

REPORT TO CITY COUNCIL

DATE: MARCH 24, 2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: DENICE THOMAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: 2020 GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT

The purpose of this item is to provide the City Council with the 2020 General Plan Housing Element Annual Progress Report, and to authorize staff to forward the attached report to the California Department of Housing and Community Development ("HCD"), and to the Governor's Office of Planning and Research ("OPR").

The City Council adopted the City's General Plan 2035 in March 2010, and the 2013-2021 Housing Element in August 2013. The HCD certified the Housing Element in September 2013. Government Code Section 65400 establishes the requirement that by April 1 of each year, each city and county file with HCD and OPR an Annual Progress Report ("APR") on the implementation of the Housing Element for the previous calendar year. The APR is to identify new housing units for which building permits or certificates of occupancy were issued, each city's progress toward meeting its Regional Housing Needs Assessment ("RHNA") housing allocation, and each city's progress toward completing the programs included in its Housing Element. State law also requires, prior to filing, the APR be reviewed by the legislative body (City Council) at a public meeting.

As part of the APR the City of Agoura Hills ("City") is required to report the number of new, proposed housing units received; the number of building permits that were issued; and the number of housing units that were completed and issued occupancy. The attached APR for 2020 consists of nine separate tables (A-H), a summary page, and a progress report for the Local Early Action Planning ("LEAP") grant the City has received. Although Tables G and H have no data to report, they have been provided in an effort to disclose all data proposed for transmission to HCD and OPR. The following summarizes the tables and reports proposed for transmission:

Table A – This table reports the number of new, proposed housing units submitted to the City. In 2020, the City received 19 new residential development applications; seven of the applications were for new single-family homes, seven of the applications were for new accessory dwelling units; and two were for housing developments with more than one residential unit. Of these 19 residential applications that were submitted in 2020, four were entitled in the same year.

Table A2 – This table reports the number of housing units which were entitled, building permits that were issued, or were completed for occupancy in 2020. An entitlement was granted for one accessory dwelling unit and three building permits were issued for: two accessory dwelling units and one single-family home which was a Woolsey Fire rebuild. All of these housing units are included in the “above moderate” household income level category.

Table B - This table summarizes the City’s progress in meeting its Regional Housing Needs Assessment (“RHNA”) housing unit provisions in the current 2013-2021 Housing Element cycle. The RHNA is a state-mandated process that determines the amount of future housing growth that cities and counties must plan for in their Housing Elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all household income categories. The Southern California Association of Governments (“SCAG”) is the agency responsible for developing an allocation methodology to distribute the region’s assigned share of state need to cities and counties by household income level.

The City’s allocated RHNA share for the 2013-2021 Housing Element cycle is as follows:

<i>Household Income Level</i>	<i>No. of Units</i>
Extremely & Very Low	31
Low Level	19
Moderate	20
<u>Above Moderate</u>	<u>45</u>
Total	115

As shown in APR Table B, and including the three issued building permits reported for 2020 and shown in Table A-2, the City has exceeded its minimum RHNA share of “above moderate” household income level units for the current Housing Element cycle, with 45 minimum units having been allocated, and 56 units provided for to-date. The City is currently deficient in meeting its RHNA share of lower income housing unit development. However, new housing development projects consisting of more than 10 units are subject to the City’s Inclusionary Housing Ordinance requirements that were updated in 2018, with at least seven (7) percent of the units to be designated for extremely, low/very, and low household income levels, four (4) percent designated for low household income levels, and four (4) percent designated for moderate housing income levels.

Table C - Sites that were identified or rezoned in 2020 to accommodate a shortfall of housing needs are required to be reported in this table. There were no such properties reported on this table.

Table D - The implementation status of the City’s Housing Element programs are reported in this table. As noted in the APR, many of the implementation measures of the Housing Element are ongoing, and some will need to be completed this coming year to meet the goals outlined in the Housing Element.

Table E - Housing units that were approved as part of a commercial density bonus agreement for partnered affordable housing are required to be reported in this table. There are no such housing units to report for 2020.

Table F - This optional table is to include housing units that were rehabilitated, preserved or acquired for alternative adequate sites. There are no such housing units to report for 2020.

Table G – This table is to include locally owned property that were included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of. There are no such properties to report for 2020.

Table H – This table reports the locally owned surplus sites. The City of Agoura Hills reported one property. The property is located at the southwest corner of Driver Avenue and Colodny Drive.

Summary Page - This summary page includes four tables. The “Building Permits Issued by Affordability Summary” table includes the total number of housing units that received building permits or were completed for occupancy in 2020, as reported in Table A-2. The “Submitted Applications Summary” table is to include the number of housing units that were both submitted and completed in 2020. As noted in Table A, there were four units to report. The “Use of SB 35 Streamlining Provisions” is to include all projects reported in Table A-2 for which the required streamlining review provisions of SB 35 were requested. No project reported in Table A-2 included this provision. The final table is the “Units Constructed – SB 35 Streamlining Permits” table. There were no units reported for this category.

In 2020, several other housing projects were in various phases of construction, in post-entitlement, or in the application review process, but are not reported for the 2020 APR. Additionally, three separate projects in the Agoura Village Specific Plan area are currently being reviewed by staff with combined proposed residential units totaling 241 multi-family housing units. There is also a project in the Ladyface Mountain Specific Plan under review which proposes 66 single-family attached residential units. These projects have not been entitled.

Upon authorization of the City Council, staff will forward the 2020 General Plan Housing Element Annual Progress Report to HCD and OPR.

RECOMMENDATION

Staff recommends the City Council authorize staff to forward the 2020 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research.

Attachment: 2020 General Plan Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Agoura Hills
Reporting Calendar Year	2020
Contact Information	
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Street Address	30001 Ladyface Court
City	Agoura Hills
Zipcode	91301

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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Jurisdiction	Agoura Hills	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5								6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	158	158	4	0	0	
2050014011	2050014011	28613 Bamfield Dr.	Glantz	SPR-01742-2020	SFD	O	4/10/2020							1	1				No	
2055017016	2055017016	28433 Driver Ave.	Benezra	SPR-01769-2020	SFD	O	7/7/2020							1	1				No	
2055001029	2055001029	6450 Chesebro Rd.	Greenstein	SPR-01774-2020	SFD	O	7/8/2020							1	1				No	
2061018065	2061018065	4815 Canyon Way	Demian #1	SPR-01863-2020	SFD	O	12/23/2020							1	1				No	
2061018066	2061018066	4809 Canyon Way	Demian #2	SPR-01867-2020	SFD	O	12/28/2020							1	1				No	
2061031020	2061031020	SEC Kanan & Agoura Rd	The AVE	ADVP-01161-2015	5+	R	9/30/2015							113	113				No	
2061029006	2061029006	28902 Agoura Road	Avi Edry	AVDP-01469-2018	5+	R	4/18/2018							15	15				No	
2061032021	2061032021	2061032023	SWC Kanan & Agour Rd.	West Village/Symphany	AVDP-01793-2020	5+	R	8/17/2020						78	78				No	
2061029088	2061029088	SEC Agoura Rd & Cornell Rd.	Cornerstone	07-AVDP-002	5+	R	6/2/2008							35	35		35		No	
2061033013	2061033013	29646 Agoura Rd	Warrington-Gateway	SPR-01850-2020	SFA	O	11/24/2020							66	66				No	
2054004026	2054004026	5317 Sailboard Cir.	Anvari	ADU-01857-2020	ADU	R	12/10/2020							1	1	1			No	
2054018120	2054018120	30725 Mainmast Dr.	Neuman	ADU-01833-2020	ADU	R	12/2/2020							1	1				No	
2054008066	2054008066	30778 Lakefront Dr.	Margaret E. Perez Trust	ADU-01832-2020	ADU	R	10/14/2020							1	1				No	
2055009014	2055009014	5580 Colodny Dr.	Harari	ADU-01757-2020	ADU	R	1/8/2020							1	1				No	
2056042001	2056042001	5901 Greenbriar Ct.	Horenstein	ADU-01759-2020	ADU	R	2/6/2020							1	1	1			No	
2056024003	2056024003	6089 Dovetail Dr.	Andrews	ADU-01756-020	ADU	R	6/15/2020							1	1	1			No	
2054012029	2054012029	30629 Passageway Pl	Weitzmann	ADU-01646-2020	ADU	R	12/9/2020							1	1				No	
2064008002	2064008002	27555 Endeavor St.	Rodriguez Fire Rebuild	RES-23617-2020	SFD	O	8/17/2020							1	1				No	
2056030014	2056030014	5861 Ridgebrook Dr.	Byrnes Fire Rebuild	RES-23145-2020	SFD	O	2/4/2020							1	1	1			No	
															0					
															0					
															0					
															0					
															0					

Jurisdiction	Agoura Hills	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	31										56	31
	Non-Deed Restricted												
Low	Deed Restricted	19										56	19
	Non-Deed Restricted												
Moderate	Deed Restricted	20										56	20
Above Moderate	Non-Deed Restricted	45		17	15	2	7	4	8	3			
Total RHNA		115											
Total Units				17	15	2	7	4	8	3		56	70

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Agoura Hills		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
Housing Maintenance	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	Ongoing	<p>Progress: Program implementation is ongoing through code enforcement, building inspections and the building permit plan review process. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission.</p> <p>Effectiveness: The Code Enforcement program has been effective in addressing housing and property maintenance issues in Duarte.</p> <p>Appropriateness: As Agoura Hills housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing. This program will be continued in the updated Housing Element.</p>
Housing Rehabilitation Program	Pursue outside funding to support re-initiation of program and re-evaluate program guidelines.	Ongoing	<p>Progress: The City's Housing Rehabilitation Program was put on hold due to the elimination of Redevelopment funding. The City has not yet identified an alternative source of funds.</p> <p>Effectiveness: The program was not implemented so it was not effective.</p> <p>Appropriateness: The City's aging housing stock and growing senior citizen population suggest rehabilitation assistance remain an important need. Re-establishing the program with outside funding sources remains an appropriate program for the Housing Element update.</p>
Condominium Conversion Ordinance	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	Ongoing	<p>Progress: The City's Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There were no requests for condominium conversions during the planning period.</p> <p>Effectiveness: Agoura Hills' condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p> <p>Appropriateness: Preserving the City's rental housing by maintaining a condominium conversion ordinance remains appropriate for the Housing Element update.</p>
Inclusionary Housing Program and Housing Trust Fund	Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish implementing regulations for Housing Trust Fund.	Ongoing	<p>Progress: The City's Inclusionary Housing Program had been suspended for rental housing since 2009 due to the Palmer decision, but with the passage of AB 1505 (the "Palmer Fix"), was updated in 2018 to again apply to rental housing and to reflect current market conditions.</p> <p>Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects.</p> <p>Appropriateness: The Inclusionary Housing Ordinance and Program can provide an important tool for increasing the number of affordable housing units in the City, and continues to be appropriate for the Housing Element Update.</p>
Affordable Housing Development Assistance	Provide financial and regulatory assistance. Promote through dealings with property owners and through Guide to Housing brochure.	Ongoing	<p>Progress : During the 2014-2021 housing cycle, the City met with several potential developers of mixed-use residential/ commercial projects about the requirement to incorporate affordable units pursuant to the City's Inclusionary Housing Program. In some cases, the City discussed possible development concessions and incentives to facilitate the production of affordable units.</p> <p>Effectiveness: While the City discussed options with developers, no affordable housing was produced during the period. Three mixed income projects are currently in the initial public outreach phase: 1) West Village mixed use, which proposes 78 project units, including 11 affordable units, and 2) The AVE mixed use, which proposes 118 units, including 18 affordable units.</p> <p>Appropriateness: The provision of affordable housing remains an important goal for the Housing Element, and the City will assist in achieving this goal through implementation of the Inclusionary Housing Ordinance for market-rate housing projects, and exploring incentives to creating affordable housing with potential developers.</p>

Affordable Housing Density Bonus	Maintain density bonus program consistent with state law, and advertise through the City's Guide to Housing brochure and on City website.	Ongoing	<p>Progress: The City website contains information on Agoura Hills' density bonus program, and City staff discusses opportunities for density bonuses with developers. The City updated its density bonus ordinance in 2020 for consistency with State law.</p> <p>Effectiveness: The density bonus program is among several tools the City can utilize to facilitate affordable housing.</p> <p>Appropriateness: This program remains appropriate to the updated Housing Element.</p>
Section 8 Rental Assistance	Continue participation in program and advertise through City's Guide to Housing brochure.	Ongoing	<p>Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information regularly provided to requestors, and program links are provided on the City's website.</p> <p>Effectiveness: The program is an effective means of allowing extremely low and very low income renters to remain in the community.</p> <p>Appropriateness: The Section 8 program remains appropriate to the Element.</p>
Sustainability and Green Building	Implement General Plan sustainability policies/actions. Provide education/outreach to residents and development community on Green Building Program.	Ongoing	<p>Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code. The Building and Safety Division conducts education on the program by "visiting booths" and local home supply retail centers and local street fairs.</p> <p>Effectiveness: The City remains committed and effective in promoting and incorporating sustainable practices and programs.</p> <p>Appropriateness: Sustainable energy and green programs remain appropriate to the Housing Element Update.</p>
Residential and Mixed-Use Sites Inventory	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	Ongoing	<p>Progress: The City maintains a current inventory of all vacant sites available for development, as well as a specific inventory of residential and mixed-use sites, for the public to view. Within the Agoura Village Specific Plan, the City maintains an inventory of all vacant and underutilized mixed-use development opportunity sites.</p> <p>Effectiveness: The City has been effective in implementing this program through the development plan review process and continual interactions with the development community.</p> <p>Appropriateness: Given the limited land remaining for development in the community, maintaining a sites inventory remains relevant for the updated Housing Element.</p>
Agoura Village Specific Plan (AVSP)	Facilitate residential mixed-use development in AVSP, including on-site provision of affordable units.	Ongoing	<p>The City deemed one application complete in 2018 for a mixed use project including 118 dwelling units in the AVSP area. The Draft EIR is being prepared; coordination with Native American tribes and for VMT modelling has recently been completed, and the EIR can proceed. An application for a mixed use project in the AVSP area with 78 dwelling units, which had previously been withdraw, was resubmitted in 2020, and is currently being reviewed by City staff; the application is not complete at this time. . Another mixed use project with 17 dwelling unit in the AVSP area was placed on hold by the applicant, and as of February 2021, the applicant has indicated its intent to resubmit a slightly redesigned project with more dwelling units; City staff is awaiting this resubmittal.</p> <p>Effectiveness: While the City discussed options with developers, no affordable housing was produced during the period. Three mixed income projects are currently in the initial public outreach phase: 1) West Village mixed use, which proposes 78 project units, including 11 affordable units, and 2) The AVE mixed use, which proposes 118 units, including 18 affordable units.</p> <p>Appropriateness: The provision of affordable housing remains an important goal for the Housing Element, and the City will assist in achieving this goal through implementation of the Inclusionary Housing Ordinance for market-rate housing projects, and exploring incentives to creating affordable housing with potential developers.</p>
Second Units	Review and refine ordinance as appropriate to better facilitate provision of second units.	Ongoing	<p>Progress: The second unit ordinance was revised in 2014, and replaced in 2017 with an accessory dwelling unit ordinance ("ADU"), with the intent of providing expanded capacity and streamlining the approval of ADUs. In 2020, the City adopted an urgency ordinance to comply with changes in State law, and is in the process of developing a permanent ordinance, with adoption targeted for Fall 2021.</p> <p>Effectiveness: A total of sixteen ADUs were issued building permits between 2014-2020. The City is utilizing SB 2 Planning Grant funds to develop ADU prototypes and a submittal checklist for use as a guide for homeowners to further facilitate the production of ADUs.</p> <p>Appropriateness: With several new State ADU laws that took effect in 2020 to further facilitate ADUs and Junior ADUs, applications for ADUs are anticipated to increase. This program will continue in the Housing Element Update, and pursuant to new State Law, will incorporate provisions to promote ADUs that provide affordable rents to low and moderate income households.</p>

Jurisdiction	Agoura Hills	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA * Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		3
Total Units		3

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	158
Total Housing Units Approved:	4
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Jurisdiction	Agoura Hills	
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ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
<i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
Total Award Amount	\$ 150,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Kick-off	\$1,150.00	\$0.00	In Progress	Local General Fund	Contractor selected.
Administrative Draft Elements Updates	\$50,350.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Late April - Early May 2021
Public Review of Draft Elements Updates	\$2,500.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Early May 2021
Public Participation/Community Forums	\$5,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Late May 2021
Final Draft Elements Updates	\$10,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Early June 2021
CEQA Initial Study	\$8,750.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Early June 2021
CEQA EIR NOP	\$750.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Late June 2021
EIR Scoring Meeting	\$1,500.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Early July 2021
EIR Administrative Draft	\$56,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Mid/Late 7/2021 - Early/Mid 8/2021
EIR Public Draft	\$2,500.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	8/2021- 10/2021
Final Draft EIR	\$7,500.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Early October 2021
Public Hearing - Planning Commission	\$2,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	10/21/2021