a systemic lack of adequate data regarding water bills paid by customers. Instead, hypothetical amounts are calculated based on estimated water consumption. The public has a right to know how well water suppliers are maintaining the infrastructure in their communities and how their water bills compare to those in other communities.

Transparency regarding water affordability and infrastructure not only helps to keep the public informed, but also provides valuable data for state decision makers.

EXISTING LAW

In 2016, the California State Water Resources Control Board (State Water Board) adopted a Human Right to Water Resolution. In 2019, to advance these goals, California passed Senate Bill 200 (SB 200), which enabled the State Water Board to establish the Safe and Affordable Funding for Equity and Resilience (SAFER) Program. SB 200 established a set of tools, funding sources, and regulatory authorities that the State Water Board harnesses through the SAFER Program to help struggling water systems sustainably and affordably provide safe drinking water.

Current law requires public water systems to submit an Electronic Annual Report (EAR). The EAR collects critical water system information intended to assess the status of compliance with specific regulatory requirements, provide updated contact and inventory information (such as population served and number of service connections), and provide information that is used to assess the financial capacity of water systems, among other information reported.

In 2020, the State Water Board began a multi-year effort to improve the EAR survey to provide additional functionality, improve data validations, and enhance the EAR user experience. The 2020 EAR reporting year marked the first-time customer charges and financial data was required reporting.

THIS BILL

AB 383 would require, starting January 1, 2025, a public water system to include information related to the average water bill paid by customers in their state reporting, and data related to the system's completed and planned efforts to replace aging infrastructure. Data regarding bill payments would include the median dollar amounts billed in the prior calendar year and the total dollar amount billed to customer accounts in the prior calendar year. Data regarding infrastructure costs would include costs of improvements completed and the percentage of water mains replaced. This bill would continue to advance the EAR's goals to improve data collection, data quality and enhance the user experience.

SUPPORT

California Water Association (Co-Sponsor)
California Water Service (Co-Sponsor)
California American Water
California African American Chamber of Commerce
California Hispanic Chamber of Commerce
California Senior Advocates League
Kern County Taxpayers Association
League of United Latin American Citizens
Sustainable Silicon Valley
Visalia Chamber of Commerce

FOR MORE INFORMATION

Michael Dyar
P: (916) 319-2012
Michael.Dyar@asm.ca.gov

YES AB838

Improve Water Reliability and Safety

AB 838 (Connolly) Would Improve Water Reliability and Safety for Californians

AB 838 Will Provide More Transparency Into How Water Providers are Investing In and Modernizing Their Water Infrastructure

To avoid water infrastructure failures that have left customers in Jackson, MS, Flint, MI, and Newark, NJ, without access to clean drinking water for weeks and months on end, policy makers and the public need more information about improvements water utilities are making to their water systems and how those improvements are impacting the affordability of customer bills.

AB 838, the California Water Affordability and Infrastructure Transparency Act, would give Californians greater insight into their bills by requiring California water providers to submit infrastructure investment and customer bill data to the State Water Resources Control Board annually.

Just as residents have a right to know how water suppliers are maintaining the infrastructure in their communities, they also have a right to know how their actual water bills compare to those in other communities.

Here's why AB 838 makes sense.

Aging Water Infrastructure Disproportionally Affects Disadvantaged Communities

370

FAILING SYSTEMS

According to 2022 report from the California State Auditor, of the more than 370 failing water systems, **two-thirds of them served disadvantaged communities with significant financial need.**

432

AT RISK OF FAILING

Further, for 2022, the State Water Board's data show that an additional 432 water systems serving more than 1 million people are at risk of failing.

3-5

YEARS FAILING

Nearly 240 of these water systems have been failing for at least three years, and more than 150 have been failing for five years.

21%

ARE UNAFFORDABLE

The State Water Resources Control Board estimated that 21 percent of water systems in California have water rates that are unaffordable, even for basic needs.

Water Providers are Already Reporting a Wealth of Data to the Water Board, but Little About Infrastructure and Nothing About Actual Water Bills Paid by Customers

- 💧 Required by Health and Safety Code Section 116530, water utilities in California already report a wealth of information to the State Water Board, including everything from the average age of the water system's water pipes to the types of conservation programs that are offered.
- 💧 What is not included, is any information about the types of improvements they've made to their water systems.
- 💧 Similarly, water utilities currently report information about water rates and revenue to the State Water Board, but they do not provide any information about actual water bills sent to customers. Without this information, it is impossible to know how much customers are actually paying for their water and whether or not their water bills are affordable.
- 💧 Guestimates must be replaced by verifiable data.

AB 838 Would Require All Water Utilities in California to Report Actionable Information

Starting January 1, 2025, water utilities would be required to report:

- 💧 Verifiable data showing customers' median monthly water bills.
- 💧 The total dollar amount billed to customer accounts in the prior calendar year.
- 💧 Information and data related to the public water system's completed and planned efforts to replace aging infrastructure, including:
 - The total cost of all infrastructure improvements completed in the prior calendar year.
 - The percentage of water main replaced in the prior calendar year.

More Transparency for Customers and Water Leaders Will Help Identify Not Just Problems, But Also Solutions

- 💧 A 2022 study found that more disclosure by water providers improves compliance with public health standards such as drinking water quality violations.
- 💧 According to a study by the American Water Works Association, more transparency in water utility spending and the impacts on customer bills is critical. The study notes "making water affordability more transparent is important to improve our understandings of the scale of affordability challenges across and within utilities."
- 💧 Not only can more transparency identify infrastructure issues, but with more information, regulators can identify funding shortfalls and work with lawmakers to fashion policies to finance improvements or help offset customer bills.

Vote Yes on AB 838

yesab838.com

AMENDED IN ASSEMBLY MARCH 21, 2023

CALIFORNIA LEGISLATURE—2023–24 REGULAR SESSION

ASSEMBLY BILL

No. 838

Introduced by Assembly Member Connolly

February 14, 2023

An act to amend Section 116530 of the Health and Safety Code, relating to drinking water.

LEGISLATIVE COUNSEL’S DIGEST

AB 838, as amended, Connolly. California Water Affordability and Infrastructure Transparency Act of 2023.

Existing law, the California Safe Drinking Water Act, requires the State Water Resources Control Board to administer provisions relating to the regulation of drinking water to protect public health. Existing law declares it to be the established policy of the state that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes. The act prohibits a person from operating a public water system unless the person first submits an application to the state board and receives a permit to operate the system, as specified. The act requires a public water system to submit a technical report to the state board as a part of the permit application or when otherwise required by the state board, as specified, and to submit the report in the form and format and at intervals specified by the state board. Existing law provides that a specified violation of the act is a crime.

This bill would require, ~~on beginning January 1, 2025, and annually thereafter,~~ *thereafter at intervals determined by the state board,* public water systems to provide specified information and data related to customer water bills and efforts to replace aging infrastructure to the

state board. By requiring information and data to be provided to the state board, this bill would expand the scope of a crime and create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. This bill shall be known as the California Water
2 Affordability and Infrastructure Transparency Act of 2023.

3 SEC. 2. ~~The Legislature finds and declares all of the following:~~

4 ~~(a) In 2022, approximately 150,000 residents of the City of~~
5 ~~Jackson, Mississippi, were forced to go without potable drinking~~
6 ~~water as a result of the catastrophic failure of the city's water~~
7 ~~system.~~

8 ~~(b) The failure of the City of Jackson's water system was the~~
9 ~~result of decades of neglect, deferred maintenance, and~~
10 ~~underinvestment, leaving the city's water infrastructure in a state~~
11 ~~of crisis.~~

12 ~~(c) The disaster in the City of Jackson is the most recent example~~
13 ~~of underinvestment in critical water infrastructure. Similar~~
14 ~~scenarios have played out in the City of Flint, Michigan, and the~~
15 ~~City of Newark, New Jersey.~~

16 ~~(d) Even in California, the State Water Resources Control Board~~
17 ~~has identified approximately 345 water systems that fail to meet~~
18 ~~the goals of the state's human right to safe, clean, affordable, and~~
19 ~~accessible water, established by Assembly Bill 685 (Chapter 524~~
20 ~~of the Statutes of 2012).~~

21 ~~(e) The State Water Resources Control Board has estimated that~~
22 ~~21 percent of water systems in California have water rates that are~~
23 ~~unaffordable, even for basic needs.~~

24 ~~(f) Proper analysis of affordability issues is hampered, however,~~
25 ~~by the lack of adequate data about actual water bills paid by~~
26 ~~customers, as opposed to hypothetical amounts calculated using~~
27 ~~arbitrarily selected amounts of water consumption.~~

1 ~~(g) The public has a right to know how well water suppliers are~~
2 ~~maintaining the infrastructure in their communities and how their~~
3 ~~water bills compare to those in other communities.~~

4 ~~(h) Transparency regarding water affordability and infrastructure~~
5 ~~not only helps to keep the public informed, but also keeps water~~
6 ~~suppliers accountable. Recent research concludes that there is a~~
7 ~~correlation between increased transparency on the part of water~~
8 ~~suppliers and the reduced incidence of violations of the Safe~~
9 ~~Drinking Water Act.~~

10 ~~SEC. 3.~~

11 ~~SEC. 2.~~ Section 116530 of the Health and Safety Code is
12 amended to read:

13 116530. (a) A public water system shall submit a technical
14 report to the state board as part of the permit application or when
15 otherwise required by the state board. This report may include,
16 but not be limited to, detailed plans and specifications, water
17 quality information, physical descriptions of the existing or
18 proposed system, information related to technical, managerial, and
19 financial capacity and sustainability, and information related to
20 achieving the goals of Section 106.3 of the Water Code, including
21 affordability and accessibility.

22 (b) A public water system shall submit the report in the form
23 and format and at intervals specified by the state board.

24 (c) Beginning January 1, 2025, and ~~annually thereafter,~~
25 *thereafter at intervals determined by the state board*, a public water
26 system shall provide to the state board both of the following:

27 (1) Information and data related to the average water bill paid
28 by customers, including, but not ~~limited, to~~ *limited to*, all of the
29 following:

30 (A) The median dollar amount billed to customer accounts in
31 the prior calendar year.

32 (B) The total dollar amount billed to customer accounts in the
33 prior calendar year.

34 (C) If the public water system differentiates between customer
35 classifications, separate information and data may be provided for
36 each customer classification.

37 (2) Information and data related to the public water system's
38 completed and planned efforts to replace aging infrastructure,
39 including, but not limited to, both of the following:

1 (A) The total cost of all infrastructure improvements completed
2 in the prior calendar year.

3 (B) The percentage of water main replaced in the prior calendar
4 year.

5 (d) For purposes of this section, the following definitions apply:

6 (1) “Median dollar amount billed” shall be calculated by
7 identifying the middle value of all of the water bills presented to
8 customers.

9 (2) “Water main” means any pipeline, except for user service
10 lines, within the distribution system.

11 (e) For purposes of this section, a water corporation may submit
12 data for each ratemaking area, as identified by the Public Utilities
13 Commission, as opposed to at the public water system level.

14 ~~SEC. 4.~~

15 *SEC. 3.* No reimbursement is required by this act pursuant to
16 Section 6 of Article XIII B of the California Constitution because
17 the only costs that may be incurred by a local agency or school
18 district will be incurred because this act creates a new crime or
19 infraction, eliminates a crime or infraction, or changes the penalty
20 for a crime or infraction, within the meaning of Section 17556 of
21 the Government Code, or changes the definition of a crime within
22 the meaning of Section 6 of Article XIII B of the California
23 Constitution.



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.A
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER AND APPROVE THE PURCHASE AND INSTALLATION OF A "LITTLE FREE LIBRARY" ON THE CITY HALL CAMPUS

DATE: May 22, 2023

BACKGROUND:

In February 2022, resident Judith Haenel approached the City Manager to have a "Little Free Library" on the City Hall Campus. Following her initial request, Ms. Haenel was asked to attend a City Council meeting to discuss this request with the City Council. The City Council expressed support for Ms. Haenel's request.

"Little Free Library" is a nonprofit organization based in St. Paul, Minnesota with a mission to be a catalyst for building community, inspiring readers, and expanding book access for all through a global network of volunteer-led Little Free Library book-exchange boxes.

DISCUSSION:

In working with Ms. Haenel, the "Little Free Library" product selected is one that has a gable roof to represent the character of Rolling Hills. The product image is attached to this report. Also attached to this report are potential locations for the "Little Free Library" on the City Hall campus.

The selected product easily fits books up to 15" tall and it is assembled with plastic lumber made out of recycled milk jugs. According to the "Little Free Library," the selected product will last for years with little to no maintenance required. Some material benefits include:

- There is negligible water absorption so mold and mildew cannot penetrate the surface.
- Corrosion free
- Pest free. Bugs, insects and termites cannot infiltrate below the surface
- Resistant to UV and harsh weather climates

Weight 30 lbs

Exterior Dimensions: 19" Tall x 15.5" Wide x 14" Deep

Interior dimensions: 17.25" Tall x 12.75" Wide x 12" Deep

Arrives pre-built and ready to install
Handcrafted in America by Amish artisans

FISCAL IMPACT:

The cost of the "Little Free Library" product is approximately \$660 including a composite screw in library post, and tax and shipping. The Fiscal Year 2022-2023 has sufficient funds in account 01-01-915 for this purchase. If approved by the City Council, staff would work with the Rolling Hills Community Association to apply the handyman hours allowed in the lease agreement for installation.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_AGN_230522_CC_LittleFreeLibrary.pdf](#)

Little Free Library

Composite Barn



Little Free Library

Potential Campus Locations



1. Front of City Hall – on grass alongside driveway



2. Under Tree on South side along pathway



3. At corner of pathway between the two buildings



4. Next to the Mailbox



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.B
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ROBERT SAMARIO, FINANCE DIRECTOR

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: REPORT BASED ON THE MAY 8, 2023 FINANCE COMMITTEE'S CONSIDERATION OF AND RECOMMENDATIONS ON THE PROPOSED FISCAL YEAR 2023/24 BUDGET

DATE: May 22, 2023

BACKGROUND:

Over the last few months the City of Rolling Hills has been working on developing the proposed budget for fiscal year 2023/24. The Finance/Budget/Audit Committee has played a key role in this effort, reviewing the various iterations of preliminary revenue and expenditure estimates. Pursuant with the Council-approved budget calendar, staff presented the proposed revenue and expenditure budgets for the City's restricted funds, the Capital Improvement Fund, and the Refuse Fund for fiscal year 2023/24 to the Finance Committee on May 8, 2023. Based on their review and consideration, they developed their recommendations, which this staff report now presents for Council's consideration.

DISCUSSION:

Attached to this agenda report is a listing of all restricted funds, the Capital Improvement Fund, and the Refuse Fund. The revenue and expenditure budgets proposed for fiscal year 2023/24 represent the amounts recommended by the Finance Committee. Only one change was made by the Committee based on staff's recommendations, which was to the Capital Improvement Fund, as further discussed below. A summary of the key funds is provided below.

RESTRICTED FUNDS

Transit/Transportation Funds. The City receives revenues, primarily from the County, that are restricted for specific purposes. These include the allocation of special sales tax measures approved by Los Angeles County voters over the last several decades that are restricted to transit and transportation programs and projects. The measures include Proposition A, Proposition C, Measure R, and Measure M. Since the City of Rolling Hills does not own and operate transit system and, in fact, has no transit service provided within the City limits, nor does the City own and maintain any public roads, the funds received pursuant to the four tax

measures are either gifted to other agencies or exchanged for unrestricted monies with other agencies that can utilize the funds in accordance with their intended uses. Revenue projections for next fiscal year are projected to grow 2-3%. There are no projected use or exchange of the funds next fiscal year.

COPS Fund. The City maintains a COPS Fund for monies received from the County's Supplemental Law Enforcement Services Fund, created in 2009 through an increase statewide to vehicle license fees. The revenues can only be used for supplemental law enforcement services and not to supplant existing funding from the General Fund for law enforcement. As of March 31, 2023, revenues of \$165,371 have been received versus a total annual budget of \$165,000. Thus revenues will exceed budget by fiscal year end. More importantly, this will provide additional funds to pay for increased Sheriff services, if needed. Similar revenues are projected next fiscal year.

Measure W Fund. The City receives an allocation of the countywide special parcel tax pursuant to the Measure W (Safe, Clean Water Act) for parcels located within the Los Angeles County Flood Control District. These revenues are intended for storm water recycling and water quality improvement projects and programs. The City receives a single payment each year for the full annual allocation. In December, the City received \$104,457, which is very close to the \$105,000 budget. Staff is proposing revenues and expenditures of \$105,000 next fiscal year as well.

CAPITAL IMPROVEMENT FUND

The City accounts for its capital improvement program in the Capital Improvement Fund. Funding for these capital projects normally included grants and the General Fund. For fiscal year 2023/24, staff proposed two capital projects. The first is a solar project and battery back-up project. The estimated cost is \$250,000. Staff proposes to fund this project from General Fund reserves. The second project is continuation of the City Hall ADA Improvements Project. The current estimate is \$2.1 million. Staff has been in discussions with CJPIA about securing a loan to finance this project since the City currently does not have adequate reserves to pay for this for this project. If a loan from the CJPIA cannot be secured, then a bank loan would be another option. However, the Finance Committee did not recommend budgeting for this project until staff and Council have a better understanding of the financing terms and a broader discussion on the long-term capital needs of the City.

ENTERPRISE FUND

Refuse Fund. The Refuse Fund is the City's only enterprise fund. Enterprise funds are typically used to account for utilities owned and operated by governments, such as water, wastewater, electricity, and refuse, and other operations that are similar to those provided by the private sector, such as airports and golf courses. The Refuse Fund accounts for the contracted waste collection and disposal for all City of Rolling Hills residents. The fees charged to City residents are processed as a "Direct Assessment" through the County Assessor's Office, which means the annual total assessment is added to the property tax bill sent to property owners by the County and is payable in two installments. Thus, the payments the City receives from the County for refuse services coincide with the payments we receive for regular property taxes. Currently, the annual assessments have been \$1,100 per parcel, which have been flat since fiscal year 2016. The cost of services, however, for next year is \$1,432.11 per parcel based on the contracted compensation paid to the hauler next fiscal

year. Since fiscal year 2016, as the costs from the hauler have increased, the City's General Fund has been covering the difference from General Fund unrestricted revenues. Without any increase to the assessments, the General Fund subsidy for next fiscal year would be approximately \$236,000.

Final decision on to what extent, if any, the General Fund will continue to subsidize the Refuse Fund is awaiting more information of General Fund revenues, in particular the May installment of property taxes. Since property tax revenue is the largest revenue source for the General Fund, City Council will await this information before making its decision on June 12, 2023 during the Proposition 218 hearing on the potential for an increase to refuse charges.

FISCAL IMPACT:

None.

RECOMMENDATION:

Receive and hear a report from staff on the Finance Committee's recommended fiscal year 2023/24 budgets for the City's restricted funds, capital improvement fund, and refuse fund.

ATTACHMENTS:

[CL_AGN_230522_CC_FY23-24_ProposedBudget_OtherFunds.pdf](#)

CITY OF ROLLING HILLS
Fiscal Year 2023/24 Proposed Budget
Restricted, Capital, and Refuse Funds

	FY 2023 Amended Budget	Actuals Thru 03/31/23	Preliminary Year-End Estimate	Preliminary FY 2023/24 Estimates
10 - COPS FUND				
Revenues				
570 COPS Allocation	\$ 165,000	\$ 165,371	\$ 165,371	\$ 165,000
Expenditures				
840 COPS Program Expenditures	165,000	111,541	165,371	165,000
Revenues Over (Under) Expenditures	<u>\$ -</u>	<u>\$ 53,831</u>	<u>\$ -</u>	<u>\$ -</u>
25 - PROPOSITION A FUND				
Revenues				
500 Grant Revenues	\$ 45,000	\$ 37,690	\$ 50,254	\$ 52,000
670 Interest Earned	200	-	300	300
Total Revenues	<u>45,200</u>	<u>37,690</u>	<u>50,554</u>	<u>52,300</u>
Expenditures				
620 Prop A Exchange	<u>58,400</u>	<u>-</u>	<u>50,000</u>	<u>-</u>
Revenues Over (Under) Expenditures	<u>\$ (13,200)</u>	<u>\$ 37,690</u>	<u>\$ 554</u>	<u>\$ 52,300</u>
26 - PROPOSITION C				
Revenues				
501 Grant Revenue-Prop C	\$ 37,000	\$ 31,263	\$ 41,684	\$ 43,000
670 Interest Earned	200	-	250	250
Total Revenues	<u>37,200</u>	<u>31,263</u>	<u>41,934</u>	<u>43,250</u>
Expenditures				
906 Prop C Gifted	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues Over (Under) Expenditures	<u>\$ 37,200</u>	<u>\$ 31,263</u>	<u>\$ 41,934</u>	<u>\$ 43,250</u>

	FY 2023 Amended Budget	Actuals Thru 03/31/23	Preliminary Year-End Estimate	Preliminary FY 2023/24 Estimates
27- MEASURE R TRANSIT				
Revenues				
502 Measure R Grant Revenues	\$ 28,000	\$ 23,437	\$ 31,250	\$ 33,000
670 Interest Earned	200	-	250	250
Total Revenues	<u>28,200</u>	<u>23,437</u>	<u>31,500</u>	<u>33,250</u>
Expenditures				
907 Measure R Gifted	-	-	-	-
Revenues Over (Under) Expenditures	<u>\$ 28,200</u>	<u>\$ 23,437</u>	<u>\$ 31,500</u>	<u>\$ 33,250</u>
29 - MEASURE M				
Revenues				
507 Measure M Local Return	\$ 31,000	\$ 26,518	\$ 35,357	\$ 37,000
670 Interest Earned	200	-	250	250
Total Revenues	<u>31,200</u>	<u>26,518</u>	<u>35,607</u>	<u>37,250</u>
Expenditures				
XXX Measure M Gifted	-	-	-	-
Revenues Over (Under) Expenditures	<u>\$ 31,200</u>	<u>\$ 26,518</u>	<u>\$ 35,607</u>	<u>\$ 37,250</u>
30 - MEASURE W				
Revenues				
508 Grant Revenues	\$ 105,000	\$ 104,457	\$ 104,457	\$ 105,000
670 Interest Earned	-	-	500	500
Total Revenues	<u>105,000</u>	<u>104,457</u>	<u>104,957</u>	<u>105,500</u>
Expenditures				
913 Storm Water Management - 30%	40,000	2,337	31,300	31,650
914 Storm Water Management - 70%	40,000	48,689	74,000	73,850
	<u>80,000</u>	<u>51,025</u>	<u>105,300</u>	<u>105,500</u>
Revenues Over (Under) Expenditures	<u>\$ 25,000</u>	<u>\$ 53,431</u>	<u>\$ (343)</u>	<u>\$ -</u>

	FY 2023 Amended Budget	Actuals Thru 03/31/23	Preliminary Year-End Estimate	Preliminary FY 2023/24 Estimates
40 - CAPITAL PROJECTS FUND				
Revenues				
Transfers from General Fund	\$ 1,163,720	\$ 132,056	\$ 582,827	\$ 250,000
	<u>1,163,720</u>	<u>132,056</u>	<u>582,827</u>	<u>250,000</u>
Expenditures				
899 Outdoor Siren System - Design & Constr	300,000	6,780	40,000	-
935 Tennis Court Improvements	5,000	-	-	-
947 Non-Building Improvements	-	1,560	1,560	-
949 Battery/Solar Back-Up	-	-	-	250,000
961 Middleridge Road Emergency Storm Drain Repairs	455,868	52,233	150,000	-
962 Phase 1 Bifurcated 8" Sewer Main Engineering	23,670	-	23,670	-
963 Generator & Waterproof Removal and Electrical Svcs	60,170	-	60,170	-
964 HVAC Replacement Project	207,427	-	207,427	-
Total Expenditures	<u>1,061,145</u>	<u>53,891</u>	<u>482,827</u>	<u>250,000</u>
Revenues Over (Under) Expenditures	<u>\$ 102,575</u>	<u>\$ 78,165</u>	<u>\$ 100,000</u>	<u>\$ -</u>
50 - REFUSE FUND				
Revenues				
441 Construction & Demo Permits	\$ 20,000	\$ -	\$ -	\$ -
665 Service Charges	780,000	666,518	760,100	1,005,336
699 Transfers In - General Fund	168,500	126,375	208,892	-
Total Revenues	<u>968,500</u>	<u>792,893</u>	<u>968,992</u>	<u>1,005,336</u>
Expenditures				
815 Refuse Service Contract	944,500	472,088	944,500	981,336
790 Advertising	-	492	492	-
999 Transfers Out	24,000	18,000	24,000	24,000
Total Expenditures	<u>968,500</u>	<u>490,580</u>	<u>968,992</u>	<u>1,005,336</u>
Revenues Over (Under) Expenditures	<u>\$ -</u>	<u>\$ 302,313</u>	<u>\$ -</u>	<u>\$ -</u>



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 13.C
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: ELAINE JENG, CITY MANAGER

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: CONSIDER AND APPROVE CONTRACT CHANGE ORDER WITH AC PROS TO REMOVE AND REPLACE EXISTING CEILING BOXES AS PART OF THE CITY HALL HEATING, VENTILATION, AIR CONDITIONING (HVAC) PROJECT 2023-01

DATE: May 22, 2023

BACKGROUND:

On January 31, 2023, the City Hall HVAC Repair Project was advertised for construction bids. Three bids were received and on March 13, 2023 the City Council awarded a construction contract to AC Pros for \$207,625 including a ten percent contingency (\$18,875).

Construction commenced on Wednesday, May 10, 2023 and anticipates completion on Thursday, June 15, 2023.

DISCUSSION:

The project includes lead and asbestos abatement at City Hall where there are disturbances by the project. To start, existing ducts and insulation were removed. The project scope includes cleaning existing insulation and reusing the insulation. AC Pros and the consultant hired to monitor the abatement work on behalf of the City reported that the insulation was heavily saturated with rodent feces and urine. The team concluded that the existing insulation could not be cleaned and vacuumed properly for reuse. AC Pros submitted a Contract Change Order (CCO) No. 1 to replace the insulation. Images of the existing insulation are included with this report. S&K Consulting, the engineer of record assisted in reviewing CCO 1 and recommended approval.

The construction team also found that the ceiling boxes (registers) were coated with asbestos and require abatement. Two options were presented to abate the presence of asbestos:

- Option A would require a cleaning and acoustical overspray of 12 existing ceiling boxes (air registers) from inside the ducts for \$8,857.53.
- Option B requires the demolition and replacement of the 12 existing ceiling boxes and repair/painting of the drywall surrounding the boxes for \$24,805.46.

S&K Consulting reviewed Contract Change Order No. 2 (CCO 2) relating to the ceiling boxes. Staff recommends the approval of CCO 2B to completely eliminate asbestos in ceiling boxes.

FISCAL IMPACT:

CCO 1 and CCO 2B total \$47,075. This amount exceeds the project contingency of \$18,875 approved by the City Council. If the City Council should approve CCO 1 and CCO 2B, a budget amendment for \$28,200 (\$47,075 - \$18,875) would be required to fund the additional work using General Fund Reserves.

RECOMMENDATION:

Approve as presented.

ATTACHMENTS:

[CL_BID_230510_2023-01_ACPros_CO-02A_CleanCeilingBoxes.pdf](#)

[CL_BID_230510_2023-01_ACPros_CO-02B_Remove&ReplaceCeilingBoxes.pdf](#)

[CL_BID_230510_2023-01_ACPros_CO-01_Remove&ReplaceInsulation.pdf](#)

[CL_AGN_230522_HVAC_CO_Pictures.pdf](#)



Air Conditioning & Heating

Residential Commercial

LIC # 871281 DIR # 1000031839

Project Site: **City of Rolling Hills**
Project Name: **Rolling Hills City Hall HVAC Repair**
To Owner: **The City of Rolling Hills**
2 Portuguese Bend rd. Rolling Hills, CA 90274

Cost Proposal

2A

Project # 092226

Scope: Clean Existing ceiling boxes.

Material	Qty.	Price per Unit	
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Sub Total			\$0.00
Tax (9.5%)			\$0.00
Total Material			\$0.00

Labor

Description	Qty.	Crew	Hrs.	Hr. Rate	Extension
				\$ 111.57	\$ -
				\$ 111.57	\$ -
				\$ 111.57	\$ -
				\$ 111.57	\$ -
				\$ 111.57	\$ -
				\$ 111.57	\$ -
Total labor					\$ -

Sub Contractors

Janus - clean boxes	\$6,958.00
Total Sub	\$6,958.00

Total Labor & Material	\$ -
Total Subcontractor	\$6,958.00
Contractor OH & Profit (20%)	\$ -
Subcontractor OH & Profit (15%)	\$ 1,043.70
Contractor OH & P on Subcontractor (10%)	\$ 695.80
Bond 2%	\$ 160.03

Time impact:

Total

\$8,857.53

☐ Pre-Bid Scope Submittal

☒ Final Bid Submittal

Page 1 of 2

PROPOSAL #: 0

DATE: 2-May-23



DEMO AND ABATEMENT PROPOSAL

Janus is signatory to Northern and Southern California Laborers Agreement

PROJECT: **Rolling Hills City Hall**

ADDRESS: **2 Portugeuse Bend Rd. Rolling Hill, CA.**

EMAIL TO: info@acprosinc.com

ATTN: **Noam Ziv**

SPEC. SECT. SCOPE	DRAWINGS	PRICE
ASBESTOS ABATEMENT		\$ 6,958
LEAD DEMOLITION/ABATEMENT		NOT INCLUDED
INTERIOR DEMOLITION		NOT INCLUDED
ROOFING DEMOLITION		NOT INCLUDED
SITE DEMOLITION		NOT INCLUDED
MECHANICAL DEMOLITION		NOT INCLUDED
ELECTRICAL DEMOLITION		NOT INCLUDED
PLUMBING DEMOLITION		NOT INCLUDED
ALLOWANCES (SEE INCLUSIONS)		1.

REQUIRED WORKING DAY DURATION FOR SCOPE OF WORK 1

PER ADDENDUM: TOTAL \$ 6,958

ADD ALT: #1 #2 #3 #4 #5

INCLUSIONS:

Per direction of AC Pros Inc- We propose To set up 12 ea supply air registers and clean acoustical overspray from inside of the duct. Roughly 2 feet of duct. Approximately 94 sf of overspray total. Site visit was conducted on 5-12-23.

SPECIFIC EXCLUSIONS:

Price is not including Overhead & Profit, AC Pros to advise on the allowed %, typically we charge 15%.

SHOULD ANY QUESTIONS ARISE, PLEASE CONTACT: **Earl Maijala**

2025 Tandem Way, Norco, CA 92860 • (951) 479-0700 • Fax (951) 479-0701 • earlm@januscorp.com

5/12/2023 4:00 PM

Project: Rolling Hills

Start date and schedule to be mutually agreed upon. Quote is valid for 30 days and cannot be separated without Janus' written consent. Layout must be performed by GC prior to start of selective demolition. All jobs less than 5 days or \$10,000 will be due 60 days after completion. No retention.

STANDARD EXCLUSIONS:

1. Layout, bonds, traffic control, building permits, SWPP, utility location, site security, temporary power and water.
2. Consulting, clearance testing, and air monitoring.
3. Concrete greater than five inches thick and asphalt removal greater than three inches thick unless noted otherwise.
4. Removal of unidentified below grade items such as grade beams, piles, utilities, tanks, petromat, bonded concrete and
5. Removal/Protection of any item salvaged, stored, reinstalled or returned to Owner.
6. Finish removals are based on single layers unless noted otherwise on drawings.
7. Core drilling for other trades, roof openings and MEP penetrations for new work.
8. Flooring preparation for installation of new floors.

Proposal Accepted by

(signature)

(date)

(Company)



Air Conditioning & Heating

Residential Commercial

LIC # 871281 DIR # 1000031839

Project Site: **City of Rolling Hills**
 Project Name: **Rolling Hills City Hall HVAC Repair**
 To Owner: **The City of Rolling Hills**
 2 Portuguese Bend rd. Rolling Hills, CA 90274

Cost Proposal

2B

Project # 092226

Scope: Remove & Existing ceiling boxes.

Material	Qty.	Price per Unit	
Ceiling boxes	11	\$35.00	\$ 385.00
Drywall, Mud, screws	1	\$450.00	\$ 450.00
Paint	1	\$300.00	\$ 300.00
Misc. (floor protection etc...)	1	\$200.00	\$ 200.00
			\$ -
			\$ -
			\$ -
			\$ -
Sub Total			\$1,335.00
Tax (9.5%)			\$126.83
Total Material			\$1,461.83

Labor

Description	Qty.	Crew	Hrs.	Hr. Rate	Extension
Install new ceiling box	11	2	1.00	\$ 111.57	\$ 2,454.54
Patch drywall	11	2	2.00	\$ 111.57	\$ 4,909.08
Paint (prime + 2 coats)	11	1	3.00	\$ 111.57	\$ 3,681.81
				\$ 111.57	\$ -
				\$ 111.57	\$ -
				\$ 111.57	\$ -
Total labor					\$ 11,045.43

Sub Contractors

Janus - remove boxes & drywall	\$7,460.00
Total Sub	\$7,460.00

Total Labor & Material	\$ 12,507.26
Total Subcontractor	\$7,460.00
Contractor OH & Profit (20%)	\$ 2,501.45
Subcontractor OH & Profit (15%)	\$ 1,119.00
Contractor OH & P on Subcontractor (10%)	\$ 746.00
Bond 2%	\$ 471.75

Time impact:

Total

\$24,805.46

☐ Pre-Bid Scope Submittal

☒ Final Bid Submittal

Page 1 of 2

PROPOSAL #: 0

DATE: 2-May-23



DEMO AND ABATEMENT PROPOSAL

Janus is signatory to Northern and Southern California Laborers Agreement

PROJECT: **Rolling Hills City Hall**

ADDRESS: **2 Portugeuse Bend Rd. Rolling Hill, CA.**

EMAIL TO: info@acprosinc.com

ATTN: **Noam Ziv**

SPEC. SECT. SCOPE	DRAWINGS	PRICE
ASBESTOS ABATEMENT		\$ 7,460
LEAD DEMOLITION/ABATEMENT		NOT INCLUDED
INTERIOR DEMOLITION		NOT INCLUDED
ROOFING DEMOLITION		NOT INCLUDED
SITE DEMOLITION		NOT INCLUDED
MECHANICAL DEMOLITION		NOT INCLUDED
ELECTRICAL DEMOLITION		NOT INCLUDED
PLUMBING DEMOLITION		NOT INCLUDED
ALLOWANCES (SEE INCLUSIONS)		1.

REQUIRED WORKING DAY DURATION FOR SCOPE OF WORK 1

PER ADDENDUM: TOTAL \$ 7,460

ADD ALT: #1 #2 #3 #4 #5

INCLUSIONS:

Per direction of AC Pros Inc- We propose To demolish up to 12 ceiling boxes and the drywall around them.
Site visit was conducted on 5-12-23.

SPECIFIC EXCLUSIONS:

Price is not including Overhead & Profit, AC Pros to advise on the allowed %, typically we charge 15%.

SHOULD ANY QUESTIONS ARISE, PLEASE CONTACT: **Earl Maijala**

2025 Tandem Way, Norco, CA 92860 • (951) 479-0700 • Fax (951) 479-0701 • earlm@januscorp.com

5/12/2023 4:00 PM

Project: Rolling Hills

Start date and schedule to be mutually agreed upon. Quote is valid for 30 days and cannot be separated without Janus' written consent. Layout must be performed by GC prior to start of selective demolition. All jobs less than 5 days or \$10,000 will be due 60 days after completion. No retention.

STANDARD EXCLUSIONS:

1. Layout, bonds, traffic control, building permits, SWPP, utility location, site security, temporary power and water.
2. Consulting, clearance testing, and air monitoring.
3. Concrete greater than five inches thick and asphalt removal greater than three inches thick unless noted otherwise.
4. Removal of unidentified below grade items such as grade beams, piles, utilities, tanks, petromat, bonded concrete and
5. Removal/Protection of any item salvaged, stored, reinstalled or returned to Owner.
6. Finish removals are based on single layers unless noted otherwise on drawings.
7. Core drilling for other trades, roof openings and MEP penetrations for new work.
8. Flooring preparation for installation of new floors.

Proposal Accepted by

(signature)

(date)

(Company)



Air Conditioning & Heating

Residential Commercial

LIC # 871281 DIR # 1000031839

Project Site: **City of Rolling Hills**
 Project Name: **Rolling Hills City Hall HVAC Repair**
 To Owner: **The City of Rolling Hills**
 2 Portuguese Bend rd. Rolling Hills, CA 90274

Cost Proposal

1

Project # 092226

Scope: Remove Existing Attic Insulation 2200SF.

Material	Qty.	Price per Unit	
Insulation R-30 faced 58SF cover	40	\$96.00	\$ 3,840.00
Misc. (tarsh bags, staples, prtective gear... ect.)	1	\$300.00	\$ 300.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Sub Total			\$4,140.00
Tax (9.5%)			\$393.30
Total Material			\$4,533.30

Labor

Description	Qty.	Crew	Hrs.	Hr. Rate	Extension
Install new insulation	1	4	16.00	\$ 111.57	\$ 7,140.48
				\$ 111.57	\$ -
				\$ 111.57	\$ -
				\$ 111.57	\$ -
				\$ 111.57	\$ -
				\$ 111.57	\$ -
Total labor					\$ 7,140.48

Sub Contractors

Janus - remoe old insulation	\$6,269.00
Total Sub	\$6,269.00

Total Labor & Material	\$ 11,673.78
Total Subcontractor	\$6,269.00
Contractor OH & Profit (20%)	\$ 2,334.76
Subcontractor OH & Profit (15%)	\$ 940.35
Contractor OH & P on Subcontractor (10%)	\$ 626.90
Bond 2%	\$ 424.36

Time impact:

Total

\$22,269.14

☐ Pre-Bid Scope Submittal

☒ Final Bid Submittal

Page 1 of 2

PROPOSAL #: 0

DATE: 2-May-23



DEMO AND ABATEMENT PROPOSAL

Janus is signatory to Northern and Southern California Laborers Agreement

PROJECT: **Rolling Hills City Hall**

ADDRESS: **2 Portugeuse Bend Rd. Rolling Hill, CA.**

EMAIL TO: info@acprosinc.com

ATTN: **Noam Ziv**

SPEC. SECT. SCOPE	DRAWINGS	PRICE
ASBESTOS ABATEMENT		NOT INCLUDED
LEAD DEMOLITION/ABATEMENT		NOT INCLUDED
INTERIOR DEMOLITION		\$ 6,269
ROOFING DEMOLITION		NOT INCLUDED
SITE DEMOLITION		NOT INCLUDED
MECHANICAL DEMOLITION		NOT INCLUDED
ELECTRICAL DEMOLITION		NOT INCLUDED
PLUMBING DEMOLITION		NOT INCLUDED
ALLOWANCES (SEE INCLUSIONS)		1.

REQUIRED WORKING DAY DURATION FOR SCOPE OF WORK **5**

PER ADDENDUM: TOTAL \$ **6,269**

ADD ALT: #1 #2 #3 #4 #5

INCLUSIONS:

To remove and dispose of fiberglass batt insulation throughout the attic space of the building. Roughly 2,200 sf. Site visit was conducted on 5-12-23. Per direction of AC Pros inc.

SPECIFIC EXCLUSIONS:

Price is not including Overhead & Profit, AC Pros to advise on the allowed %, typically we charge 15%.

SHOULD ANY QUESTIONS ARISE, PLEASE CONTACT: **Earl Maijala**

2025 Tandem Way, Norco, CA 92860 • (951) 479-0700 • Fax (951) 479-0701 • earlm@januscorp.com

5/12/2023 4:03 PM

Project: Rolling Hills

Start date and schedule to be mutually agreed upon. Quote is valid for 30 days and cannot be separated without Janus' written consent. Layout must be performed by GC prior to start of selective demolition. All jobs less than 5 days or \$10,000 will be due 60 days after completion. No retention.

STANDARD EXCLUSIONS:

1. Layout, bonds, traffic control, building permits, SWPP, utility location, site security, temporary power and water.
2. Consulting, clearance testing, and air monitoring.
3. Concrete greater than five inches thick and asphalt removal greater than three inches thick unless noted otherwise.
4. Removal of unidentified below grade items such as grade beams, piles, utilities, tanks, petromat, bonded concrete and
5. Removal/Protection of any item salvaged, stored, reinstalled or returned to Owner.
6. Finish removals are based on single layers unless noted otherwise on drawings.
7. Core drilling for other trades, roof openings and MEP penetrations for new work.
8. Flooring preparation for installation of new floors.

Proposal Accepted by

(signature)

(date)

(Company)





City of Rolling Hills

INCORPORATED JANUARY 24, 1957

Agenda Item No.: 16.A
Mtg. Date: 05/22/2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

THRU: ELAINE JENG P.E., CITY MANAGER

SUBJECT: PERSONNEL PURSUANT TO GOVERNMENT CODE SECTION (B) 54957
THE CITY COUNCIL MAY MEET IN CLOSED SESSION TO CONSIDER THE APPOINTMENT/EMPLOYMENT OF A PUBLIC EMPLOYEE. (CITY MANAGER)

DATE: May 22, 2023

BACKGROUND:

None

DISCUSSION:

None

FISCAL IMPACT:

None

RECOMMENDATION:

None.

ATTACHMENTS: