



STAFF REPORT

DATE: APRIL 28, 2026

TO: MAYOR AND CITY COUNCIL

FROM: JEANNIE NAUGHTON, DIRECTOR OF COMMUNITY DEVELOPMENT AND PUBLIC WORKS

SUBJECT: ORDINANCE NO. 761 – AMENDING AND RESTATING CHAPTER 13.08 (SEWER SERVICE SYSTEM) OF THE ROLLING HILLS ESTATES MUNICIPAL CODE

OVERVIEW

Proposed Ordinance No. 761 was introduced at the City Council meeting on April 14, 2026. This is the second reading of Ordinance No. 761, which amends and restates Municipal Code Chapter 13.08 (Sewer Service System), pertaining to the regulation of the City’s public sewer system, which adopts by reference the Los Angeles County sanitary sewer and industrial waste ordinance, codified as Division 2 of Title 20 of the Los Angeles County Code. The purpose of amending and restating RHEMC Chapter 13.08 is to clarify that the most current version of the County sanitary sewer and industrial waste ordinance, including the applicable fees and charges, is adopted by reference, with the exception of specified changes.

BACKGROUND AND ANALYSIS

On December 6, 2022, the California State Water Resources Control Board (SWRCB) adopted Order No. WQ 2022-0103-DWQ (General Order), titled *Statewide General Waste Discharge Requirements (WDR) for Sanitary Sewer Systems*, which updated the WDRs for sanitary sewer systems. The General Order added several “owner” requirements, including that the City’s Municipal Code provides adequate provisions to enforce Fats, Oils, and Grease (FOG) programs and private lateral inspections. The County updated its sanitary sewer and industrial waste ordinance in 2025, to align with the General Order. Staff is proposing amending and restating RHEMC Chapter 13.08, to reflect the City’s adoption by reference, of the most current version of the County’s sanitary sewer and industrial waste ordinance and ensure that the Municipal Code is in compliance with the General Order, regarding the establishment of adequate enforcement provisions related to FOG programs and private lateral inspections.

Additionally, Ordinance No.761 will reflect that while the public sewer system is owned by the City, it is operated and maintained by the County Sewer Maintenance District (CSMD)

and that all such operation matters, including connection permits, are administered by the CSMD.

To comply with the General Order, the City Council adopted Resolution No. 2261 at its meeting on April 14, 2026, approving a Sanitary Sewer Management Plan (SSMP) that is tailored specifically to the City's collection system. The 2026 SSMP Update will be submitted to the California State Water Resources Control Board by the May 2, 2026 deadline. Consequently, it is necessary to align the Municipal Code with the General Order prior to this submission to ensure full regulatory compliance.

DISCUSSION

Amendments to Chapter 13.08: Sewer Service System

As set forth in the redline document (Attachment 2), the proposed ordinance would make the following changes to Chapter 13.08:

- Clarifies that the most current version of the County sanitary sewer and industrial waste ordinance, including the applicable fees and charges, is adopted by reference, with the exception of specified charges.
- Updated definitions to ensure adequate provisions for FOG programs.
- New Section 13.08.070 (Private sewer laterals), which establishes adequate enforcement provisions for the inspection, maintenance, and repair of private sewer laterals, in the case that the maintenance of private laterals cause adverse effects on the City's sewer system in the Public-Right-of-Way.

FISCAL IMPACT

There is no direct fiscal impact from the adoption of these amendments to the RHEMC, however the amendments are intended to ensure compliance with the General Order.

PUBLIC OUTREACH

The agenda and staff report for this item were posted and noticed as required; no further outreach was conducted.

RECOMMENDATION

Staff recommends that the City Council hold the second reading and adopt proposed Ordinance No. 761 amending and restating Municipal Code Chapter 13.08 (Sewer Service System).

Attachments:

A. Proposed Ordinance No. 761

B. Redline of proposed amendments to RHEMC Chapter 13.08

ORDINANCE NO. 761

**AN ORDINANCE OF THE CITY OF ROLLING HILLS ESTATES,
CALIFORNIA, AMENDING AND RESTATING CHAPTER 13.08
(SEWER SERVICE SYSTEM) OF THE ROLLING HILLS
ESTATES MUNICIPAL CODE**

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES ORDAINS AS FOLLOWS:

SECTION 1. General Findings. The City Council finds as follows:

A. The City of Rolling Hills Estates (City) has adopted Rolling Hills Estates Municipal Code (RHEMC) Chapter 13.08 pertaining to the regulation of its public sewer system, which adopts by reference the Los Angeles County (county) sanitary sewer and industrial waste ordinance, codified as Division 2 of Title 20 of the Los Angeles County Code.

B. The City desires to update Chapter 13.08 to clarify that the most current version of the county sanitary sewer and industrial waste ordinance, including the applicable fees and charges, is adopted by reference, with the exception of specified changes.

C. The City also desires to update Chapter 13.08 to reflect that while the public sewer system is owned by the City, it is operated and maintained by the county sewer maintenance district and that all such operational matters, including connection permits, are administered by the county sewer maintenance district.

SECTION 2. Environmental Review. The City Council exercises its independent judgment and finds that the enactment of this ordinance is exempt from the California Environmental Quality Act ("CEQA") under the State CEQA Guidelines (Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000), specifically: Section 15060(c)(2), because the proposed ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment and Section 15061(b)(3), because the proposed ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed ordinance amends certain regulatory procedures related to the public sewer system and any potential projects that result in new sewer service will receive individualized CEQA review at a later time. As such, it can be seen with certainty that there is no possibility that the enactment of this ordinance may have a significant adverse effect on the environment. Therefore, the adoption of this ordinance is exempt from CEQA.

SECTION 3. Amendment to Chapter 13.08 of the Municipal Code. RHEMC Chapter 13.08 (Sewer Service System) is amended and restated as set forth in the attached Exhibit A.

SECTION 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion

thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. Summary. The City Council determines that it is not feasible to prepare a fair and adequate summary of the proposed ordinance and orders that a display advertisement of at least one-quarter of a page be published in accordance with Government Code section 36933(c). The approved display summary of this ordinance is attached as Exhibit B.

SECTION 6. Publication. The City Clerk is directed to certify the adoption of this ordinance and cause the summary to be published in the manner required by law.

PASSED AND APPROVED THIS 28TH DAY OF APRIL 2026.

Frank V. Zerunyan, Mayor

ATTEST:

Lauren Pettit, City Clerk

APPROVED AS TO FORM

Donald M. Davis, City Attorney

EXHIBIT A

AMENDED AND RESTATED

Chapter 13.08 - SEWER SERVICE SYSTEM

13.08.010 – County sanitary sewer and industrial waste ordinance (SSIWO) and associated fees adopted by reference.

- A. The Los Angeles County (county) sanitary sewer and industrial waste ordinance, codified as Division 2 of Title 20 of the Los Angeles County Code, as such ordinance may be amended from time to time, and except as amended by this chapter, is adopted as the sanitary sewer and industrial waste ordinance of the city.
- B. A copy of the current county sewer and industrial waste ordinance will be maintained by the office of the city clerk for examination by the public.
- C. If any provision of the county sanitary sewer and industrial waste ordinance conflicts with any provision of the city's municipal code, the provisions of the municipal code will prevail.
- D. The fees and charges established by Los Angeles County under the county sanitary sewer and industrial waste ordinance, as amended from time to time, will apply to this chapter; provided, however, the city council may, by resolution, adjust any of the fees or charges imposed under the county sanitary sewer and industrial waste ordinance.

13.08.020 - SSIWO—Definitions.

Whenever any of the following words or terms are used in the county sanitary sewer and industrial waste ordinance, each such word or term will be construed to have the following meaning unless the context indicates the county code definition is applicable:

"Board" means the city council.

"County engineer" means the city engineer.

"County health officer" means the city health officer, including any officer, employee, or agent of the County of Los Angeles Department of Public Health acting under contract or agreement with the city to perform health officer functions.

"County of Los Angeles" means the city of Rolling Hills Estates except where the county of Los Angeles is a correct notation due to circumstances.

"County sewer maintenance district" means the area of the county sewer maintenance district within the city of Rolling Hills Estates.

"Ordinance" means an ordinance of the city of Rolling Hills Estates, except in such instances where the reference is to a stated ordinance of the county of Los Angeles.

"Public sewer" means all sanitary sewers and appurtenances thereto, lying within streets or easements dedicated to the city, and operated and maintained by the county sewer maintenance district.

"Trunk sewer" means a sewer under the jurisdiction of a public entity other than the city of Rolling Hills Estates.

13.08.030 - SSIWO—Modifications.

The following described sections of the county sanitary sewer and industrial waste ordinance are amended or repealed as follows:

A. Section 20.28.050 of the county sanitary sewer and industrial waste ordinance is amended to read as follows:

“The city engineer may recommend that the council approve an agreement to reimburse or agree to reimburse a subdivider, school district, an improvement district formed under special assessment procedures, or person for the cost of constructing sanitary sewers for public use where such sewers can or will be used by areas outside of the proposed development; and to establish a reimbursement district and collection rates as described in the agreement under the provisions of this chapter and in accordance with applicable state law.”

B. Section 20.32.150 of the county sanitary sewer and industrial waste ordinance is amended to read as follows:

“In the event the city engineer determines that the property described in the application for a permit is included within a sewer reimbursement district which has been formed by the council in accordance with Section 20.28.050, the charge for connecting to the public sewer will be as set forth in the agreement established under that section.”

C. Section 20.32.280 of the county sanitary sewer and industrial waste ordinance is amended by adding the following paragraph:

“All monies collected under this ordinance for sewer maintenance are to be submitted directly to the county sewer maintenance district for inclusion in the maintenance district's funds.”

D. Section 20.32.690 of the county sanitary sewer and industrial waste ordinance is amended by adding the following paragraph:

“In the event the damaged public sewer is not in a county sewer maintenance district, the violator must reimburse the city within 30 days after the city has provided an invoice for the cost of repairs. The amount, when paid, will be deposited in the city treasury.”

13.08.040 - Connection—Permit—Required.

No person may make any connection to any public sewer without first obtaining a permit to do so from the county sewer maintenance district.

13.08.050 - Sewer laterals—Construction in and along private property other than property to be served—Easement required.

Whenever any person proposes to construct a sewer lateral, in and along private property other than the property to be served by the sewer lateral, the applicant must obtain and file with the city manager a certified copy of a recorded instrument of conveyance granting an easement for such sewer lateral.

13.08.060 – Private sewer laterals—inspection, maintenance, and repair.

A. The owner of any property served by a private sewer lateral shall maintain such lateral in good condition and free from leaks, defects, or conditions that may cause infiltration, inflow, blockage, or discharge to the public right-of-way or public sewer system.

B. A leaking or defective private sewer lateral that causes or contributes to a discharge to the public right-of-way or public sewer system is hereby declared a public nuisance.

C. If the city engineer determines that a private sewer lateral is leaking, defective, or otherwise causing or contributing to a discharge, nuisance, or adverse impact to the public sewer system or public right-of-way, the city may require the property owner to:

1. Conduct an inspection of the private sewer lateral, including CCTV inspection if appropriate; and
2. Repair, rehabilitate, or replace the private sewer lateral within a specified time.

D. The city may, upon reasonable notice and in accordance with applicable law, enter the property to verify compliance or perform necessary inspections

13.08.070 – Violation; penalty.

Any person violating any provision of this chapter, or any condition or limitation of a permit issued under this chapter is subject to the applicable remedies and penalties that may be imposed under this code, including but not limited to: Chapter 1.24 (General Penalty); (b) Chapter 1.25 (Administrative Citations); and Chapter 8.12 (Public Nuisances). The remedies provided in this section are cumulative and not exclusive.

Exhibit B

**Summary for Publication (Gov. Code §36933(c)(2))
Ordinance No. 761**

Pursuant to Government Code section 36933(c), the following is a summary of an ordinance introduced on April 14, 2026, and scheduled for adoption on April 28, 2026 by the Rolling Hills Estates City Council.

A certified copy of the full text of the ordinance is posted and available for review in the City Clerk's Office at 4045 Palos Verdes Drive North, City of Rolling Hills Estates, California and on the City's website at <https://www.rollinghillsestates.gov/publicnotices>. This ordinance will be effective on the 31st day following its adoption and after posting and publication as required by law.

ORDINANCE NO. 761

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES, CALIFORNIA, AMENDING AND RESTATING CHAPTER 13.08 (SEWER SERVICE SYSTEM) OF THE ROLLING HILLS ESTATES MUNICIPAL CODE

This ordinance amends and restates Chapter 13.08 to the Rolling Hills Estates Municipal Code pertaining to the public sewer system owned by the City of Rolling Hills Estates, and operated and maintained by the Los Angeles County sewer maintenance district. This ordinance adopts by reference the Los Angeles County sanitary sewer and industrial waste ordinance, codified as Division 2 of Title 20 of the Los Angeles County Code, including applicable fees and charges, except as revised by Chapter 13.08.

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

Lauren Pettit
City Clerk

PROPOSED AMENDMENTS

Chapter 13.08 - SEWER SERVICE SYSTEM

~~13.08.010 – Sanitary sewer and industrial waste ordinance (SSIWO).~~

~~Except as hereinafter provided in this chapter, the "Los Angeles~~

13.08.010 – County sanitary sewer and industrial waste ordinance, the same being (SSIWO) and associated fees adopted by reference.

A. The Los Angeles County (county) sanitary sewer and industrial waste ordinance, codified as Division 2 of Title 20 of the Los Angeles County Code as amended through and including July 27, 1989, as such ordinance may be amended from time to time, and except as amended by this chapter, is adopted as the sanitary sewer and industrial waste ordinance for of the city.

B. A copy of the current county sewer and industrial waste ordinance will be maintained by the office of the city clerk for examination by the public.

~~Three copies of the~~

C. If any provision of the county sanitary sewer and industrial waste ordinance are on file in the office conflicts with any provision of the city clerk's municipal code, the provisions of the municipal code will prevail.

D. The fees and charges established by Los Angeles County under the county sanitary sewer and industrial waste ordinance, as amended from time to time, will apply to this chapter; provided, however, the city council may, by resolution, adjust any of the fees or charges imposed under the county sanitary sewer and industrial waste ordinance.

13.08.020 - SSIWO—Definitions.

Whenever any of the following ~~names words~~ or terms are used in the county sanitary sewer and industrial waste ordinance, each such ~~name word~~ or term ~~shall be deemed and will be~~ construed to have the following meaning unless the context indicates the county code definition is applicable:

"Board" means the city council.

"County engineer" means the city engineer.

"County health officer" means the city health officer, including any officer, employee, or agent of the County of Los Angeles Department of Public Health acting under contract or agreement with the city to perform health officer functions.-

"County of Los Angeles" means the city of Rolling Hills Estates except ~~in such instances~~ where the county of Los Angeles is a correct notation due to circumstances.

"County sewer maintenance district" means the area of the county sewer maintenance district ~~except in the instance where the territory concerned either is not within or has been withdrawn from the county sewer maintenance district. In any such instance, "county sewer maintenance district" means within~~ the city of Rolling Hills Estates.

"Ordinance" means an ordinance of the city of Rolling Hills Estates, except in such instances where the reference is to a stated ordinance of the county of Los Angeles.

"Public sewer" means all sanitary sewers and appurtenances thereto, lying within streets or easements dedicated to the city, ~~which are under the sole jurisdiction of the city and operated and maintained by~~ the county sewer maintenance district.

"Trunk sewer" means a sewer under the jurisdiction of a public entity other than the city of Rolling Hills Estates.

13.08.030 - SSIWO—Modifications.

The following described sections of the county sanitary sewer and industrial waste ordinance are amended or repealed as follows:

A. Section 20.28.050 of the county sanitary sewer and industrial waste ordinance is amended to read as follows:

~~The City Engineer~~ The city engineer may recommend that the ~~Council~~ council approve an agreement to reimburse or agree to reimburse a subdivider, school district, an improvement district formed under special assessment procedures, or person for the cost of constructing sanitary sewers for public use where such sewers can or will be used by areas outside of the proposed development; and to establish a reimbursement district and collection rates as described in the agreement under the provisions of this ~~Ordinance~~ chapter and in accordance with applicable state law.

B. Section 20.32.150 of the county sanitary sewer and industrial waste ordinance is amended to read as follows:

~~In~~ In the event the ~~City Engineer~~ city engineer determines that the property described in the application for a permit is included within a sewer reimbursement district which has been formed by the ~~Council~~ council in accordance with Section 20.28.050, the charge for connecting to the public sewer ~~shall will~~ be as set forth in the agreement ~~established under that section.~~

C. Section 20.32.280 of the county sanitary sewer and industrial waste ordinance is amended by adding the following paragraph:

~~All~~ All monies collected under this ~~Section~~ ordinance for sewer maintenance are to be submitted directly to the ~~County Sewer Maintenance District~~ county sewer maintenance district for inclusion in the ~~Maintenance District's Funds~~ maintenance district's funds.

~~D. Section 20.32.290 of the sanitary sewer and industrial waste ordinance is hereby deleted.~~

~~E. Section 20.32.300 of the sanitary sewer and industrial waste ordinance is amended to read as follows:~~

~~—Except as otherwise provided in this Ordinance, all money received under Section 20.32.200 shall be deposited with the County Treasurer and credited to the Special Sewer Maintenance Fund.~~

FD. Section 20.32.690 of the county sanitary sewer and industrial waste ordinance is amended by adding the following paragraph:

~~—In “In~~ the event the damaged public sewer is not in a ~~Sewer Maintenance District~~county sewer maintenance district, the violator ~~shall~~must reimburse the ~~City~~city within ~~thirty (30)~~30 days after the ~~City Engineer shall render~~city has provided an invoice for the ~~same~~cost of repairs. The amount, when paid, ~~shall~~will be deposited in the ~~City Treasury~~city treasury.”

13.08.040

~~—Reserved. Editor's note — Ord. No. 652, § 5, adopted Oct. 27, 2009, repealed § 13.08.040, which pertained to SSIWO violation penalty and derived from Prior code § 1000 (d).~~

13.08.050 - Connection—Permit—Required.

No person ~~shall~~may make any connection to any public sewer without first obtaining a permit to do so from the ~~city manager~~county sewer maintenance district.

13.08.060 – Connection—Permit—Application.

~~Application for a sewer connection permit shall be made, in writing, upon a form to be furnished by the city manager giving such information as the city manager may require, and accompanied by the required fee. If it appears that the provisions of this chapter will be complied with and guaranteed, the city manager shall issue the permit.~~

13.08.070 – Connection—Fees.

~~A. —Sewer Connection Fees. —Whenever the city manager finds that a sewer connection permit has been requested by, or on behalf of the owner of any real property within the city, which property has not borne its just share of the original cost of the installation and construction of the public sewer, a fee shall be charged for such permit, in accordance with the following schedule:~~

~~1. —Five dollars for each front foot of the property abutting the street in which the sewer is located, if the sewer lateral has already been placed between the main line sewer and the property line;~~

~~2. —Three dollars for each front foot of the property abutting the street in which the public sewer is located, where the sewer lateral has not been placed between the main line sewer and the property line;~~

~~3. —Where the city council, by resolution, has adopted a sanitary sewer connection fee district, including the subject property, then the fee for each sewer connection permit shall be as set forth in the council resolution.~~

~~B. Appeal. Any person aggrieved by the decision of the city manager, pursuant to this section, other than the amount of a fee, as set forth in subsection A(1) or (2) of this section, or with respect to the amount of the fees set by the city council resolution in the case of a sanitary sewer connection fee district, shall have the right to appeal from such determination, to the city council. Any such appeal shall be in writing, and shall describe the property concerned, the name of the appealing party, and such other information as the appealing party deems appropriate. Such appeal shall be filed with the city clerk; upon receipt of such an appeal, the city clerk shall set the same for the next city council agenda, and shall give the appealing party at least five days' written notice of the time and place of such hearing, by United States mail, postage prepaid, addressed to the appealing party at his last known address.~~

~~C. Council Determination. At the time set for the hearing, the city council shall determine whether the proposed fee, established pursuant to subsection A(3) of this section, or the decision relating to the application of subsection A(1) or (2) of this section to the property, is just and reasonable under all of the circumstances applicable to the case. The council hearing need not be a formal hearing, but the council shall give the appealing party a reasonable opportunity to be heard concerning such matters. The council may also consider such other evidence as may be pertinent and relevant including, but not limited to, staff reports. The decision of the city council shall be final and conclusive.~~

13.08.080-13.08.050 - Sewer laterals—Construction in and along private property other than property to be served—Easement required.

Whenever any person proposes to construct a sewer lateral, in and along private property other than the property to be served by the sewer lateral, ~~he shall the applicant must obtain and~~ file with the city manager a certified copy of ~~the a recorded~~ instrument of conveyance granting an easement for such sewer lateral. ~~Such instrument of conveyance shall be recorded in the office of the county recorder prior to the time a certified copy thereof is filed with the city manager.~~

13.08.060 – Private sewer laterals—inspection, maintenance, and repair.

A. The owner of any property served by a private sewer lateral shall maintain such lateral in good condition and free from leaks, defects, or conditions that may cause infiltration, inflow, blockage, or discharge to the public right-of-way or public sewer system.

B. A leaking or defective private sewer lateral that causes or contributes to a discharge to the public right-of-way or public sewer system is hereby declared a public nuisance.

C. If the city engineer determines that a private sewer lateral is leaking, defective, or otherwise causing or contributing to a discharge, nuisance, or adverse impact to the public sewer system or public right-of-way, the city may require the property owner to:

1. Conduct an inspection of the private sewer lateral, including CCTV inspection if appropriate; and
2. Repair, rehabilitate, or replace the private sewer lateral within a specified time.

D. The city may, upon reasonable notice and in accordance with applicable law, enter the property to verify compliance or perform necessary inspections.

13.08.070 – Violation; penalty.

Any person violating any provision of this chapter, or any condition or limitation of a permit issued under this chapter is subject to the applicable remedies and penalties that may be imposed under this code, including but not limited to: Chapter 1.24 (General Penalty); (b) Chapter 1.25 (Administrative Citations); and Chapter 8.12 (Public Nuisances). The remedies provided in this section are cumulative and not exclusive.